



**REGULAR CITY COUNCIL MEETING**  
**MONDAY, JANUARY 22, 2018 – 6:00 PM**  
**COUNCIL CHAMBERS, CITY HALL**

**AGENDA**

1. Mayor Kupsik calls the meeting to order
2. Pledge of Allegiance – Alderman Hedlund
3. Roll Call
4. Awards, Presentations, and Proclamations
  - a. Lake Geneva Choice School Week Proclamation
  - b. Retired Firefighter Patrick Carroll Recognition Proclamation
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 Regular City Council Meeting minutes of January 8, 2018, as prepared and distributed
9. **CONSENT AGENDA** – *Recommended by Finance, License and Regulation on January 16, 2018*  
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. Original 2017-2018 Operator’s (Bartender) License application filed by Brian Dahme
  - b. Temporary Class “B”/”Class B” Retailer’s License application for The Lake Geneva Symphony Orchestra, Inc. for the event of the 2018 Lake Geneva Symphony Orchestra Gala to take place on Saturday, February 10, 2018 at The Riviera
  - c. Temporary Class “B”/”Class B” Retailer’s License application for the Lake Geneva Jaycees for the event of the Venetian Festival to take place August 14, 2018 through August 20, 2018
  - d. Fireworks Application for the Lake Geneva Jaycees for the event of the Venetian Festival to take place on August 19, 2018
  - e. Temporary Operator License for Gertie Cuccia for the event of the 2018 Winterfest
  - f. Temporary Operator License for Jennifer Hansen for the event of the 2018 Lake Geneva Symphony Orchestra Gala
  - g. Temporary Operator License for Matthew Sobacki for the event of the 2018 Lake Geneva Symphony Orchestra Gala

- h. Street Banner Display Permit for The Geneva Lakes Art Foundation for Art in the Park – Four banners to be displayed starting July 27, 2018 through August 13, 2018 (*Approved by City Administrator for informational purposes only*)
  - i. Taxi Driver License application for Cynthia Hansen (*Approved by Police Chief; Informational purposes only*)
10. Item(s) removed from the Consent Agenda
11. **First Reading of Ordinance 18-01 regarding amending Section 50-41 of the Municipal Code regarding Tobacco products**
12. **Discussion/Action regarding amended Event Permit Application for VISIT Lake Geneva for the 23<sup>rd</sup> Annual Winterfest & US National Snow Sculpting Competition; Allowing the landing of a helicopter on Wrigley Drive on January 31, 2018 from 7 a.m. to 10 a.m.** (*Item not considered by the Finance, License, and Regulation Committee*)
13. **Discussion/Action on designation of City Administrator Oborn as the Docking Facilities Rental Authority per Muni. Code 90-198** (*Recommendation by Piers, Harbors, and Lakefront Committee on January 17, 2018*)
14. **Finance, License and Regulation Committee Recommendations of January 16, 2018 – Ald. Kordus**
- a. Discussion/Action on the Lake Geneva Utilities Commission reserving the Riviera for the Wisconsin Rural Water Association education continuation session to take place on February 15, 2018 with waiver of all fees
  - b. Discussion/Action on approval of Kapur Task Order #13 for \$66,684.00 for Engineering Services for 2018 Street Improvement Program
  - c. Discussion/ Action updating the Storm Water ordinance section 78-247 to meet current minimum standards as recommended by Kapur& Associates, Inc
  - d. Discussion/Action on acknowledging July 12, 2017 unreimbursed storm expenses of \$87,075.26 that may cause the 2017 General Fund to close as a deficit due to this extraordinary event
  - e. Taxi Company License for Cruzin Transportation (*Insurance approved by the City Attorney*)
15. **Plan Commission Recommendations of January 15, 2018- Ald. Skates**
- a. Discussion/ Action of **Resolution 18-R02** a Conditional Use Permit filed by Reeds Construction LLC, W3199 S Lake Shore Drive, Lake Geneva, WI 53147, to construct a new boat slip for Lynette M. Heimann Trust located at 620 S. Lake Shore Drive, Tax Key No. ZA315600001.
  - b. Discussion/ Action of **Resolution 18-R03** a Conditional Use Permit filed by Reeds Construction LLC, W3199 S Lake Shore Drive, Lake Geneva, WI 53147, to construct a new boat slip for Pete & Holly Krug located at 870 Maytag Road, Tax Key No. ZCE00011.
  - c. Discussion/ Action of **Resolution 18-R04** the Precise Implementation Plan (PIP), filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd, Green Bay, WI 54313, on behalf of Himansu Dhyani/Northern Management, to construct (4) four (8) eight unit multi-family buildings at 1150 Wells Street, Tax Key No. ZYUP00142B.

- d. Discussion/Action to amend the existing General Development Plan (GDP), Application filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, to allow for the alteration of Building Locations, Building Exteriors, and site Design, located at 755 Southwind Drive, Lake Geneva Tax Key No. ZPRW00054A.
- e. Discussion/ Action of **Resolution 18-R05** amending the existing Precise Implementation Plan (PIP) Application filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, to allow for the alteration of Building Locations, Building Exteriors, and site Design, located at 755 Southwind Drive, Lake Geneva, Tax Key No. ZPRW00054A. Public Hearing and Recommendation of a Condition Use Permit request filed by Neal Gill W3323 Lake Forest Lane, Lake Geneva WI 53147 to establish an In-Vehicle Sales or Services commercial land use at 190 E. Main Street, Lake Geneva, WI 53147 Tax Key No. ZA370600001

**16. Presentation of Accounts – Ald. Kordus** (*Recommended by Finance, License and Regulation Committee on January 16, 2018*)

- a. Purchase Orders (none)
- b. Prepaid Bills in the amount of \$142,047.57
- c. Regular Bills in the amount of \$141,622.89

**17. Mayoral Appointments**  
None

**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.*

1/19/2018 12:00 PM

cc: Aldermen, Mayor, City Admin., Attorney, Dept. Heads, Media

## CITY OF LAKE GENEVA

# Proclamation

### *A Proclamation Commemorating Lake Geneva School Choice Week*

**WHEREAS**, all children in the City of Lake Geneva should have access to the highest-quality education possible; and,

**WHEREAS**, the City of Lake Geneva recognizes the important role that an effective education plays in preparing all students in Lake Geneva to be successful adults; and,

**WHEREAS**, quality education is critically important to the economic vitality of the City of Lake Geneva; and,

**WHEREAS**, the City of Lake Geneva is home to a multitude of excellent education options from which parents can choose for their children; and,

**WHEREAS**, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and,

**WHEREAS**, our area has many high-quality teaching professionals who are committed to educating our children; and,

**WHEREAS**, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options;

**NOW, THEREFORE**, I, Mayor Alan Kupsik do hereby recognize January 21-27, 2018 as **LAKE GENEVA SCHOOL CHOICE WEEK**, and I call this observance to the attention of all of our citizens.

Proclaimed and adopted this 8<sup>th</sup> day of January, 2018.

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**Alan Kupsik, Mayor**

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**Lana Kropf, City Clerk**

**CITY OF LAKE GENEVA**

**Certificate of Recognition**

**WHEREAS, Patrick Carroll** began his tenure as a Firefighter for the City of Lake Geneva in 1984; and

**WHEREAS, Patrick Carroll** has distinguished himself as a faithful and dedicated member of the Fire Department, exemplifying high standards of public service to the City of Lake Geneva; and

**WHEREAS, Patrick Carroll** should be recognized and honored for his valuable contribution and commitment to this community.

**NOW, THEREFORE, I, ALAN KUPSIK**, Mayor of the City of Lake Geneva, do hereby present this Certificate of Recognition to **Patrick Carroll** to acknowledge his contribution to the City and his unwavering willingness to serve his community.

Dated this 22<sup>nd</sup> day of January, 2018.

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**ALAN KUPSIK, MAYOR**

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**LANA KROPF, CITY CLERK**





# CITY OF LAKE GENEVA OPERATOR (BARTENDER) LICENSE

Please Check:

Original Application

Renew Current License

\$50.00 License Fee

Annual License Expires June 30<sup>th</sup> each year

Please fill in all blanks completely,  
as incomplete applications will be rejected.

### APPLICANT INFORMATION

Name: Dahme Brian Lee  
Last First Middle

Maiden Name: \_\_\_\_\_ Date of Birth: 01/15/1980

Address (Physical): 1975 N. Lincoln Ave. Geneva, WI 53147

Mailing Address (if different): \_\_\_\_\_

City, State, Zip: Geneva, WI 53147

Phone: 262-248-3673

Email: brian.lee@lakegeneva.com

Drivers License #: W123456789

### BUSINESS WHERE LICENSEE WILL BE EMPLOYED

Business Name: Lake Geneva Lanes (Sandal Free)

Address: 1975 N. Lincoln Ave. Geneva, WI 53147

### PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Is this an Original License or a Renewal License for the City of Lake Geneva?

ORIGINAL

RENEWAL

*If this is an Original License, you must attach your certificate of completion of the Responsible Beverage Servers Course.*

2. Have you ever had an Operator (Bartender) License?

YES

NO

If Yes, please state where: Delavan WI

3. Have you ever been convicted of a violation of any law or ordinance pertaining to the sale of beer or intoxicating liquors in Wisconsin or in any other state?  
YES NO

If Yes, please provide charge, date and disposition: \_\_\_\_\_

4. Have you ever been convicted of a felony in Wisconsin or in any other state?  
YES NO

If Yes, please provide charge, date and disposition: \_\_\_\_\_

I hereby agree to display and/or surrender my operator's license to any police officer or any official of the City of Lake Geneva or the State of Wisconsin for verification while I am working and further agree to abide by the State Statutes and local ordinances governing the sale of beer and intoxicating liquors. I hereby acknowledge being given and having read a copy of Wis. Stat. 125.32 (2) and (3). Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE

[Signature] DATE: 01/02/18

*For Office Use Only*

Date Filed: 1/02/18 Verified: Stark  MSI   
Receipt No: C180102-1  
Total Amount: \_\_\_\_\_

Forwarded to Police Chief: 1/02/18  
Background Completed: 11-3-18 gt  
Recommendation: [Signature] Approved Denied

FLR Approval: \_\_\_\_\_ License Issued On: \_\_\_\_\_  
Council Approval: \_\_\_\_\_ License Number: \_\_\_\_\_

MAIL TO: Individual  
Establishment

# WISCONSIN SELLER / SERVER CERTIFICATION

**Trainee Name:** Brian Dahme

**School Name:** 360training.com, Inc.

**Date of Completion:** 01/01/2018

**Certification #:** WI-72108

I, 

Certify that the above named person  
successfully completed an approved  
Learn2Serve Seller/Server course.

COMPLIES WITH WISCONSIN STATUTES 125.04, 125.17, 134.66



**Corporate Headquarters**  
6801 N Capital of Texas Hwy, Suite 150  
Austin, TX 78731  
P: 877.881.2235

### Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 1/5/18

Town  Village  City of Lake Geneva

County of Walworth

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 6:30 and ending 10:30 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →
- Bona fide Club  Church  Lodge/Society
  - Chamber of Commerce or similar Civic or Trade Organization
  - Veteran's Organization  Fair Association

(a) Name The Lake Geneva Symphony Orchestra, Inc.

(b) Address P.O. Box 92 Lake Geneva, WI 53147  
(Street)  Town  Village  City

(c) Date organized 2008

(d) If corporation, give date of incorporation 2015

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Robert Keefe

Vice President Mike Frazier

Secretary Brandy Crawford

Treasurer Richard Schwinn

(g) Name and address of manager or person in charge of affair:  
Sue Childress

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 812 Wrigley Lake Geneva, WI 53115

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Riviera Ballroom - 2nd floor

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. Name of Event

(a) List name of the event 2018 LGSO Gala: Set the Stage

(b) Dates of event Saturday, February 10, 2018

#### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature] 1/4/18  
(Signature/date)

Officer [Signature] 1/4/18  
(Signature/date)

Date Filed with Clerk Jan 5, 2018

Date Granted by Council \_\_\_\_\_

Officer [Signature] 1/4/18  
(Signature/date)

Officer [Signature] 1/4/18  
(Signature/date)

Date Reported to Council or Board \_\_\_\_\_

License No. \_\_\_\_\_

**SUPPLEMENTAL APPLICATION FORM  
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE  
CITY OF LAKE GENEVA**

*This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.*

Applicant Organization: The Lake Geneva Symphony Orchestra, Inc.

Name of Event: LGSO 2018 Gala: Set the Stage

Date of Event: Saturday, February 10, 2018

Time of Event: 6:30 p.m. (Beginning) 10:30 p.m. (Ending)

Event Contact Person: Sue Childress

Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_

Will a Licensed Operator be serving or supervising the service of alcohol?  
\*This includes Temporary Operator's who have completed the Responsible Beverage Servers class.

Yes       No

*MSI ✓  
STK/W*

**PLEASE FILL ALL BLANKS COMPLETELY.  
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR  
TEMPORARY RETAILER'S LICENSE APPLICATION.**

*For Office Use Only*

Date Filed: <u>Jan 5, 2018</u>		Receipt No: <u>C18D105-1</u>	
Total Amount: <u>\$10</u>			
Forwarded to Police Chief: <u>[Signature]</u>			
Recommendation: <u>[Signature]</u>		<u>Approved</u>	Denied
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____			
FLR Approval: <u>1/16/18</u>		License Issued: _____	
Council Approval: <u>1/22/18</u>		License Number: _____	
MAILTO: Organization		License Expires: <u>2/10/18</u>	

### Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 12-27-17

Town  Village  City of Lake Geneva

County of Walworth

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning \_\_\_\_\_ and ending \_\_\_\_\_ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →
- Bona fide Club
  - Church
  - Lodge/Society
  - Chamber of Commerce or similar Civic or Trade Organization
  - Veteran's Organization
  - Fair Association

(a) Name Lake Geneva Jayces

(b) Address \_\_\_\_\_  
 Town  Village  City

(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation \_\_\_\_\_

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Bryan Twick

Vice President Chris Zegana

Secretary Mike Hayes

Treasurer Joe Chambers

(g) Name and address of manager or person in charge of affair: Stelzer  
Lake Geneva, WI 53147

### 2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 100 Block of Center St

(b) Lot Flat Iron Parking Lot Block \_\_\_\_\_

(c) Do premises occupy all or part of building? \_\_\_\_\_

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Fenced in Beer Garden

### 3. Name of Event

(a) List name of the event Venetian Festival

(b) Dates of event August 14-20, 2018

### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer [Signature] 12-27-17  
(Signature/date)

Lake Geneva Jayces  
(Name of Organization)  
Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Date Filed with Clerk 12/27/17

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

Receipt # \_\_\_\_\_

12171227

**SUPPLEMENTAL APPLICATION FORM  
TEMPORARY CLASS "B" / "CLASS B" RETAILER'S LICENSE  
CITY OF LAKE GENEVA**

*This form needs to be submitted as an attachment to the Application for Temporary Class "B" / "Class B" Retailer's License Form (Form AT-315) and returned to the City Clerk.*

Applicant Organization: Lake Geneva Jaycees  
Name of Event: Venetian Festival  
Date of Event: August 14-20, 2018  
Time of Event: August 14, 6am (Beginning) August 20, 11:59pm (Ending)  
Event Contact Person: Ryan Stelzer  
Contact Phone: \_\_\_\_\_  
Contact Email: \_\_\_\_\_

**Will a Licensed Operator be serving or supervising the service of alcohol?  
\*This includes Temporary Operator's who have completed the  
Responsible Beverage Servers class.**

Yes       No

**PLEASE FILL ALL BLANKS COMPLETELY.  
THIS INFORMATION IS NEEDED TO COMPLETELY PROCESS YOUR  
TEMPORARY RETAILER'S LICENSE APPLICATION.**

*For Office Use Only*

Date Filed: <u>12/27/17</u> Receipt No: <u>C171227</u>	
Total Amount: <u>\$10.00</u>	
Forwarded to Police Chief: <u>[Signature] 18</u>	
Recommendation: <u>[Signature]</u> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Approved</span> Denied	
Verification that not more than 2 temporary wine licenses have been issued to this applicant within the last 12 months: _____	
FLR Approval: _____	License Issued: _____
Council Approval: _____	License Number: _____
MAILTO:      Organization _____	License Expires: _____

City Clerk's Office  
626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
www.cityoflakegeneva.com

# CITY OF LAKE GENEVA

## FIREWORKS APPLICATION



### \$50.00 Fee

*Application to possess and use class B(1.3), C(1.4) fireworks in accordance and compliance with Local, State, and NFPA Codes and Requirements*

Applicant: Ryan Stelzer Phone: 608-785-1111

Group / Agency sponsoring fireworks display (An individual cannot be issued a permit):  
Lake Geneva Jaycees

Address of group/agency sponsoring fireworks display (NO P.O. Box):  
Lake Geneva City WI State 53147 Zip

Name of Fireworks Company performing display: J+M Displays

Address of Firework Company performing display (NO P.O. Box):  
18064 175th Ave Street Address Yarmouth City IA State 52660 Zip

Date/Time of authorized possession and use: 8-19-18 at dark

#### SPECIFIC LOCAL REQUIREMENTS

1. Application fee - \$50 per event
2. An itemized list of (label name) and quantity of class B(1.3), C(1.4) fireworks attached with application
3. Proof of liability coverage (copy of policy attached with application)
4. Fireworks must be displayed not less than required by NFPA Standards and must be away from spectators, vehicles and other exposures with a minimum of 300 feet for 1.3 G shows
5. All displays will be aimed away from spectators
6. A test shot will be fired into the air at least 1 hour before scheduled display
7. Fireworks that have been wet at any time prior to the display will NOT be used

*NOTE: Permit required Class C fireworks cannot be sold to minors or persons restricted from possession of dangerous weapons due to a criminal conviction record. Certain types of class B or C fireworks shoot multiple projectiles at speeds of 1300 feet per second.*

#### RELEASE OF LIABILITY

I, Lake Geneva Jaycees, am aware of the dangers of fireworks and  
(Please Print Name)

am willing to assume full responsibility for any personal or property damage due to the display of fireworks. The applicant/group/agency agrees to indemnify and hold the City of Lake Geneva harmless from any claims or liability, including attorney fees and other defense costs, which may arise from the use, storage, transportation or possession of fireworks.

[Signature] DATE: 12-27-17  
APPLICANT SIGNATURE

#### For Office Use Only

Amount Paid and Receipt Number \$ 50.00 Date Received 12/27/17

Check Number 3881 000 0171227 GLLEA Approval (if applicable) [Signature]

Police Chief Approval [Signature] Fire Chief Approval [Signature]

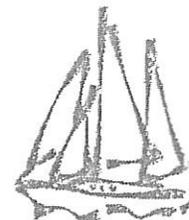
Entered into RMS \_\_\_\_\_ Fire Engine Standby Required  Yes  No

Date Sent to Council \_\_\_\_\_ Permit Issued by \_\_\_\_\_

Mayor Signature \_\_\_\_\_ Date Issued \_\_\_\_\_



# CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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

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

### APPLICANT INFORMATION

Name: Caccia Gerretje V  
Last First Middle

Maiden Name: Eylander Date of Birth: \_\_\_\_\_

Address (Physical): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City, State, Zip: Le...

Phone: \_\_\_\_\_ Drivers License #: \_\_\_\_\_ 7

Email: \_\_\_\_\_

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

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

### ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: VISIT Lake Geneva - Lake Geneva Chamber of

Address: \_\_\_\_\_ Commerce

Name of Event where licensee will work: winterfest

Date of Event: 2/1/2018

### APPLICANT SIGNATURE

Gerretje V. Caccia DATE: 12-21-17

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com  
Servingalcohol.com  
TIPS

Learn2serve.com  
\$8 Server Training  
CARE

Wisconsin Technical Colleges  
ServSafe Alcohol (WRAEF/NRAEF)  
TEAM

*For Office Use Only*

Date Filed: 12-21-17 Receipt No: C180103-5  
Total Amount: \$10.00  
Forwarded to Police Chief: 12-21-17  
Background Completed: 1-31-18 / BB  
Recommendation: [Signature]  Approved  Denied  
Verification that no more than 2 temporary licenses have been issued to this applicant  
in the current year: OK  
FLR Approval: \_\_\_\_\_ License Issued: \_\_\_\_\_  
Council Approval: \_\_\_\_\_ License Number: \_\_\_\_\_  
License Expires: \_\_\_\_\_  
MAILTO: Individual, Organization

# Serving Alcohol Incorporated

is proud to present this certificate to

**Gertie Cuccia**

for successful completion of the online course

**Wisconsin Alcohol Seller-Server**



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

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

**APPROVED BY THE STATE OF WISCONSIN**

**STATE STATUTES: 125.04, 125.17, 134.67, 134.88**

Verify online at  
[servingalcohol.com](http://servingalcohol.com)

**Verification Code**  
owDnHtSwIU

**Date Issued**  
Dec 28th, 2017

**VALID FOR 2 YEARS**

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

Wisconsin Bartender License

**Name: Gertie Cuccia**

**Certification Date: Dec 28th, 2017**

**Certificate Code: owDnHtSwIU**

**Verify Online: [servingalcohol.com](http://servingalcohol.com)**

**WI SS: 125.04, 125.17, 134.67, 134.88**

**SERVING ALCOHOL INC**

**VALID FOR 2 YEARS**



# CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE



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

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

### APPLICANT INFORMATION

Name: Hansen Jennifer Lynn  
Last First Middle

Maiden Name: n/a Date of Birth: \_\_\_\_\_

Address (Physical): \_\_\_\_\_

Mailing Address (if different): n/a

City, State, Zip: \_\_\_\_\_

Phone: cell Drivers License #: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

### ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: The Lake Geneva Symphony Orchestra

Address: P.O. Box 92, Lake Geneva, WI 53147

Name of Event where licensee will work: Riviera Ballroom -> LGSO Gala

Date of Event: February 10, 2018 Fundraiser

### APPLICANT SIGNATURE

[Signature] DATE: 1/3/18

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com  
Servingalcohol.com  
TIPS

Learn2serve.com  
\$8 Server Training  
CARE

Wisconsin Technical Colleges  
ServSafe Alcohol (WRAEF/NRAEF)  
TEAM

*For Office Use Only*

Date Filed: JAN 5, 2018 Receipt No: C180105-1  
Total Amount: \$10-  
Forwarded to Police Chief: 1/5/18  
Background Completed: [Signature] 1/5/18  
Recommendation: [Signature] Approved Denied  
Verification that no other temporary licenses have been issued to this applicant  
in the current year: \_\_\_\_\_  
FLR Approval: 1/16/18 License Issued: \_\_\_\_\_  
Council Approval: 1/22/18 License Number: \_\_\_\_\_  
License Expires: 2/10/18  
MAILTO: Individual, Organization

MSI ✓  
STATE ✓

# Serving Alcohol Operator License

Jennifer Hansen

has successfully completed the course

Wisconsin Alcohol Seller-Server

License Code

bj5tBQlbAm

Verify online at  
servingalcohol.com

Serving Alcohol Inc.

APPROVED BY THE STATE OF WISCONSIN SS-125.04; PROVIDER TRAINING IN COMPLIANCE WITH SS-134.66; STUDENT ACKNOWLEDGED UNDERSTANDING OF SS-134.88: Restrictions on sale or gift of cigarettes or tobacco products; that state law prohibits selling tobacco products to any person under the age of 18; and failure to comply with these restrictions may result in a citation.

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

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

Certification Date

Dec 18th, 2016

CERTIFICATE IS VALID FOR THREE YEARS



## Wisconsin Bartender License

Name: Jennifer Hansen

Certification Date: Dec 18th, 2016

Certificate Code: bj5tBQlbAm

Verify Online: servingalcohol.com

Complies with: SS-125.04, SS-134.66

Serving Alcohol Inc - Valid for 3 years



# CITY OF LAKE GENEVA TEMPORARY OPERATOR LICENSE

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

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

### APPLICANT INFORMATION

Name: Sobacki Matthew R  
Last First Middle

Maiden Name: \_\_\_\_\_ Date of Birth: 05/1/88

Address (Physical): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Drivers License #: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

### ORGANIZATION WHERE SERVICES OF LICENSEE WILL BE EMPLOYED

Organization Name: The Lake Geneva Symphony Orchestra

Address: PO Box 92, Lake Geneva WI 53147

Name of Event where licensee will work: Riviera Ballroom 26-50 Gala Fundraiser

Date of Event: 2-10-18

### APPLICANT SIGNATURE

[Signature] DATE: 1-3-18

APPROVED BEVERAGE SERVER TRAINING COURSES

Serverlicense.com  
Servingalcohol.com  
TIPS

Learn2serve.com  
\$8 Server Training  
CARE

Wisconsin Technical Colleges  
ServSafe Alcohol (WRAEF/NRAEF)  
TEAM

*For Office Use Only*

Date Filed: Jan 5, 2018 Receipt No: CJ 8D105-1  
Total Amount: \$10  
Forwarded to Police Chief: 1/5/18  
Background Completed: [Signature] - 9-18 GA  
Recommendation: [Signature]  Approved  Denied  
Verification that no other temporary licenses have been issued to this applicant  
in the current year: \_\_\_\_\_  
FLR Approval: 1/16/18 License Issued: \_\_\_\_\_  
Council Approval: 1/22/18 License Number: \_\_\_\_\_  
License Expires: 2/10/18  
MAILTO: Individual, Organization

MSI ✓  
STRICKLAND

# Serving Alcohol Operator License

**Matt Sobacki**

has successfully completed the course

**Wisconsin Alcohol Seller-Server**

**License Code**

SE07yWHNWg

Verify online at  
[servingalcohol.com](http://servingalcohol.com)

Serving Alcohol Inc.

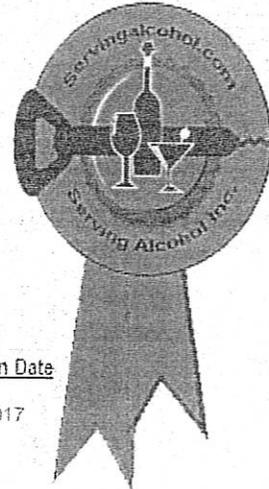
APPROVED BY THE STATE OF WISCONSIN SS-125.04; PROVIDER TRAINING IN COMPLIANCE WITH SS-134.66; STUDENT ACKNOWLEDGED UNDERSTANDING OF SS-134.88; Restrictions on sale or gift of cigarettes or tobacco products; that state law prohibits selling tobacco products to any person under the age of 18; and failure to comply with these restrictions may result in a citation.

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

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

**Certification Date**

Jan 8th, 2017



**CERTIFICATE IS VALID FOR THREE YEARS**

## Wisconsin Bartender License

**Name: Matt Sobacki**

**Certification Date: Jan 8th, 2017**

**Certificate Code: SE07yWHNWg**

**Verify Online: [servingalcohol.com](http://servingalcohol.com)**

**Complies with: SS-125.04, SS-134.66**

**Serving Alcohol Inc - Valid for 3 years**

# CITY OF LAKE GENEVA

## STREET BANNER DISPLAY APPLICATION

PLEASE FILL IN ALL BLANKS COMPLETELY.  
A FEE OF \$1.00 PER BANNER PER DAY SHALL BE PAID, IN ADVANCE,  
FOR THE HANGING AND REMOVAL OF BANNERS BY CITY  
PERSONNEL.

### BANNER INFORMATION

Contact Name: Bart Ziegler

Contact Phone: \_\_\_\_\_

Organization Name: Geneva Lakes Art Foundation

Mailing Address: \_\_\_\_\_

City, State, Zip: Geneva, WI 53147

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Number of Banners to be displayed: 4

Dates for Banners to be displayed: July 27th 2018-August 13 2018

Preferred Location (if available): Downtown

Special Notes or Requests: \_\_\_\_\_

Are the Banners to be displayed new, or have they been previously displayed?

NEW

PREVIOUSLY DISPLAYED

If the Banners to be displayed are new, a sketch must be submitted prior to production.  
One copy of the Banner should be submitted for approval.

**Total Fee:** Number of Banners 4 X Number of Days 18 = \$ 72.00  
(Total fee is based on \$1.00 per banner for each day it is displayed)

THE UNDERSIGNED HEREBY CERTIFIES THAT I HAVE READ AND UNDERSTAND THE CITY OF LAKE GENEVA ORDINANCE REGARDING THE DISPLAY OF BANNERS. THE UNDERSIGNED FURTHER CERTIFIES THAT I HAVE PAID ANY FEES ASSOCIATED WITH THIS DISPLAY TO THE CITY UPON APPLICATION.

Bart Zing

DATE: 1/10/2008 2018

SIGNATURE OF APPLICANT

*For Office Use Only*

Date Filed with Clerk: January 10, 2018  
Receipt Number: C18D110-8  
Total Amount: \$72-

Forwarded to City Administrator  
Recommendation:  Approved  Denied

City Administrator Signature: [Signature]

If denied, a refund less the \$10.00 processing fee will be returned to the applicant.

Copied To: Street Department

City Clerk's Office  
626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
www.cityoflakegeneva.com



# CITY OF LAKE GENEVA TAXI/TROLLEY DRIVER LICENSE

Please Check:

Original Application

Renewal of Current License

FEE OF \$25.00 IS DUE UPON APPLICATION.

Annual License Expires June 30<sup>th</sup> each year

Please fill in all blanks completely,  
as incomplete applications will be rejected.

### APPLICANT INFORMATION

Name: CYNTHIA HANSEN

Address (Physical): 322--

Mailing Address (if different): \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: 262 948 9302 E-Mail: \_\_\_\_\_

Drivers License #: \_\_\_\_\_

\*\*Please attach copy of Current Drivers License to application.

Date of Birth: \_\_\_\_\_ Place of Birth: 144100 / 0-1

### BUSINESS WHERE LICENSEE WILL BE EMPLOYED

Business Name: CRUZIN Transportation

Address: 32200 45<sup>th</sup> St #58 Burlington, WI

Phone: 262 948 9302 Fax: \_\_\_\_\_

### PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you, as an adult, ever been convicted of a felony, misdemeanor, or of violating a municipal ordinance or county ordinance in Wisconsin or in any other state, or do you have such a charge pending at this time? YES NO

If Yes, please state charge, year offense committed or alleged, and disposition:

Criminal Damage Knosha 2015

2. Have you ever had your driver's license suspended or revoked in Wisconsin or in any other state? YES NO

If Yes, please explain: 1980s Don't pay ticket

3. Have you previously been licensed as a taxi/trolley driver or chauffeur?

YES NO

If Yes, please state when and where:

4. Have you received any traffic citations in Wisconsin or in any other state within the past five years, or do you have any such citations pending?

YES NO

If Yes, please state charge, year offense committed or alleged, and disposition:

5. Please list the name and address of all employers for which you have worked and/or businesses you have operated in the past five (5) years:

PR Limo ~~Prestige~~  
Paradise DR Burly In, Prestige limousine Wheatland Rd Burly In  
Up Scale limousine 24025 Carlisle Kansas, Ill. hi

6. Please list all addresses at which you have lived in the past five (5) years:

32200 -45th St #58 Burly In WI, 53105 2 1/2 years  
5mm ill park St Silver Lake WI, 53170, 32200-45th #109 7 years  
Burly In, WI

APPLICANT SIGNATURE

Cynthia A. Hansen DATE: 1-2-2018

For Office Use Only

Date Filed: 01/02/18 Forwarded to Police: 01/03/18  
Receipt No: C180102-4 Background Completed: 1-4-18  
Total Amount: \$25.00 + \$5000 = \$5025.00 Fingerprinted:  
Verified: Stark [X] MSI [X] Notes:  
Recommendation: [Signature] Approved Denied  
License Issued: License Number:

No. 2017-001

\$50.00

**TAXICAB LICENSE**

State of Wisconsin  
City of Burlington  
Racine and Walworth Counties }  
ss.

Whereas, Cynthia Hansen dba Cruzin Transportation  
has paid the sum of **Fifty Dollars (\$50.00) Dollars** to the Treasurer of the City of Burlington, as required by the resolutions and ordinances of the said Municipality and has complied with all the requirements necessary for obtaining this License.

Now **Therefore**, By Order of the Common Council and by virtue hereof, the said Cynthia Hansen is hereby licensed and authorized to conduct business per Ordinance No. 341 and all ordinances amendatory thereto and supplementary thereof, and hereby agrees to comply with all laws, resolutions, ordinances, and regulations affecting the operation of a taxicab as Cruzin Transportation with vehicle described as 2005 Scion XB Sport VIN JTLLKT324205201301, License Plate Number AAY 1667.

FOR THE PERIOD from: December 20, 2017 to June 30, 2018

Given under my hand and the Corporate Seal of the City of Burlington on this 20<sup>th</sup> Day of December, 2017.

  
Diann C. Halbach, City Clerk  
City of Burlington  
Racine and Walworth Counties

## ORDINANCE 18-01

### AN ORDINANCE AMENDING SECTION 50-41, PURCHASE OR POSSESSION OF TOBACCO PRODUCTS OF CHAPTER 50, OFFENSES AND MISCELLANEOUS PROVISIONS OF THE MUNICIPAL CODE OF THE CITY OF LAKE GENEVA; RELATING TO THE ADDITION OF NICOTINE PRODUCTS TO THE PURCHASE OR POSSESSION OF TOBACCO PRODUCTS.

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. That Section 50-41 Purchase or possession of tobacco products of CHAPTER 50, OFFENSES AND MISCELLANEOUS PROVISIONS, of the Municipal Code of the City of Lake Geneva, Wisconsin is hereby amended to read as follows:

#### **Sec. 50-41. Purchase or possession of tobacco products.**

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

CIGARETTE

Has the meaning given in W.S.A., §139.30(1m).

LAW ENFORCEMENT OFFICER

Has the meaning given in W.S.A., §30.50(45).

NICOTINE PRODUCTS

Has the meaning given in W.S.A. § 134.66(1)(f)

TOBACCO PRODUCTS

Has the meaning given in W.S.A., §139.75(12).

(b) Prohibited. Except as provided in subsection (c) of this section, no person under 18 years of age may do any of the following:

(1) Buy or attempt to buy any cigarette, **nicotine product**, or tobacco product.

(2) Falsely represent this age for the purpose of receiving any cigarette, **nicotine product**, or tobacco product.

(3) Possess any cigarette, **nicotine product**, or tobacco product.

(c) Exceptions. A person under 18 years of age may purchase or possess cigarettes, **nicotine products**, or tobacco products for the sole purpose of resale in the course of employment during his working hours if employed by a retailer licensed under W.S.A., §134.65(1).

(d) Seizure. A law enforcement officer shall seize any cigarette, **nicotine product**, or tobacco product involved in any violation of Subsection (b) of this section committed in his presence.

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

Adopted this 22<sup>nd</sup> day of January, 2018.

Attest:

\_\_\_\_\_  
Alan Kupsik, Mayor

\_\_\_\_\_  
Lana Kropf, City Clerk

First Reading: January 22, 2018  
Second Reading: February 12, 2018  
Adoption: February 12, 2018  
Publication: February 1, 2018

City Clerk's Office  
626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
www.cityoflakegeneva.com



# 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 10 WEEKS** prior to the proposed event date(s).

### Section I - What type of Permit(s) will your event require?

- Parade Permit.** Required for any parade on public property.
  - Map or description of the requested route to be traveled.
- Public Assembly Permit.** Required for any public gathering on public property. No fee required.
- Street Use Permit.** 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.
- Parking Stall Bag Request.** Required for reserving the use of any City parking stall in conjunction of with an event.
- Park Reservation Permit.** Required for reserving the use of a park facility or shelter.
  - Brunk Pavilion.** Requires rental of Flat Iron Park. Additional rental fees apply.
- Beach Reservation Permit.** Required for reserving the use of the beach.

### Section II - Applicant Information

1. Applicant Name: Joe Tominaro Date of Application: 01/18/18
2. Organization Name: VISIT Lake Geneva
3. Organization Type:  For Profit  Non-Profit (501(c)<sup>6</sup>) Tax ID: \_\_\_\_\_
4. Mailing Address: 527 Center Street
5. City, State, Zip: Lake Geneva, WI 53147
6. Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_
7. Applicant's Drivers License #: \_\_\_\_\_ State license issued: \_\_\_\_\_
8. Are you applying as a resident of the City of Lake Geneva?  Yes  No  
*If yes, proof of residency must be attached.*

### Section III - Event Information

1. Title of Event: WGN Chicago - Live Morning Show Production for Winterfest
2. Date(s) of Event: Wednesday, January 31, 2018
3. Location(s) of Event: In Front of 201 Wrigley Drive in Street
4. Hours: 7 AM - 10 AM

5. Event Chair/Contact Person: Joe Tominaro Phone: (347) 962-5403

6. Day of Event Contact Name: Same as above Phone: \_\_\_\_\_

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

8. Will you charge an admission fee?  Yes  No

9. Estimated Attendance Number: 4-6

10. Basis for Estimate: Film Crew, Reporter and VLG Staff

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. Detailed description of proposed event with map of exact location of the event and/or route.

WGN Chicago will be broadcasting live for their morning show to promote Lake Geneva Winterfest. The show will be filming in multiple live segments. VISIT Lake Geneva in coordination with the production staff and MF Helicopters will bring a helicopter on site\* for visuals and interest in Lake Geneva Winterfest. WGN Report will fly off live from Wrigley Drive and film the Lake Geneva Lakefront and downtown Lake Geneva.

All parties have adequate insurance for the event.  
MF Helicopter will be in compliance with all aviation and FCC policies, include flight documents.

\* Exhibit A attached with exact location

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

VLG will handle all site clearing.

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

VLG will provide complete site security.

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.*

**Section IV - Street Use**

Check if this section does not apply.

1. Description of the portion(s) of road(s) to be used:  
*Road closures must include rental of barricades.*  
VISIT Lake Geneva hold a perviously issue street closure permit\* for Wrigley Drive  
Exhibit B attached

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

Date(s) of use: \_\_\_\_\_

Total Number of Stalls Request: \_\_\_\_\_

Stall Number(s) and Location: \_\_\_\_\_

\_\_\_\_\_

Additional Information:

3. Description of signage to be used during event:  
*If requesting City banner poles, please include a Street Banner Display Application.*  
None

**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: \_\_\_\_\_

**Section V - Fees**

Application and Permit Fees		Unit Fee			Applicable Fee
<b>Parade Permit</b>					
Application Fee		\$25.00			_____
<b>Street Use Permit</b>					
Application Fee		\$25.00			_____
Permit Fee - Events lasting 2 days or less		\$40.00			_____
Permit Fee - Events lasting more than 2 days		\$100.00			_____
<b>Parking Stall Bag Request</b>					
Administrative Fee		\$10.00			_____
Parking Stall Usage/Blockage Fee - Per Stall, Per Day			# of Stalls	# of Days	
March 1 - November 14	\$20.00	x	_____	x _____ =	_____
November 15 - February 29	\$10.00	x	_____	x _____ =	_____
<b>Park Reservation Permit</b>					
Application Fee		\$25.00			_____
<b>Security Deposit</b>					
<b>Non-Profit or Resident</b>					
49 Attendees or Less		\$50.00			_____
50-149 Attendees		\$100.00			_____
150 or more Attendees		<i>Determined by Park Board</i>			_____
<b>Non-Resident</b>					
49 Attendees or Less		\$100.00			_____
50-149 Attendees		\$150.00			_____
150 or more Attendees		<i>Determined by Park Board</i>			_____
<b>Park Reservation Fees - Per Location, Per Day</b>					
<b>Non-Profit or Resident</b>					
49 Attendees or Less	\$30.00	x	_____	x _____ =	_____
50-149 Attendees	\$55.00	x	_____	x _____ =	_____
150 or more Attendees	\$105.00	x	_____	x _____ =	_____
<b>Non-Resident</b>					
49 Attendees or Less	\$75.00	x	_____	x _____ =	_____
50-149 Attendees	\$125.00	x	_____	x _____ =	_____
150 or more Attendees	\$225.00	x	_____	x _____ =	_____
<b>Brunk Pavilion Rental Permit</b>					
<i>Must also include rental of Flat Iron Park to rent Pavilion</i>				# of Days	
Non-Profit or Resident	\$250.00			x _____ =	_____
Non-Resident	\$500.00			x _____ =	_____
<b>Additional Park Amenities</b>					
Equipment (with delivery)	Rental Fee		# Requested	Sec. Dep.	Applicable Fee
Benches	\$5.00 each		x _____ +	\$50.00 =	_____
Picnic Tables	\$15.00 each		x _____ +	\$50.00 =	_____
Barricades	\$5.00 each		x _____ +	\$50.00 =	_____
Trash Receptacles	\$8.00 each		x _____ +	\$50.00 =	_____
Dumpster Delivery	\$50.00 each		x _____ +	\$0 =	_____
Dumpster Pick-up	\$50.00 plus additional landfill		_____		_____
Fencing - Snow	\$30.00 per 50 feet		_____		_____
<i>Requests for equipment are subject to availability.</i>					<b>Subtotal: \$</b> <u>0.00</u>

Application and Permit Fees	Unit Fee			Applicable Fee
<b>Beach Reservation Permit</b>				
<i>Excludes Normal Beach Hours Memorial Day through Labor Day 9am-5pm</i>				
<i>Opening/Cleaning of Beach Bathrooms will be invoiced at an Hourly Rate</i>				
Application Fee	\$25.00			_____
Security Deposit				
Non-Profit or Resident				
49 Attendees or Less	\$50.00			_____
50-149 Attendees	\$100.00			_____
150 or more Attendees	<i>Determined by Piers, Harbors &amp; Lakefront</i>			_____
Non-Resident				
49 Attendees or Less	\$100.00			_____
50-149 Attendees	\$150.00			_____
150 or more Attendees	<i>Determined by Piers, Harbors &amp; Lakefront</i>			_____
Beach Reservation Fees - Per Day				
Non-Profit or Resident				
49 Attendees or Less	\$30.00	x	_____ =	_____
50-149 Attendees	\$55.00	x	_____ =	_____
150 or more Attendees	\$105.00	x	_____ =	_____
Non-Resident				
49 Attendees or Less	\$75.00	x	_____ =	_____
50-149 Attendees	\$125.00	x	_____ =	_____
150 or more Attendees	\$225.00	x	_____ =	_____
Subtotal: \$				_____
+ Subtotal from Page 4: \$				<u>0.00</u>

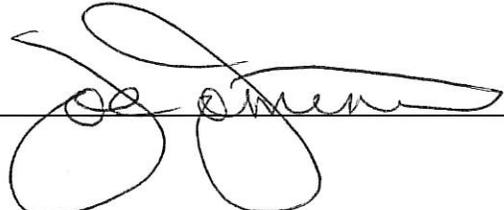
**Total PAID with Application: \$ 0.00**

*Accepted by cash, credit card or checks (payable to the City of Lake Geneva)*

**Section VI - Signature of Applicant**

“The information provided in this application is true and correct to the best of my knowledge and belief. I understand that cancellation of any event, for any reason, shall result in the forfeiture of permit fees. I understand that application fees are not refunded in the event the application is not approved. I understand that in addition to the schedule of fees, if any additional City services are requested or determined to be impacted, an additional fee will be charged for those services. I agree to comply with all applicable state, federal and municipal regulations and ordinances.”

**APPLICANT SIGNATURE:**

\_\_\_\_\_ 

DATE: 01/18/18

*For Office Use Only*

Date Filed with Clerk: \_\_\_\_\_ Payment with Application: \$ \_\_\_\_\_ Receipt: \_\_\_\_\_

Additional Fees Collected: \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

**Departmental review (all that apply):**

Police Chief:     Approved     Denied    Signed: \_\_\_\_\_

Additional services needed: \_\_\_\_\_

Additional fees or deposit: \_\_\_\_\_

Fire Chief:     Approved     Denied    Signed: \_\_\_\_\_

Additional services needed: \_\_\_\_\_

Additional fees or deposit: \_\_\_\_\_

Street Dept.:     Approved     Denied    Signed: \_\_\_\_\_

Additional services needed: \_\_\_\_\_

Additional fees or deposit: \_\_\_\_\_

Parking Dept.:     Approved     Denied    Signed: \_\_\_\_\_

Additional services needed: \_\_\_\_\_

Additional fees or deposit: \_\_\_\_\_

Piers, Harbors & Lakefront:     Approved     Denied    Signed: \_\_\_\_\_

Additional services needed: \_\_\_\_\_

Additional fees or deposit: \_\_\_\_\_

**Committee/Council review (all that apply):**

Park Board:    Meeting Date(s): \_\_\_\_\_     Approved     Denied

Reasons/Conditions: \_\_\_\_\_

Finance, License & Regulation: Meeting Date(s): \_\_\_\_\_     Approved     Denied

Reasons/Conditions: \_\_\_\_\_

Council:    Meeting Date(s): \_\_\_\_\_     Approved     Denied

Reasons/Conditions: \_\_\_\_\_

**Clerk's Office Completion:**

Total Add'l fee/deposit to be collected: \$ \_\_\_\_\_ Receipt # \_\_\_\_\_

Permit(s) issued:     Parade/PA     Street Use     Park Permit

Date of issue: \_\_\_\_\_ Deposit Returned: \$ \_\_\_\_\_ Deposit withheld: \$ \_\_\_\_\_

Reason withheld: \_\_\_\_\_

# EXHIBIT B

**City of Lake Geneva  
Office of the City Clerk  
Street Use Permit**

**License no:  
2017 11  
Fee: 25.00**

WHEREAS, the local governing body of the City of Lake Geneva, County of Walworth, Wisconsin, has, upon application, duly made, granted and authorized the issuance of a permit to:

**VISIT Lake Geneva**

**527 Center St  
Lake Geneva, WI 53147**

and has complied with all requirements necessary for such permit;

AND WHEREAS, this permit is subject to all resolutions, ordinances, regulations and provisions as may be at any time imposed by the local governing body or any laws of the State of Wisconsin, and is subject to revocation as provided by law;

NOW HEREBY, the said applicant has been issued a permit for the described event and paid the sum of \$25.00

**For the Event:  
Winterfest 2018  
Closure of Wrigley Drive  
Monday, January 29, 2018 - February 4, 2018**

**for the period from 1/29/2018 to 2/04/2018.  
Given under my hand and the Great Seal of the City  
of Lake Geneva, County of Walworth, State of  
Wisconsin, this 25th day of September, 2017.**



*Lana Kropf*

**Lana Kropf, City Clerk**

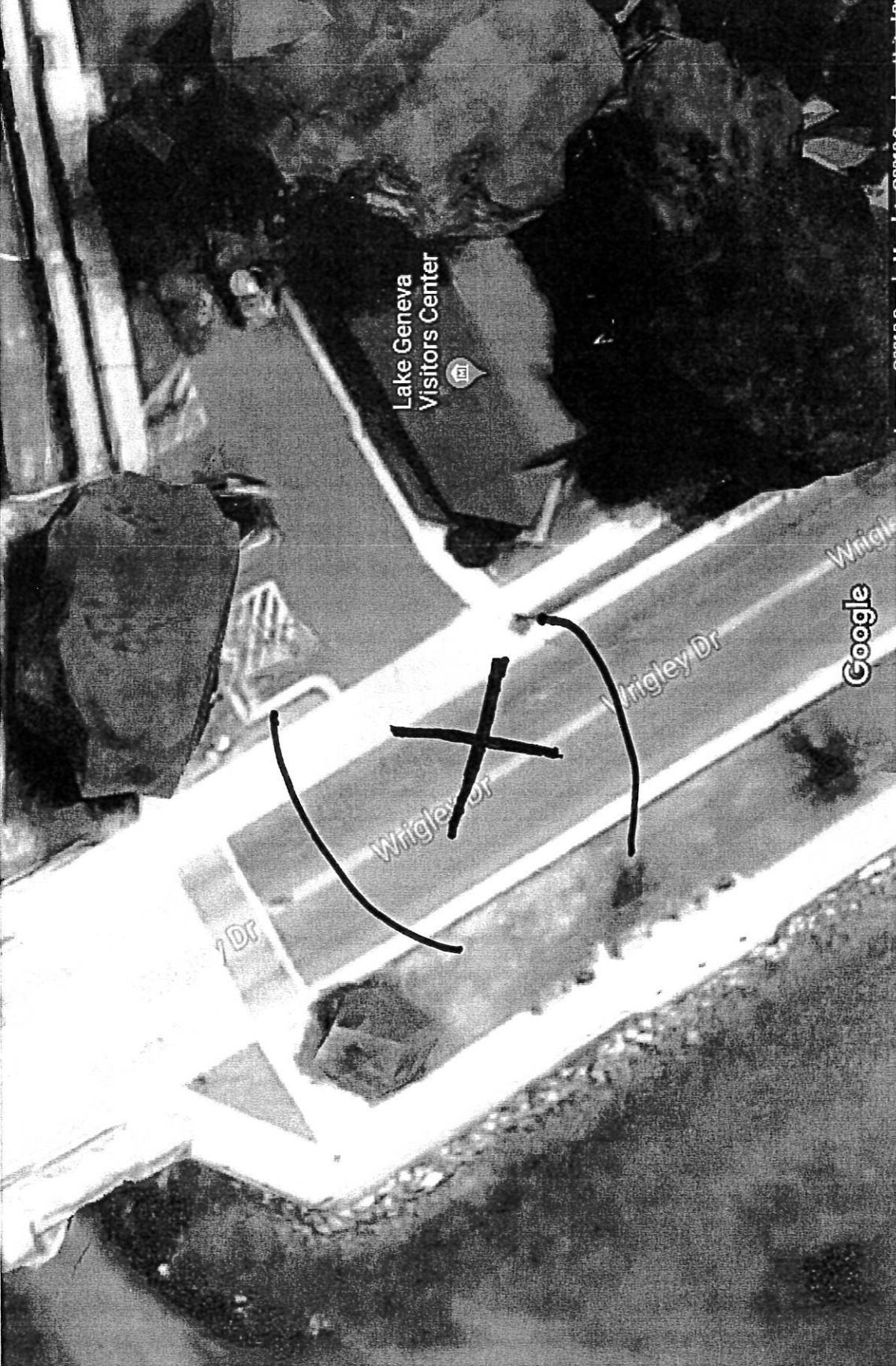


EXHIBIT A

Sec. 90-198 **Rental authority.**  
[Code 1992, § 20.27(8)]

The Council shall prior to the March meeting in each year designate a rental authority for the purposes of carrying out this subdivision and shall further establish the rates to be in force during the following rental period.

Receipt No. \_\_\_\_\_

Date \_\_\_\_\_

# Riviera Ballroom Application

Date of Event THURSDAY 2/15/18 7am - 3:30pm  
Day of week Date & Year Hours (limited to between 10 am & 1 am)

Name of Group or Individual(s) LAKE GENEVA UTILITY COMMISSION

Person(s) Responsible JOSH GAJEWSKI

Address 361 W. MAIN ST. LAKE GENEVA WI 53147  
Street City State Zip Code

Phone Number (262) 248-2311 Work Number ( ) SAME

Request Riviera for the following purpose: WRWA OPERATOR TRAINING

Estimated number attending 30-50  
(maximum capacity - 380)

Admission to be charged? No Liquor to be served? No

*Rental fee is for up to a maximum eight (8) hour period and is due four (4) weeks prior to the event. The lease period begins when guests arrive. Any time in excess of eight (8) hours or after 1:00 a.m. will be charged at \$400 per hour and deducted from the security deposit. Lessee shall pay in, addition to the rental fee the hourly rate of \$20 for all necessary set-up and an hourly rate for security personnel. This will be deducted from the security deposit. Any time needed prior to the arrival of guests is considered set-up time.*

Rental rates (effective 9/1/15)

<b>Lake Geneva Resident</b>	<b>\$2,500.00</b>
<i>For a wedding, this rate applies only to the bride, groom, or parents of the bride or groom who live full-time within the city limits of Lake Geneva.</i>	
<i>For other bookings, the Lessee must live full-time within the city limits of Lake Geneva and event must be for immediate family (parent or child) of resident Lessee.</i>	
<b>Non-Resident</b>	<b>\$3,000.00</b>
<b>Non- Profit Organizations</b>	<b>\$400.00</b>
<b>Week Day – Monday – Thursday Non Holiday</b>	<b>\$500.00</b>
<i>Please refer to the Riviera policy concerning non-profit organizations, schools, and civic groups for rules concerning this rate.</i>	

**Cancellations:** A cancellation fee of \$100 will be charged for all cancellations 180 days or more prior to the reserved date; the entire deposit will be forfeited if notified less than 180 days prior to the reserved date. **Cancellations** must be made in writing.

**I acknowledge that I have received, have read and understand the Riviera Ballroom Procedures and agree to the provisions therein.**

Signature of Applicant Josh Gajewski Date 12/19/17

⊗ Requesting waiver of rental fees.

---

Physical location of the Riviera Ballroom is 812 Wrigley Drive.

Please mail the Application and \$1,000.00 security deposit to:

Riviera Facilities Coordinator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, WI 53147

Note:

We accept credit cards with ONLINE applications only.  
If paying by check with this application, please make  
check payable to City of Lake Geneva.



Riviera Ballroom Lease

Lease, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between the City of Lake Geneva, a municipal corporation, Lessee, hereinafter referred to as the "City" and LAKE GENEVA UTILITY COMMISSION hereinafter referred to as "Lessee."

- Recitals: 1. The City is the sole owner of the described premises and desires to lease the premises to a suitable lessee. 2. Lessee desires to lease the below described premises. 3. The parties desire to enter into a lease agreement defining their rights, duties and liabilities relating to the premises.

1. Lease Premises: The City hereby leases to Lessee the top floor of the Riviera building on Geneva Lake, located at 812 Wrigley Drive in the City of Lake Geneva, also known as the Riviera Ballroom.

2. Term and Rental Fee: The City leases the above described premises for a term of up to eight (8) hours from:

(time) 7:00 am (date & year) 2/15/18

To

(time) 3:00 pm (date & year) 2/15/18

\$400.00 per hour will be charged for any occupancy exceeding the above specified time. Lessee hereby requests to lease the premises for an additional 0.5 hours from 3:00 to 3:30 (indicate time). The parties agree and understand that rent for such term shall be the sum of \$ \_\_\_\_\_ dollars. Rent shall be due and payable in full by 4:00 p.m. no later than four weeks prior to rental. Payment shall be made to the City of Lake Geneva.

3. Security Deposit: In addition to the rent set forth above the lessee shall pay a security deposit in the amount of \$1000.00. The City and Lessee agree that such security deposit shall be held by the City and may be applied to property damage to the premises, if any, resulting during the term of this lease or otherwise caused by the Lessee, his agents, employees or guests. Nothing in this section shall foreclose the City from, in addition to withholding the security deposit, seeking further action to recover damages or deficiencies from Lessee, his agents, employees or guests for damages to the leased premises.

4. Use: It is understood and agreed that Lessee's use of the premises shall be for the purpose of WRWA operator training. Lessee shall not use nor shall he or she allow the use of the premises, or any part thereof, in any manner which is unlawful, immoral, disreputable, including, but not limited to, the following: gambling, contributing to the delinquency of minors, nude dancing and the use of fireworks.

5. Vendors: The lessee agrees to use caterers, beverage services, and rental companies from the Riviera Preferred Vendors List for their event. A vendor fee of 20% of the total bill (excluding tax and gratuity) will be charged for vendors **not** on the Preferred Vendor List. Preferred vendors pay a 15% fee. All other services i.e. Florists, DJ's etc. will be up to the Lessee and no fee will be charged.

6. Indemnity: Lessee shall indemnify the City and hold it harmless for all expenses, liability and claims of every kind, including reasonable attorney's fees, by or on behalf of any person or entity or arising out of (1) a failure of Lessee to perform any term or condition of this lease; (2) any injury or damage happening on or about the premises; (3) a failure of Lessee to comply with any law of any governmental authority; (4) any third party agreements or contracts to provide goods or services for the direct or indirect benefit of the Lessee; or (5) any other circumstance or condition not resulting as a result of the negligence or intentional act of the City, its agents and employees.

7. Stolen or Lost Property: Notwithstanding the provisions of Section 5 herein, Lessee agrees to hold the City harmless for any loss, theft or damage of or to personal property. Lessee has the responsibility of inspecting the premises prior to the close of the lease term for personal property which was lost, misplaced or left behind. Any personal property or fixture remaining at the close of the lease term shall be considered abandoned and shall become property of the City.

8. Surrender of Possession: Lessee shall, upon the close of the lease term, or earlier, peaceably and quietly surrender and deliver the premises to the City free of all liens and encumbrances.

9. Assignment: It is understood and agreed that Lessee shall not assign, sub-lease or in any way encumber the premises, nor shall this lease be transferred by operation of law, without prior written consent of the City.

10. Access to the Premises: Lessee shall allow the City, its agents and employees to enter the premises at reasonable times and in a reasonable manner so as not to disrupt Lessee's use of the premises to inspect the premises to determine whether performance is in accord with the lease terms and conditions.

11. Riviera Security Personnel: Lessee shall allow two (2) employees of the City bearing identification tags with the words "Riviera Personnel" to be present and move freely through the premises during the lease term to make certain no terms or conditions of the lease are being violated. Such Riviera personnel shall also ask persons not authorized by Lessee to be present during the Lease term to leave and will call the police if necessary to assist in the control of guests of Lessee. Riviera personnel shall ask the lessee to announce last call and close down the bar one and a half hours and the DJ one hour before the end of the rental time. The Riviera

personnel will assist the Lessee in matters of a custodial or maintenance to ensure a clean and safe environment.

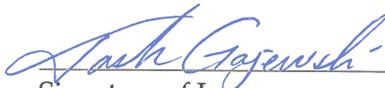
Such personnel shall be bonded at the expense of the City. A third security guard is required for parties larger than 250 guests (maximum capacity is 380).

12. Lessee shall pay, in addition to the rental fee, the hourly rate for necessary set-up and security personnel scheduled for the event. The hourly rate can be obtained from the City Clerk's office. Current rate is \$20.00 for set-up and \$12.75 after and is deducted from the security deposit.

13. Remedies of the City and Liquidated Damages: In the event of breach of any of the terms and conditions of this lease by Lessee, the City, at its option, may treat this lease as null and void, accept the security deposit as liquidated damages, accept the security deposit as partial payment of damages and sue for any deficiency or invoke any remedy available to it under law or equity.

14. Rules: Lessee hereby acknowledges receipt of the Rules governing the rental of the Riviera. (\* See attached checklist). Lessee agrees to abide by and follow each and all of said rules regarding the use of the premises. Lessee further agrees that he or she shall be liable for any and all damages incurred as a result of violation of these rules. Failure to abide by the subject rules will be considered a breach of this lease.

15. The security deposit refund will be paid to and mailed to the Lessee below.

  
\_\_\_\_\_  
Signature of Lessee

361 MAIN ST - P.O. BOX 187  
\_\_\_\_\_  
Address

LAKE GENEVA, WI 53147  
\_\_\_\_\_  
City, State, Zip

12/19/17  
\_\_\_\_\_  
Date

\_\_\_\_\_  
For the City of Lake Geneva

Date



1. Provide topographic survey and mapping, field reviews and plan preparation for the reconstruction of one alley, Marianne terrace, and storm sewer design at the intersection of Sage and Spring Street. Plans to include location and detail of pavement and base removals, new asphaltic paving, and curb and gutter replacement, storm sewer design and accessible ramps replacements.
2. Provide a map exhibit to present the streets to be improved, limits of the resurfacing and type of resurfacing to be completed. Streets as listed above will be provided on the exhibit.
3. Provide utility coordination of all private utilities for all streets including utility location for survey of street improvements requiring grading or utility improvements/repairs.
4. Provide a summary table to present a breakdown of quantities by street segment as information to bidder. Information may include but not limited to the length, width, square yardage of repair, number of manholes, number of inlets, type of asphalt and length of curb replacement (if necessary).
5. Provide details as needed to complete work.
6. Prepare and provide Project Manual including but not limited to Advertisement for Bids, Instruction to Bidders, Bid Form, Bidder's Qualification Statement, Agreement, and General Conditions of Contract, Supplementary Conditions, and Special Provisions.
7. Prepare for and attend the bid opening
8. Review Bids, make recommendation for award, and coordinate notice of award, agreement, and notice to proceed documentation.
9. Attend meetings as required and provide update memos to the Department of Public Works.

### **Construction Management Activities**

10. Provide administrative services to manage client coordination/invoicing, project schedules, contract change order documentation, establish project logs, formatting monthly contract quantity estimating and contractor invoicing and contract closeout documentation for base bid projects.
11. Provide construction survey staking for necessary items within the construction contract. This survey provides for a "one time" staking for a

particular item. If the contractor damages any stakes, they shall be responsible for the cost to replace those damaged stakes.

12. Coordinate and complete necessary material testing services for work completed. Concrete testing is completed by a subconsultant. Samples will be sent to the lab and costs passed through at no mark up. An estimate for concrete testing has been provided.
13. Process payment requests from the contractor for their work and prepare recommendation for payment for City approval. Complete final close out documentation and acceptance of improvements memorandum. **(This task is completed on a monthly basis and is completed for all work approved for the prior month.)**
14. The Engineer will be responsible for notifying, scheduling, conducting, documenting, and distributing minutes of the preconstruction conference.
15. Prepare and provide project update memorandum and provide copies of the daily journal entries to City staff upon request.
16. Attend meetings as needed and coordinate with adjacent property owners and business as needed.
17. Upon project completion, all utility data and as-built information will be transferred to the City GIS system for permanent records.
18. It is anticipated the construction work under this amendment- will begin on or after April 2, 2018 and be completed by July 31, 2018. This schedule has been provided for estimating purposes only. Engineer and staking construction services are estimated on the engineering and survey staff being on site as needed and completing project paperwork for up to 8 weeks.

## **Section B. – Schedule**

Engineer shall perform the Scope of Services and deliver the related Documents according to the following schedule:

1. Provide “Preliminary Plans” to the Department of Public Works for review and comment on or before February 23, 2018.
2. Provide Final Plans and Specification to the Department of Public Works for bid in March of 2018.

## **Section C. – Compensation**

In return for the performance of the foregoing obligations, Owner shall pay to Engineer an amount not-to-exceed Sixty-Seven Thousand dollars (\$67,000.00). payable according to the following terms:

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

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

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

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

Owner: City of Lake Geneva

Engineer: Kapur & Associates, Inc.

By: \_\_\_\_\_

By: Gregory L Governatori

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Title: Project Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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

**TASK ORDER 13**

**City of Lake Geneva 2018 Street & Utility Improvement Project - Attachment A**

CLASSIFICATION	ACT. Code	Project Manager		Senior Project Engineer		Staff Engineer II		Senior Technician		Construction Project Engineer		Construction Staff Engineer		Surveyor		Survey Crew		Total Labor		
		Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	Hours	Dollars	
Average Hourly Wage		\$140.00		\$111.00		\$82.00		\$79.00		\$96.00		\$82.00		\$94.00		\$108.00				
<b>TASK DESCRIPTION</b>																				
<b>Resurfacing Streets</b>																				
handicap ramp survey/design				2		32	\$2,624.00	8	\$632.00					2	\$188.00	8	\$864.00	52	\$4,308.00	
Map Preparation				2	\$222.00			8	\$632.00									10	\$854.00	
Maintenance Quantity Breakdown Table				2	\$222.00	24	\$1,968.00											26	\$2,190.00	
Detail Preparation								8	\$632.00									8	\$632.00	
																			Subtotal	
																			\$7,984.00	
<b>Townline Road</b>																				
Topographic Survey								2	\$158.00					1	\$94.00	6	\$648.00	9	\$900.00	
Plan Preparation				8	\$888.00	16	\$1,312.00											24	\$2,200.00	
																			Subtotal	
																			\$3,100.00	
<b>Marianne Terrace</b>																				
Topographic Survey								4	\$316.00					1	\$94.00	4	\$432.00	9	\$842.00	
Plan Preparation				8	\$888.00	32	\$2,624.00											40	\$3,512.00	
Detail Preparation								6	\$474.00									6	\$474.00	
																			Subtotal	
																			\$4,828.00	
<b>Alleys (To be determined)</b>																				
Map Preparation				1	\$111.00	16	\$1,312.00	2	\$158.00									19	\$1,581.00	
Maintenance Quantity Breakdown Table				1	\$111.00	14	\$1,148.00											15	\$1,259.00	
Survey and Mapping								6	\$474.00							6	\$648.00	12	\$1,122.00	
																			Subtotal	
																			\$3,962.00	
<b>Project Manual/Administration</b>																				
Administration		8	\$1,120.00															8	\$1,120.00	
Advertisement/Project Manual				16	\$1,776.00	16	\$1,312.00											32	\$3,088.00	
Attend Bid Opening		2	\$280.00	4	\$444.00													6	\$724.00	
Post Bid Opening Activities				6	\$666.00	4	\$328.00											10	\$994.00	
Meetings as Required		4	\$560.00	4	\$444.00	4	\$328.00											12	\$1,332.00	
																			Subtotal	
																			\$7,258.00	
<b>Sage &amp; Spring Storm Sewer Design</b>																				
Topographic Survey								4	\$316.00							8	\$864.00	12	\$1,180.00	
Layout/plan preparation				8	\$888.00	40	\$3,280.00	4											Subtotal	
																			\$5,348.00	
<b>Constuction Management</b>																				
Resurfacing Streets				4	\$444.00					16	\$1,312.00	60	\$4,920.00					80	\$6,676.00	
Marianne Terrace				4	\$444.00					12	\$984.00	64	\$5,248.00			16	\$1,728.00	96	\$8,404.00	
Sage & Spring Street				4	\$444.00					16	\$1,312.00	120	\$9,840.00					140	\$11,596.00	
Townline Road										8	\$656.00					8	\$864.00	16	\$1,520.00	
Alley				4	\$444.00	16	\$1,312.00			8	\$656.00	40	\$3,280.00					68	\$5,692.00	
Construction Administration		4	\$560.00							8	\$656.00							12	\$1,216.00	
																			Subtotal	
																			\$35,104.00	
<b>TOTALS</b>		<b>18</b>	<b>\$ 2,520.00</b>	<b>78</b>	<b>\$ 8,436.00</b>	<b>214</b>	<b>\$ 17,548.00</b>	<b>52</b>	<b>3792</b>	<b>68</b>	<b>\$ 5,576.00</b>	<b>284</b>	<b>\$ 23,288.00</b>	<b>4</b>	<b>\$ 376.00</b>	<b>56</b>	<b>\$ 6,048.00</b>	<b>722</b>	<b>\$66,684</b>	
																		<b>Expenses:</b>		
																		<b>Project Total:</b>		<b>\$66,684</b>

Summary of Expenses	Units	Cost	Total
Estimated Expenses			
Concrete Testing			
Utility Permit			
<b>Totals</b>			

## Chapter 78. Utilities

### ARTICLE III. SEWER SERVICE

#### DIVISION 2. USE OF PUBLIC SEWERS

#### Sec. 78-247. **Storm sewers.** Storm Water Management

[Code 1992, § 13.51(2); Ord. No. 98-9, § I, 10-12-1998]

##### (a) **AUTHORITY**

- (1) This ordinance is adopted by the Common Council under the authority granted by s. 62.234, Wis. Stats.
- (2) This ordinance supersedes all provisions of an ordinance previously enacted under s. 62.23, Wis. Stats., that relate to storm water management regulations. Except as otherwise specified in s.62.234, Wis. Stats., s. 62.23, Wis. Stats., applies to this ordinance and to any amendments to this ordinance.
- (3) The provisions of this ordinance are deemed not to limit any other lawful regulatory powers of the same governing body.
- (4) The Common Council hereby designates the Building Inspector, Zoning Administrator, and/or City Engineer to administer and enforce the provisions of this ordinance.
- (5) The requirements of this ordinance do not pre-empt more stringent storm water management requirements that may be imposed by any of the following:
  - a. Wisconsin Department of Natural Resources administrative rules, permits or approvals including those authorized under ss. 281.16 and 283.33, Wis. Stats. and
  - b. Targeted non-agricultural performance standards promulgated in rules by the Wisconsin Department of Natural Resources under s. NR 151.004, Wis. Adm. Code.

(b) **FINDINGS OF FACT-** The Common Council acknowledges that uncontrolled, post-construction runoff has a significant impact upon water resources and the health, safety and general welfare of the community and diminishes the public enjoyment and use of natural resources. Specifically, uncontrolled post-construction runoff can:

- (1) Degrade physical stream habitat by increasing stream bank erosion, increasing streambed scour, diminishing groundwater recharge, diminishing stream base flows and increasing stream temperature;
- (2) Diminish the capacity of Geneva Lake and streams to support fish, aquatic life, recreational and water supply uses by increasing pollutant loading of sediment, suspended solids, nutrients, heavy metals, bacteria, pathogens and other

urban pollutants;

- (3) Alter wetland communities by changing wetland hydrology and by increasing pollutant loads;
- (4) Reduce the quality of groundwater by increasing pollutant loading;
- (5) Threaten public health, safety, property and general welfare by overtaxing storm sewers, drainage ways, and other minor drainage facilities;
- (6) Threaten public health, safety, property, and general welfare by increasing major flood peaks and volumes;
- (7) Undermine floodplain management efforts by increasing the incidence and levels of flooding; and
- (8) Diminish the public enjoyment of natural resources.

**(c) PURPOSE AND INTENT**

- (1) **PURPOSE.** The general purpose of this ordinance is to establish long-term, post-construction runoff management requirements that will diminish the threats to public health, safety, welfare and the aquatic environment. Specific purposes are to:
  - a. Further the maintenance of safe and healthful conditions;
  - b. Prevent and control the adverse effects of storm water; prevent and control soil erosion; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; preserve ground cover and scenic beauty; and promote sound economic growth;
  - c. Control exceedance of the safe capacity of existing drainage facilities and receiving water bodies; prevent undue channel erosion; and control increases in the scouring and transportation of particulate matter; and
  - d. Minimize the amount of pollutants discharged from the separate storm sewer to protect the waters of the state.
- (2) **INTENT.** It is the intent of the Common Council that this ordinance regulates post-construction storm water discharges to waters of the state. This ordinance may be applied on a site-by-site basis. The Common Council recognizes, however, that the preferred method of achieving the storm water performance standards set forth in this ordinance is through the preparation and implementation of comprehensive, systems-level storm water management plans that cover hydrologic units, such as watersheds, on a municipal and regional scale. Such plans may prescribe regional storm water devices, practices or systems, any of which may be designed to treat runoff from more than one site prior to discharge to waters of the state. Where such plans are in conformance with the performance standards developed under s.

281.16, Wis. Stats., for regional storm water management measures and have been approved by the Common Council, it is the intent of this ordinance that the approved storm water management plan be used to identify post-construction management measures acceptable for the community.

**(d) APPLICABILITY**

- (1) Except as provided under par. (2), this ordinance applies to a post-construction site whereupon one acre or more of land disturbing construction activity occurs during construction.
  - a. To a post-construction site whereupon one acre or more of land disturbing construction activity occurs during construction.
  - b. Those involving the implementation of a residential development with a gross aggregate impervious area of 1.5 acres or greater.
  - c. Those involving the development plan other than residential development with a gross aggregate area of 1.5 acres or more; or any nonresidential land development which creates an impervious area of 0.5 acres or more.
  
- (2) A site that meets any of the criteria in this paragraph is exempt from the requirements of this ordinance:
  - a. A post-construction site with less than ten percent connected imperviousness, based on the area of land disturbance, provided the cumulative area of all impervious surfaces is less than one acre. However, the exemption of this paragraph does not include exemption from the protective area standard of this ordinance;
  - b. Agricultural facilities and practices; and
  - c. Underground utility construction, but not including the construction of any above ground structures associated with utility construction.
  
- (3) Notwithstanding the applicability requirements in par. (1), this ordinance applies to post-construction sites of any size that, as determined by the Building Inspector, Zoning Administrator, and/or City Engineer are likely to result in runoff that exceeds the safe capacity of the existing drainage facilities or receiving body of water, causes undue channel erosion, or increases water pollution by scouring or the transportation of particulate matter.

**(e) JURISDICTION**

- (1) This chapter applies to land developing and land disturbing activities on lands situated within the corporate limits of the City of Lake Geneva. This chapter also applies to all lands located within the extraterritorial plat approval jurisdiction of the

City of Lake Geneva, even if plat approval is not involved.

- (2) EXCLUSIONS. This ordinance is not applicable to activities conducted by a state agency, as defined under s.227.01 (1), Wis. Stats.

**(f) DEFINITIONS**

- (1) "Adequate sod, or self-sustaining vegetative cover" means maintenance of sufficient vegetation types and densities such that the physical integrity of the streambank or lakeshore is preserved. Self-sustaining vegetative cover includes grasses, forbs, sedges and duff layers of fallen leaves and woody debris.
- (2) "Administering authority" means a governmental employee, or a regional planning commission empowered under s. 62.234, Wis. Stats., that is designated by the Common Council to administer this ordinance.
- (3) "Agricultural facilities and practices" has the meaning given in s. 281.16 (1), Wis. Stats.
- (4) "Agricultural land use" means the use of land for planting, growing, cultivating and harvesting of crops for human or livestock consumption and pasturing or yarding of livestock.
- (5) "Applicant" means the landowner or one of the landowners and/or land user of a site subject to this section.
- (6) "Atlas 14" means the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 8 (Midwestern States), published in 2013.
- (7) "Average annual rainfall" means a typical calendar year of precipitation as determined by the Wisconsin Department of Natural Resources for users of models such as WinSLAMM, P8 or equivalent methodology. The average annual rainfall is chosen from a department publication for the location closest to the municipality.
- (8) "Best management practice" or "BMP" means structural or non-structural measures, practices, techniques or devices employed to avoid or minimize sediment or pollutants carried in runoff to waters of the state.
- (9) "Business day" means a day the office of the City of Lake Geneva is routinely and customarily open for business.
- (10) "Cease and desist order" means a court-issued order to halt land disturbing construction activity that is being conducted without the required permit or in violation of a permit issued by the City of Lake Geneva.
- (11) "Clean fill" means uncontaminated rock, stone, sand, soil, brick, building stone, concrete, reinforced concrete, broken pavement, and unpainted or untreated wood.
- (12) "Channel" means a natural or artificial constructed watercourse with a definite bed and banks to confine and conduct the normal flow of water.

- (13) "Combined sewer system" means a system for conveying both sanitary sewage and storm water runoff.
- (14) "Connected imperviousness" means an impervious surface connected to the waters of the state via a separate storm sewer, an impervious flow path, or a minimally pervious flow path.
- (15) "Control measure" means a practice or combination of practices to control erosion, storm water and attendant pollution.
- (16) "Department" means the Wisconsin Department of Natural Resources.
- (17) "Detention Basin" means a type of storm water basin which has a direct outlet and serves to reduce water velocities and peak flows by discharging at designed flow rates (to temporarily detain water flows). A detention basin is considered wet if they are greater than three feet deep from the permanent water level to the bottom of the basin.
- (18) "Design storm" means a hypothetical discrete rainstorm characterized by a specific duration, temporal distribution, rainfall intensity, return frequency and total depth of rainfall.
- (19) "Development" means residential, commercial, industrial or institutional land uses and associated roads.
- (20) "Direct conduits to groundwater" means wells, sinkholes, swallets, fractured bedrock at the surface, mine shafts, non-metallic mines, tile inlets discharging to groundwater, quarries, or depressional groundwater recharge areas over shallow fractured bedrock.
- (21) "Disturbed area" means a site which, due to land developing or disturbing activities, has or will experience disturbance or destruction of the existing land surface and/or vegetative cover.
- (22) "Effective infiltration area" means the area of the infiltration system that is used to infiltrate runoff and does not include the area used for site access, berms or pretreatment.
- (23) "Erosion" means the process by which the land's surface is worn away by the action of wind, water, ice or gravity.
- (24) "Exceptional resource waters" means waters listed in s. NR 102.11, Wis. Adm. Code.
- (25) "Extraterritorial" means the unincorporated area within three miles of the corporate limits of a first, second, or third class city, or within one and a half miles of a fourth class city or village.
- (26) "Filtering layer" means soil that has at least a 3-foot deep layer with at least 20 percent fines; or at least a 5-foot deep layer with at least 10 percent fines; or an engineered soil with an equivalent level of protection as determined by the regulatory authority for the site.

- (27) "Final stabilization" means that all land disturbing construction activities at the construction site have been completed and that a uniform perennial vegetative cover has been established with a density of at least 70 percent of the cover for the unpaved areas and areas not covered by permanent structures or that employ equivalent permanent stabilization measures.
- (28) "Financial guarantee" means a performance bond, maintenance bond, surety bond, irrevocable letter of credit, or similar guarantees submitted to the City of Lake Geneva by the responsible party to assure that requirements of the ordinance are carried out in compliance with the storm water management plan.
- (29) "Governing body" means city council.
- (30) "Impervious surface" means an area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, gravel or paved parking lots and streets are examples of areas that typically are impervious.
- (31) "In-fill" means an undeveloped area of land located within an existing urban sewer service area, surrounded by development or development and natural or man-made features where development cannot occur.
- (32) "Infiltration" means the entry of precipitation or runoff into or through the soil.
- (33) "Infiltration system" means a device or practice such as a basin, trench, rain garden or swale designed specifically to encourage infiltration, but does not include natural infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns or minimal infiltration from practices, such as swales or road side channels designed for conveyance and pollutant removal only.
- (34) "Land developing activity" means the construction or erection of buildings, roads, parking lots, paved storage areas and other structures.
- (35) "Land disturbing construction activity" means any man-made alteration of the land surface resulting in a change in the topography or existing vegetative or non-vegetative soil cover, that may result in runoff and lead to an increase in soil erosion and movement of sediment into waters of the state. Land disturbing construction activity includes clearing and grubbing, demolition, excavating, pit trench dewatering, filling and grading activities.
- (36) "Landowner" means any person holding fee title, an easement or other interest in property, which allows the person to undertake cropping, livestock management, and/or land disturbing construction activity or maintenance of storm water BMPs on the property.
- (37) "Land user" means any person operating upon, leasing, or renting land, or having made any other arrangements with the landowner by which the land user engages in uses of land which are sites subject to this section.
- (38) "Maintenance agreement" means a legal document that provides for long-term

- maintenance of storm water management practices.
- (39) "Maximum extent practicable" means the highest level of performance that is achievable but is not equivalent to a performance standard identified in this ordinance as determined in accordance with (g) of this ordinance.
- (40) "New development" means development resulting from the conversion of previously undeveloped land or agricultural land uses.
- (41) "NRCS MSE3 or MSE4 distribution" means a specific precipitation distribution developed by the United States Department of Agriculture, Natural Resources Conservation Service, using precipitation data from Atlas 14.
- (42) "Off-site" means located outside the property boundary described in the permit application.
- (43) "On-site" means located within the property boundary described in the permit application.
- (44) "Ordinary high-water mark" has the meaning given in s. NR 115.03 (6), Wis. Adm. Code.
- (45) "Outstanding resource waters" means waters listed in s. NR 102.10, Wis. Adm. Code.
- (46) "Percent fines" means the percentage of a given sample of soil, which passes through a # 200 sieve.
- (47) "Performance security" means a performance bond, maintenance bond, surety bond, irrevocable letter of credit, or similar guarantees submitted to the City by the permit holder to assure that requirements of the section are carried out in compliance with the storm water management plan.
- (48) "Performance standard" means a narrative or measurable number specifying the minimum acceptable outcome for a facility or practice.
- (49) "Permit" means a written authorization made by the City of Lake Geneva to the applicant to conduct land disturbing construction activity or to discharge post-construction runoff to waters of the state.
- (50) "Permit administration fee" means a sum of money paid to the City of Lake Geneva by the permit applicant for the purpose of recouping the expenses incurred by the authority in administering the permit.
- (51) "Pervious surface" means an area that releases as runoff a small portion of the precipitation that falls on it. Lawns, gardens, parks, forests or other similar vegetated areas are examples of surfaces that typically are pervious.
- (52) "Pollutant" has the meaning given in s. 283.01 (13), Wis. Stats.
- (53) "Pollution" has the meaning given in s. 281.01 (10), Wis. Stats.
- (54) "Post-construction site" means a construction site following the completion of land disturbing construction activity and final site stabilization.
- (55) "Pre-development condition" means the extent and distribution of land cover types

present before the initiation of land disturbing construction activity, assuming that all land uses prior to development activity are managed in an environmentally sound manner.

- (56) "Preventive action limit" has the meaning given in s. NR 140.05 (17), Wis. Adm. Code.
- (57) "Protective area" means an area of land that commences at the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands, and that is the greatest of the following widths, as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface.
- (58) "Redevelopment" means areas where development is replacing older development.
- (59) "Responsible party" means the landowner or any other entity performing services to meet the requirements of this ordinance through a contract or other agreement.
- (60) "Retention basin" means a type of storm water basin which has no direct outlet and empties by infiltration to the natural soil surface and by evaporation (to retain all water).
- (61) "Runoff" means storm water or precipitation including rain, snow or ice melt or similar water that moves on the land surface via sheet or channelized flow.
- (62) "Sedimentation basin" means an artificially created holding pond or other catchment for the purpose of capturing and retaining any sediment flowing off of sites as a result of land developing or land disturbing activities.
- (63) "Separate storm sewer" means a conveyance or system of conveyances including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, constructed channels or storm drains, which meets all of the following criteria:
- a. Is designed or used for collecting water or conveying runoff;
  - b. Is not part of a combined sewer system;
  - c. Is not part of a publicly owned wastewater treatment works that provides secondary or more stringent treatment; and
  - d. Discharges directly or indirectly to waters of the state.
- (64) "Silviculture activity" means activities including tree nursery operations, tree harvesting operations, reforestation, tree thinning, prescribed burning, and pest and fire control. Clearing and grubbing of an area of a construction site is not a silviculture activity.
- (65) "Site" means the entire area included in the legal description of the land on which the land disturbing or land development construction activity is proposed to take place or has occurred.
- (66) "Sheet flow runoff" means water, usually storm runoff, flowing in a thin layer of the ground surface; also called overland flow. (By convention this distance does not exceed 300 feet).

- (67) "Stop work order" means an order issued by the City of Lake Geneva which requires that all construction activity on the site be stopped.
- (68) "Storm water" means precipitation runoff, snow melt runoff, surface runoff and drainage.
- (69) "Storm water basin" means an artificially created holding pond or other catchment for the purposes of retaining or detaining storm water.
- (70) "Storm water management plan" means a comprehensive plan designed to reduce the discharge of pollutants from storm water, after the site has undergone final stabilization, following completion of the construction activity which shall include, but is not limited to a plat of survey setting forth a written description of the number location, sizes, and other pertinent data as to control measures designed to meet the requirements of this section submitted by the applicant for review and approval by the City.
- (71) "Storm water management system plan" is a comprehensive plan designed to reduce the discharge of runoff and pollutants from hydrologic units on a regional or municipal scale.
- (72) "Technical standard" means a document that specifies design, predicted performance and operation and maintenance specifications for a material, device or method.
- (73) "Time of Concentration" means the time for surface runoff to travel from the farthest point in the watershed to the outlet point of the watershed.
- (74) "Top of the channel" means an edge, or point on the landscape landward from the ordinary high- water mark of a surface water of the state, where the slope of the land begins to be less than 12 percent continually for at least 50 feet. If the slope of the land is 12 percent or less continually for the initial 50 feet landward from the ordinary high-water mark, the top of the channel is the ordinary high-water mark.
- (75) "Total maximum daily load" or "TMDL" means the amount of pollutants specified as a function of one or more water quality parameters, that can be discharged per day into a water quality limited segment and still ensure attainment of the applicable water quality standard.
- (76) "TP-40" means Technical Paper No. 40, Rainfall Frequency Atlas of the United States, published in 1961.
- (77) "TR-55" means the United States department of agriculture, natural resources conservation service (previously soil conservation service), Urban Hydrology for Small Watersheds, Second Edition, Technical Release 55, June 1986, which is incorporated by reference for this chapter.
- (78) "Transportation facility" means a highway, a railroad, a public mass transit facility, a public-use airport, a public trail or any other public work for transportation purposes such as harbor improvements under s. 85.095 (1)(b), Wis. Stats. "Transportation facility" does not include building sites for the construction of public buildings and

buildings that are places of employment that are regulated by the Department pursuant to s. 281.33, Wis. Stats.

- (79) "TSS" means total suspended solids.
- (80) "Type II distribution" means a rainfall type curve as established in the "United States Department of Agriculture, Soil Conservation Service, Technical Paper 149, published in 1973".
- (81) "Waters of the state" includes those portions of Lake Michigan and Lake Superior within the boundaries of this state, and all lakes, bays, rivers, streams, springs, ponds, wells, impounding reservoirs, marshes, watercourses, drainage systems and other surface water or groundwater, natural or artificial, public or private, within this state or its jurisdiction.

**(g) APPLICABILITY OF MAXIMUM EXTENT PRACTICABLE**

Maximum extent practicable applies when a person who is subject to a performance standard of this ordinance demonstrates to the City of Lake Geneva's satisfaction that a performance standard is not achievable and that a lower level of performance is appropriate. In making the assertion that a performance standard is not achievable and that a level of performance different from the performance standard is the maximum extent practicable, the responsible party shall take into account the best available technology, cost effectiveness, geographic features, and other competing interests such as protection of public safety and welfare, protection of endangered and threatened resources, and preservation of historic properties.

**(h) DESIGNSTANDARDS**

- (1) The following methods shall be used in designing the water quality, peak discharge, and infiltration components of storm water practices needed to meet the water quality standards of this ordinance:
  - a. Consistent with the technical standards identified, developed or disseminated by the Wisconsin Department of Natural Resources under subchapter V of chapter NR 151, Wis. Adm.Code; and
  - b. Where technical standards have not been identified or developed by the Wisconsin Department of Natural Resources, other technical standards may be used provided that the methods have been approved by the City of Lake Geneva.
- (2) **STORM WATER MANAGEMENT PLAN.** A written storm water management plan in accordance with **(j)** shall be developed and implemented for each post-construction site.
- (3) **MAINTENANCE OF EFFORT.** For redevelopment sites where the redevelopment will be replacing older development that was subject to post-construction performance standards of NR 151 in effect on or after October 1, 2004, the responsible party shall

meet the total suspended solids reduction, peak flow control, infiltration, and protective areas standards applicable to the older development or meet the redevelopment standards of this ordinance, whichever is more stringent.

(4) REQUIREMENTS. The storm water management plan required under sub. (2) shall include the following:

a. TOTAL SUSPENDED SOLIDS. BMPs shall be designed, installed and maintained to control total suspended solids carried in runoff from the post-construction site as follows:

1. BMPs shall be designed in accordance with Table 1 or to the maximum extent practicable as provided in subd. 2. The design shall be based on an average annual rainfall, as compared to no runoff management controls.
2. Maximum Extent Practicable. If the design cannot meet a total suspended solids reduction performance standard of Table 1, the storm water management plan shall include a written, site-specific explanation of why the total suspended solids reduction performance standard cannot be met and why the total suspended solids load will be reduced only to the maximum extent practicable.

**Table 1 TSS Reduction Standards**

<b>Development Type</b>	<b>TSS Reduction</b>
New Development	80 percent
In-fill Development	80 percent
Redevelopment	40 percent of load from parking areas and roads

3. Off-Site Drainage. When designing BMPs, runoff draining to the BMP from off-site shall be taken into account in determining the treatment efficiency of the practice. Any impact on the efficiency shall be compensated for by increasing the size of the BMP accordingly.

b. PEAK DISCHARGE. BMPs shall be designed, installed and maintained to control peak discharge from the post-construction site as follows:

1. By design, BMPs shall be employed to maintain or reduce the 1-year, 24-hour, the 2-year, 24-hour, the 10-year, 24-hour, and the 100-year, 24-hour post-construction peak runoff discharge rates

to the 1-year, 24-hour, the 2-year, 24-hour, the 10-year, 24-hour, and the 100-year, 24-hour pre-development peak runoff discharge rates respectively, or to the maximum extent practicable.

2. The runoff curve numbers in Table 2 shall be used to represent the actual pre-development conditions. Peak discharges shall be calculated using TR-55 runoff curve number methodology, Atlas 14 precipitation depths, and the appropriate NRCS Wisconsin MSE3 or MSE4 precipitation distribution. On a case-by-case basis, the City of Lake Geneva may allow the use of TP-40 precipitation depths and a Type II distribution.

**Table 2 Maximum Pre-Development Runoff Curve Numbers**

	Hydrologic Soil Group			
	A	B	C	D
Woodland	30	55	70	77
Grassland	39	61	71	78
Cropland	55	69	78	83

3. Contribution runoff entering the project from offsite may be excluded from detention calculations if the water is routed around disturbed areas by use of stable water course(s).
4. All open channel storm water conveyance systems shall provide safe conveyance for peak flow from a 25-year frequency, 24-hour rainfall event within the defined channel banks.
5. Conveyance for the peak flow runoff from a 100-year, 24-hour event shall be provided such that no inundation of or damage to built structures shall occur.
6. Where feasible, all permanent storm sewer inlets must be stenciled by the permit holder as part of the water quality strategy for protection of surface waters and drainage to Geneva Lake.
7. Drainage systems may not result in transfer of drainage from one delineated natural drainage area to another if reasonable alternatives exist which would preserve natural drainage patterns. Drainage area delineations must be shown on the storm water

plan.

8. All storm water basins shall be permanent, aesthetically pleasing, if practical, and safe. Subsurface bottoms of wet basins must provide a safety ledge consistent with required design criteria identified in **(h)(1)**.
9. This subsection of the ordinance does not apply to any of the following:
  - a. A post-construction site where the discharge is directly into a lake over 5,000 acres or a stream or river segment draining more than 500 square miles.
  - b. Except as provided under **(h)(3)**, a redevelopment post-construction site.
  - c. An in-fill development area less than 5 acres.

c. INFILTRATION

1. Best Management Practices. BMPs shall be designed, installed, and maintained to infiltrate runoff in accordance with the following or to the maximum extent practicable:
  - a. *Low imperviousness.* For development up to 40 percent connected imperviousness, such as parks, cemeteries, and low density residential development, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than one percent of the post-construction site is required as an effective infiltration area.
  - b. *Moderate imperviousness.* For development with more than 40 percent and up to 80 percent connected imperviousness, such as medium and high density residential, multi-family development, industrial and institutional development, and office parks, infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing

appropriate infiltration systems to meet this requirement, no more than 2 percent of the post- construction site is required as an effective infiltration area.

- c. *High imperviousness.* For development with more than 80 percent connected imperviousness, such as commercial strip malls, shopping centers, and commercial downtowns, infiltrate sufficient runoff volumes so that the post-development infiltration volume shall be at least 60 percent of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2 percent of the post-construction site is required as an effective infiltration area.
- 2. Pre-development. The pre-development condition shall be the same as specified in Table 2 of the Peak Discharge section of this ordinance.
  - 3. Source Areas.
    - a. *Prohibitions.* Runoff from the following areas may not be infiltrated and may not qualify as contributing to meeting the requirements of this section unless demonstrated to meet the conditions identified in **(h)(4)c.6.:**
      - 1. Areas associated with a tier 1 industrial facility identified in s.NR216.21 (2)(a), including storage, loading and parking. Rooftops may be infiltrated with the concurrence of the regulatory authority.
      - 2. Storage and loading areas of a tier 2 industrial facility identified in s. NR 216.21(2)(b).
      - 3. Fueling and vehicle maintenance areas. Runoff from rooftops of fueling and vehicle maintenance areas may be infiltrated with the concurrence of the regulatory authority.
    - b. *Exemptions.* Runoff from the following areas may be credited toward meeting the requirement when

infiltrated, but the decision to infiltrate runoff from these source areas is optional:

1. Parking areas and access roads less than 5,000 square feet for commercial development.
2. Parking areas and access roads less than 5,000 square feet for industrial development not subject to the Prohibitions under para.
3. Except as provided under (h)(3), redevelopment post-construction sites.
4. In-fill development areas less than 5 acres.
5. Roads on commercial, industrial and institutional land uses, and arterial residential roads.

4. Location of Practices.

a. *Prohibitions.* Infiltration practices may not be located in the following areas:

1. Areas within 1000 feet upgradient or within 100 feet downgradient of direct conduits to groundwater.
2. Areas within 400 feet of a community water system well as specified in s. NR 811.16 (4) or within the separation distances listed in s. NR 812.08 for any private well or non-community well for runoff infiltrated from commercial, including multi-family residential, industrial and institutional land uses or regional devices for one- and two-family residential development.
3. Areas where contaminants of concern, as defined in s. NR 720.03 (2), are present in the soil through which infiltration will occur.

b. *Separation distances.*

1. Infiltration practices shall be located so that the characteristics of the soil and the separation distance between the bottom of the infiltration system and the elevation of

seasonal high groundwater or the top of  
bedrock are in accordance with Table3:

**Table 3 Separation Distances and Soil Characteristics**

<b>Source Area</b>	<b>Separation Distance</b>	<b>Soil Characteristics</b>
Industrial, Commercial, Institutional Parking Lots and Roads	5 feet or more	Filtering Layer
Residential Arterial Roads	5 feet or more	Filtering Layer
Roofs draining to subsurface Infiltration	1 foot or more	Native or Engineered Soil with particles finer than course sand
Roofs draining to surface Infiltration practices	Not Applicable	Not Applicable
All other impervious source areas	3 feet or more	Filtering Layer

2. Notwithstanding par. b., applicable requirements for injection wells classified under ch. NR 815 shall be followed.

c. *Infiltration rate exemptions.* Infiltration practices located in the following areas may be credited toward meeting the requirements under the following conditions, but the decision to infiltrate under these conditions is optional:

1. Where the infiltration rate of the soil measured at the proposed bottom of the infiltration system is less than 0.6 inches per hour using a scientifically credible field test method.
  2. Where the least permeable soil horizon to 5 feet below the proposed bottom of the infiltration system using the U.S. Department of Agriculture method of soils analysis is one of the following: sandy clay loam, clay loam, silty clay loam, sandy clay, silty clay, or clay.
5. Alternate Use. Where alternate uses of runoff are employed, such as for toilet flushing, laundry, or irrigation or storage on green roofs where an equivalent portion of the runoff is captured permanently by rooftop vegetation, such alternate use shall be given equal credit toward the infiltration volume required by this section.
  6. Groundwater Standards.
    - a. Infiltration systems designed in accordance with this

section shall, to the extent technically and economically feasible, minimize the level of pollutants infiltrating to groundwater and shall maintain compliance with the preventive action limit at a point of standards application in accordance with ch. NR 140. However, if site specific information indicates that compliance with a preventive action limit is not achievable, the infiltration BMP may not be installed or shall be modified to prevent infiltration to the maximum extent practicable.

- b. Notwithstanding par. a., the discharge from BMPs shall remain below the enforcement standard at the point of standards application.

- 7. Pretreatment. Before infiltrating runoff, pretreatment shall be required for parking lot runoff and for runoff from new road construction in commercial, industrial and institutional areas that will enter an infiltration system. The pretreatment shall be designed to protect the infiltration system from clogging prior to scheduled maintenance and to protect groundwater quality in accordance with subd. 6. Pretreatment options may include, but are not limited to, oil and grease separation, sedimentation, biofiltration, filtration, swales or filterstrips.
- 8. Maximum Extent Practicable. Where the conditions of subd. 3. and 4. limit or restrict the use of infiltration practices, the performance standard of (h)(4)c. shall be met to the maximum extent practicable.

d. PROTECTIVE AREAS.

- 1. Definition. In this section, "protective area" means an area of land that commences at the top of the channel of lakes, streams and rivers, or at the delineated boundary of wetlands, and that is the greatest of the following widths, as measured horizontally from the top of the channel or delineated wetland boundary to the closest impervious surface. However, in this section, "protective area" does not include any area of land adjacent to any stream enclosed within a pipe or culvert, so that runoff cannot enter the enclosure at this location.
  - a. For outstanding resource waters and exceptional resource waters, 75 feet.

- b. For perennial and intermittent streams identified on a U.S. Geological Survey 7.5-minute series topographic map, or a county soil survey map, whichever is more current, 50 feet.
- c. For lakes, 50 feet.
- d. For wetlands not subject to par. e. or f., 50 feet.
- e. For highly susceptible wetlands, 75 feet. Highly susceptible wetlands include the following types: calcareous fens, sedge meadows, open and coniferous bogs, low prairies, coniferous swamps, lowland hardwood swamps, and ephemeral ponds.
- f. For less susceptible wetlands, 10 percent of the average wetland width, but no less than 10 feet nor more than 30 feet. Less susceptible wetlands include: degraded wetland dominated by invasive species such as reed canary grass; cultivated hydric soils; and any gravel pits, or dredged material or fill material disposal sites that take on the attributes of a wetland.
- g. In pars. d. to f., determinations of the extent of the protective area adjacent to wetlands shall be made on the basis of the sensitivity and runoff susceptibility of the wetland in accordance with the standards and criteria in s. NR103.03.
- h. Wetland boundary delineation shall be made in accordance with s. NR103.08 (1m). This paragraph does not apply to wetlands that have been completely filled in compliance with all applicable state and federal regulations. The protective area for wetlands that have been partially filled in compliance with all applicable state and federal regulations shall be measured from the wetland boundary delineation after a fill has been placed. Where there is a legally authorized wetland fill, the protective area standard need not be met in that location.
- i. For concentrated flow channels with drainage areas greater than 130 acres, 10 feet.
- j. Notwithstanding pars. a. to i., the greatest protective

area width shall apply where rivers, streams, lakes and wetlands are contiguous.

2. Applicability. This section applies to post-construction sites located within a protective area, except those areas exempted pursuant to subd.4.
3. Requirements. The following requirements shall be met:
  - a. Impervious surfaces shall be kept out of the protective area entirely or to the maximum extent practicable. If there is no practical alternative to locating an impervious surface in the protective area, the storm water management plan shall contain a written, site-specific explanation.
  - b. Where land disturbing construction activity occurs within a protective area, adequate sod or self-sustaining vegetative cover of 70 percent or greater shall be established and maintained where no impervious surface is present. The adequate sod or self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat, and filtering of pollutants from upslope overland flow areas under sheet flow conditions. Non-vegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion such as on steep slopes or where high velocity flows occur.
  - c. BMPs such as filter strips, swales, or wet detention ponds, that are designed to control pollutants from non-point sources, may be located in the protective area.
4. Exemptions. This section does not apply to any of the following:
  - a. Except as provided under (h)(3), redevelopment post-construction sites.
  - b. In-fill development areas less than 5 acres.
  - c. Structures that cross or access surface water such as boat landings, bridges, and culverts.
  - d. Structures constructed in accordance with s. 59.692 (1v), Stats.
  - e. Areas of post-construction sites from which the

runoff does not enter the surface water, including wetlands, without first being treated by a BMP to meet the local ordinance requirements for total suspended solids and peak flow reduction, except to the extent that vegetative ground cover is necessary to maintain bank stability.

- e. FUELING AND MAINTENANCE AREAS- Fueling and vehicle maintenance areas shall have BMPs designed, installed, and maintained to reduce petroleum within runoff, so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable.
- f. SWALE TREATMENT FOR TRANSPORTATION FACILITIES
  - 1. Requirement. Except as provided in subd. 2., transportation facilities that use swales for runoff conveyance and pollutant removal are exempt from the requirements of local ordinance requirements for peak flow control, total suspended solids control, and infiltration, if the swales are designed to do all of the following or to the maximum extent practicable:
    - a. Swales shall be vegetated. However, where appropriate, non-vegetative measures may be employed to prevent erosion or provide for runoff treatment, such as rock riprap stabilization or checkdams.
    - b. Swales shall comply with sections V.F. (Velocity and Depth) and V.G. (Swale Geometry Criteria) with a swale treatment length as long as that specified in section V.C. (Pre-Treatment) of the Wisconsin Department of Natural Resources technical standard 1005 "Vegetated Infiltration Swales", dated May 2007, or a superseding document. Transportation facility swale treatment does not have to comply with other sections of technical standard 1005.
  - 2. Other requirements
    - a. Notwithstanding subd. 1., the City of Lake Geneva may, consistent with water quality standards, require that other requirements, in addition to swale treatment, be met on a transportation facility with an average daily traffic rate greater than 2,500 and where the initial

surface water of the state that the runoff directly enters is one of the following:

1. An outstanding resource water.
2. An exceptional resource water.
3. Waters listed in section 303 (d) of the Federal Clean Water Act that are identified as impaired in whole or in part, due to non-point source impacts.
4. Water where targeted performance standards are developed pursuant to s. NR 151.004, Wis. Adm. Code.

- b. The transportation facility authority shall contact the City of Lake Geneva to determine if additional BMPs beyond a water quality swale are needed under this subsection.

(5) GENERAL CONSIDERATIONS FOR STORM WATER MANAGEMENT MEASURES.

The following considerations shall be observed in on-site and off-site runoff management:

- a. Natural topography and land cover features such as natural swales, natural depressions, native soil infiltrating capacity, and natural groundwater recharge areas shall be preserved and used, to the extent possible, to meet the requirements of this section.
- b. Emergency overland flow for all storm water facilities shall be provided to prevent exceeding the safe capacity of downstream drainage facilities and prevent endangerment of downstream property or public safety.

(6) BMP LOCATION

- a. To comply with the performance standards required under **(h)** of this ordinance, BMPs may be located on-site or off-site as part of a regional storm water device, practice or system, but shall be installed in accordance with s. NR 151.003, Wis. Adm. Code.
- b. The City of Lake Geneva may approve off-site management measures provided that all of the following conditions are met:
  1. The City of Lake Geneva determines that the post-construction runoff is covered by a storm water management system plan that is approved by the City of Lake Geneva and that contains management requirements consistent with the purpose and intent of this ordinance.

2. The off-site facility meets all of the following conditions:
  - a. The facility is in place.
  - b. The facility is designed and adequately sized to provide a level of storm water control equal to or greater than that which would be afforded by on-site practices meeting the performance standards of this ordinance.
  - c. The facility has a legally obligated entity responsible for its long-term operation and maintenance.
- c. Where a regional treatment option exists such that the City of Lake Geneva exempts the applicant from all or part of the minimum on-site storm water management requirements, the applicant shall be required to pay a fee in an amount determined in negotiation with the City of Lake Geneva. In determining the fee for post-construction runoff, the City of Lake Geneva shall consider an equitable distribution of the cost for land, engineering design, construction, and maintenance of the regional treatment option.
- (7) **ADDITIONAL REQUIREMENTS.** The City of Lake Geneva may establish storm water management requirements more stringent than those set forth in this ordinance if the City of Lake Geneva determines that the requirements are needed to control storm water quantity or control flooding, comply with federally approved total maximum daily load requirements, or control pollutants associated with existing development or redevelopment.

**(i) PERMITTING REQUIREMENTS, PROCEDURES AND FEES**

- (1) **PERMIT REQUIRED.** No responsible party may undertake a land disturbing construction activity without receiving a post-construction runoff permit from the City of Lake Geneva prior to commencing the proposed activity.
- (2) **PERMIT APPLICATION AND FEES.** Unless specifically excluded by this ordinance, any responsible party desiring a permit shall submit to the City of Lake Geneva a permit application on a form provided by the City of Lake Geneva for that purpose.
  - a. Unless otherwise excluded by this ordinance, a permit application must be accompanied by a storm water management plan, a maintenance agreement and a non-refundable permit administration fee.
  - b. The storm water management plan shall be prepared to meet the requirements of **(h)** and **(j)**, the maintenance agreement shall be prepared to meet the requirements of **(k)**, the financial guarantee shall meet the requirements of **(l)**, and fees shall be those established by the Common Council as set forth in **(m)**.

- c. By submitting an application, the applicant is authorizing the City or designee to enter the site to obtain information required for the review of the control plan.
  - d. Submission of an application by one of several land users or land owners of particular site shall constitute an affirmation by said applicant of authority to act on behalf of the other land users or land owners to so apply and, upon issuance of a permit, to engage in land developing or disturbing activities on the site. The City shall be under no obligation to ascertain the legal authority of the applicant to so act.
- (3) PERMIT APPLICATION REVIEW AND APPROVAL. The City of Lake Geneva shall review any permit application that is submitted with a storm water management plan, maintenance agreement, and the required fee. The following approval procedure shall be used:
- a. Within 45 days of the receipt of a complete permit application, including all items as required by sub. (2), the City of Lake Geneva shall inform the applicant whether the application, storm water management plan and maintenance agreement are approved or disapproved based on the requirements of this ordinance.
  - b. If the storm water permit application, storm water management plan and maintenance agreement are approved, or if an agreed upon payment of fees in lieu of storm water management practices is made, the City of Lake Geneva shall issue the permit.
  - c. If the storm water permit application, storm water management plan or maintenance agreement is disapproved, the City of Lake Geneva shall detail in writing the reasons for disapproval.
  - d. The City of Lake Geneva may request additional information from the applicant. If additional information is submitted, the City of Lake Geneva shall have 30 days from the date the additional information is received to inform the applicant that the storm water management plan and maintenance agreement are either approved or disapproved.
- (4) PERMIT REQUIREMENTS. All permits issued under this ordinance shall be subject to the following conditions, and holders of permits issued under this ordinance shall be deemed to have accepted these conditions. The City of Lake Geneva may suspend or revoke a permit for violation of a permit condition, following written notification of the responsible party. An action by the City of Lake Geneva to suspend or revoke this permit may be appealed in accordance with (o).
- a. Compliance with this permit does not relieve the responsible party of the

- responsibility to comply with other applicable federal, state, and local laws and regulations.
- b. The responsible party shall design and install all structural and non-structural stormwater management measures in accordance with the approved storm water management plan and this permit.
  - c. The responsible party shall notify the City of Lake Geneva at least 72 hours before commencing any land developing or land disturbing activity, and within 14 days upon completion of the storm water management practices. If required as a special condition under sub. (5), the responsible party shall make additional notification according to a schedule set forth by the City of Lake Geneva so that practice installations can be inspected during construction.
  - d. Practice installations required as part of this ordinance shall be certified "as built" or "record" drawings by a licensed professional engineer. Completed storm water management practices must pass a final inspection by the City of Lake Geneva or its designee to determine if they are in accordance with the approved storm water management plan and ordinance. The City of Lake Geneva or its designee shall notify the responsible party in writing of any changes required in such practices to bring them into compliance with the conditions of this permit.
  - e. The responsible party shall notify the City of Lake Geneva of any significant modifications it intends to make to an approved storm water management plan. The City of Lake Geneva may require that the proposed modifications be submitted to it for approval prior to incorporation into the storm water management plan and execution by the responsible party.
  - f. The responsible party shall maintain all storm water management practices in accordance with the storm water management plan until the practices either become the responsibility of the Common Council, or are transferred to subsequent private owners as specified in the approved maintenance agreement.
  - g. The responsible party authorizes the City of Lake Geneva to perform any work or operations necessary to bring storm water management measures into conformance with the approved storm water management plan, and consents to a special assessment or charge against the property as authorized under subch. VII of ch. 66, Wis. Stats., or to charging such costs against the financial guarantee posted under (I).
  - h. If so directed by the City of Lake Geneva, the responsible party shall repair

at the responsible party's own expense all damage to adjoining municipal facilities and drainage ways caused by runoff, where such damage is caused by activities that are not in compliance with the approved storm water management plan.

- i. The responsible party shall permit property access to the City of Lake Geneva or its designee for the purpose of inspecting the property for compliance with the approved storm water management plan and this permit.
  - j. Where site development or redevelopment involves changes in direction, increases in peak rate and/or total volume of runoff from a site, the City of Lake Geneva may require the responsible party to make appropriate legal arrangements with affected property owners concerning the prevention of endangerment to property or public safety.
  - k. The responsible party is subject to the enforcement actions and penalties detailed in (n), if the responsible party fails to comply with the terms of this permit.
  - l. Keep a copy of the approved storm water management plan on the site.
- (5) PERMIT CONDITIONS. Permits issued under this subsection may include conditions established by City of Lake Geneva in addition to the requirements needed to meet the performance standards in (h) or a financial guarantee as provided for in (l).
- (6) PERMIT DURATION. Permits issued under this section shall be valid from the date of issuance for a period of 180 days, or the length of the building permit or other construction authorizations, whichever is longer. The City of Lake Geneva may extend the period for up to an additional 180 days and may require additional control measures as a condition of the extension if they are necessary to meet the requirements. After final inspection, the City of Lake Geneva notifies the responsible party that all storm water management practices have passed the final inspection required under sub.(4)(d).

**(j) STORM WATER MANAGEMENT PLAN**

- (1) STORM WATER MANAGEMENT PLAN REQUIREMENTS. The storm water management plan required under (h)(2) shall contain at a minimum the following information:
- a. Name, address, and telephone number for the following or their designees: landowner; developer; project engineer for practice design and certification; person(s) responsible for installation of storm water management practices; and person(s) responsible for maintenance of storm water management practices prior to the

- transfer, if any, of maintenance responsibility to another party.
- b. A proper legal description of the property proposed to be developed, referenced to the U.S. Public Land Survey system or to block and lot numbers within a recorded land subdivision plat.
  - c. Pre-development site conditions, including:
    1. One or more site maps at a scale of not less than 1 inch equals 100 feet. The site maps shall show the following: site location and legal property description; predominant soil types and hydrologic soil groups; existing cover type and condition; topographic contours of the site at a contour interval not to exceed two feet; topography and drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; watercourses that may affect or be affected by runoff from the site; flow path and direction for all storm water conveyance sections; watershed boundaries used in hydrology determinations to show compliance with performance standards; lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site; limits of the 100 year floodplain; location of wells and wellhead protection areas covering the project area and delineated pursuant to s. NR 811.16, Wis. Adm. Code; locations and dimensions of utilities, structures, roads, highways and paving.
    2. Hydrology and pollutant loading computations as needed to show compliance with performance standards. All major assumptions used in developing input parameters shall be clearly stated. The geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).
  - d. Post-development site conditions, including:
    1. Explanation of the provisions to preserve and use natural topography and land cover features to minimize changes in peak flow runoff rates and volumes to surface waters and wetlands.
    2. Explanation of any restrictions on storm water management measures in the development area imposed

- by wellhead protection plans and ordinances.
3. One or more site maps at a scale equal to the same scale used on the pre-development site conditions map showing the following: post-construction pervious areas including vegetative cover type and condition; impervious surfaces including all buildings, structures, and pavement; post-construction topographic contours of the site at a contour interval not to exceed two feet; post-construction drainage network including enough of the contiguous properties to show runoff patterns onto, through, and from the site; locations and dimensions of drainage easements; locations of maintenance easements specified in the maintenance agreement; flow path and direction for all storm water conveyance sections; location and type of all storm water management conveyance and treatment practices, including the on-site and off-site tributary drainage area; location and type of conveyance system that will carry runoff from the drainage and treatment practices to the nearest adequate outlet such as a curbed street, storm drain, or natural drainage way; watershed boundaries used in hydrology and pollutant loading calculations and any changes to lakes, streams, wetlands, channels, ditches, and other watercourses on and immediately adjacent to the site.
  4. Hydrology and pollutant loading computations as needed to show compliance with performance standards. The computations shall be made for each discharge point in the development, and the geographic areas used in making the calculations shall be clearly cross-referenced to the required map(s).
  5. Results of investigations of soils and groundwater required for the placement and design of storm water management measures. Detailed drawings including cross-sections and profiles of all permanent storm water conveyance and treatment practices.
- e. A description and installation schedule for the storm water management practices needed to meet the performance standards in **(h)**.
  - f. A maintenance plan developed for the life of each storm water management practice including the required maintenance activities and maintenance activity schedule.
  - g. Cost estimates for the construction, operation, and maintenance of each stormwater management practice.

- h. Other information requested in writing by the City of Lake Geneva to determine compliance of the proposed storm water management measures with the provisions of this ordinance.
- i. All site investigations, plans, designs, computations, and drawings shall be certified by a licensed professional engineer to be prepared in accordance with accepted engineering practice and requirements of this ordinance.

(2) ALTERNATE REQUIREMENTS. The City of Lake Geneva may prescribe alternative submittal requirements for applicants seeking an exemption to on-site storm water management performance standards under **(h)(5)**.

**(k) MAINTENANCE AGREEMENT**

(1) MAINTENANCE AGREEMENT REQUIRED. The maintenance agreement required under **(i)** for storm water management practices shall be an agreement between the City of Lake Geneva and the responsible party to provide for maintenance of storm water practices beyond the duration period of this permit. The maintenance agreement shall be filed with the County Register of Deeds as a property deed restriction so that it is binding upon all subsequent owners of the land served by the storm water management practices.

(2) AGREEMENT PROVISIONS. The maintenance agreement shall contain the following information and provisions and be consistent with the maintenance plan required by **(j)(1)f.**:

- a. Identification of the storm water facilities and designation of the drainage area served by the facilities.
- b. A schedule for regular maintenance of each aspect of the storm water management system consistent with the storm water management plan required under **(i)(2)**.
- c. Identification of the responsible party(s), organization or city, county, town or village responsible for long term maintenance of the storm water management practices identified in the storm water management plan required under **(i)(2)**.
- d. Requirement that the responsible party(s), organization, or city, county, town or village shall maintain storm water management practices in accordance with the schedule included in par.(b).
- e. Authorization for the City of Lake Geneva to access the property to conduct inspections of storm water management practices as necessary to ascertain that the practices are being maintained and operated in accordance with the agreement.

- f. A requirement on the City of Lake Geneva to maintain public records of the results of the site inspections, to inform the responsible party responsible for maintenance of the inspection results, and to specifically indicate any corrective actions required to bring the storm water management practice into proper working condition.
- g. Agreement that the party designated under par. (c), as responsible for long term maintenance of the storm water management practices, shall be notified by the City of Lake Geneva of maintenance problems which require correction. The specified corrective actions shall be undertaken within a reasonable time frame as set by the City of Lake Geneva.
- h. Authorization of the City of Lake Geneva to perform the corrected actions identified in the inspection report if the responsible party designated under par. (c) does not make the required corrections in the specified time period. The City of Lake Geneva shall enter the amount due on the tax rolls and collect the money as a special charge against the property pursuant to subch. VII of ch. 66, Wis. Stats.

**(I) FINANCIAL GUARANTEE**

- (1) ESTABLISHMENT OF THE GUARANTEE. The City of Lake Geneva may require the submittal of a financial guarantee, the form and type of which shall be acceptable to the City of Lake Geneva. The financial guarantee shall be in an amount determined by the City of Lake Geneva to be the estimated cost of construction and the estimated cost of maintenance of the storm water management practices during the period which the designated party in the maintenance agreement has maintenance responsibility. The financial guarantee shall include all phases of the plan from the clearing and stockpiling operations to final grading and landscaping including a maintenance guarantee for a period of not less than two years from the recording of the document or commencement of construction, whichever occurs first. An agreement will be a part of the financial guarantee, which shall give the City of Lake Geneva the authorization to use the funds to complete the storm water management practices if the responsible party defaults or does not properly implement the approved storm water management plan, upon written notice to the responsible party by the City of Lake Geneva that the requirements of this ordinance have not been met. This agreement shall be received by the City prior to issuance of any permits and shall be effective for a sufficient time period to perform the activities required, make the appropriate inspections, and approve the final installation. The City may extend the agreement beyond its original expiration date if necessary due to unexpected or unforeseen circumstances beyond the control of the responsible party. A performance bond shall be replaced with a maintenance guarantee for a stated period

of time and in an amount equal to a percentage of the cost of the construction of the improvements and a cost overrun of 15%.

- (2) **CONDITIONS FOR RELEASE.** Conditions for the release of the financial guarantee are as follows:
- a. The City of Lake Geneva shall release the portion of the financial guarantee established under this section, less any costs incurred by the City of Lake Geneva to complete installation of practices, upon submission of "as built plans" or "record" drawings by a licensed professional engineer. The City of Lake Geneva may make provisions for a partial pro-rata release of the financial guarantee based on the completion of various development stages.
  - b. The City of Lake Geneva shall release the portion of the financial guarantee established under this section to assure maintenance of storm water practices, less any costs incurred by the City of Lake Geneva, at such time that the responsibility for practice maintenance is passed on to another entity via an approved maintenance agreement.

**(m) FEE SCHEDULE**

- (1) The fees referred to in other sections of this ordinance shall be established by the City of Lake Geneva and may from time to time be modified by resolution. A schedule of the fees established by the City of Lake Geneva shall be available for review in City Hall. The processing fees shall be related to costs involved in processing permit applications, conditional use petitions, appeals to the board of appeals and zoning amendments and changes.
- (2) The City of Lake Geneva shall charge a double fee if work is started before a permit is applied for and issued. Such double fee shall not release the applicant from full compliance with this section nor from prosecution for violation of this section.

**(n) ENFORCEMENT**

- (1) Any land disturbing construction activity or post-construction runoff initiated after the effective date of this ordinance by any person, firm, association, or corporation subject to the ordinance provisions shall be deemed a violation unless conducted in accordance with the requirements of this ordinance.
- (2) The City of Lake Geneva shall notify the responsible party by certified mail of any non-complying land disturbing construction activity or post-construction runoff. The notice shall describe the nature of the violation, remedial actions needed, a schedule for remedial action, and additional enforcement action which may be taken.
- (3) Upon receipt of written notification from the City of Lake Geneva under sub. (2), the responsible party shall correct work that does not comply with the storm water

management plan or other provisions of this permit. The responsible party shall make corrections as necessary to meet the specifications and schedule set forth by the City of Lake Geneva in the notice.

- (4) If the violations to a permit issued pursuant to this ordinance are likely to result in damage to properties, public facilities, or waters of the state, the City of Lake Geneva may enter the land and take emergency actions necessary to prevent such damage. The costs incurred by the City of Lake Geneva plus interest and legal costs shall be billed to the responsible party.
- (5) The City of Lake Geneva is authorized to post a stop work order on all land disturbing construction activity that is in violation of this ordinance, or to request the City Attorney to obtain a cease and desist order in any court with jurisdiction.
- (6) The City of Lake Geneva may revoke a permit issued under this ordinance for non-compliance with ordinance provisions.
- (7) Any permit revocation, stop work order, or cease and desist order shall remain in effect unless retracted by the City of Lake Geneva or by a court with jurisdiction.
- (8) The City of Lake Geneva is authorized to refer any violation of this ordinance, or a stop work order or cease and desist order issued pursuant to this ordinance, to the City Attorney for the commencement of further legal proceedings in any court with jurisdiction.
- (9) Any person, firm, association, or corporation who does not comply with the provisions of this ordinance shall be subject to a forfeiture in accordance with the City for each violation. Each day that the violation exists shall constitute a separate offense.
- (10) Compliance with the provisions of this ordinance may also be enforced by injunction in any court with jurisdiction. It shall not be necessary to prosecute for forfeiture or a cease and desist order before resorting to injunction proceedings.
- (11) When the City of Lake Geneva determines that the holder of a permit issued pursuant to this ordinance has failed to follow practices set forth in the storm water management plan, or has failed to comply with schedules set forth in said storm water management plan, the City of Lake Geneva or a party designated by the City of Lake Geneva may enter upon the land and perform the work or other operations necessary to bring the condition of said lands into conformance with requirements of the approved storm water management plan. The City of Lake Geneva shall keep a detailed accounting of the costs and expenses of performing this work. These costs and expenses shall be deducted from any financial security posted pursuant to (I) of this ordinance. Where such a security has not been established, or where such a security is insufficient to cover these costs, the costs and expenses shall be entered on the tax roll as a special charge against the property and collected with any other

taxes levied thereon for the year in which the work is completed.

**(o) APPEALS**

- (1) **BOARD OF APPEALS.** The board of appeals, created pursuant to section 98-934 of the City of Lake Geneva ordinances pursuant to s. 62.23 (7)(e), Wis. Stats., shall hear and decide appeals where it is alleged that there is error in any order, decision or determination made by the City of Lake Geneva in administering this ordinance. The board shall also use the rules, procedures, duties, and powers authorized by statute in hearing and deciding appeals. Upon appeal, the board may authorize variances from the provisions of this ordinance that are not contrary to the public interest, and where owing to special conditions a literal enforcement of the ordinance will result in unnecessary hardship.
- (2) **WHO MAY APPEAL.** Appeals to the board of appeals may be taken by any aggrieved person or by an officer, department, board, or bureau of the City of Lake Geneva affected by any decision of the City of Lake Geneva.

**(p) SEVERABILITY** - If any section, clause, provision or portion of this ordinance is judged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall remain in force and not be affected by such judgement.

**(q) EFFECTIVE DATE** - This ordinance shall be in force and effect from and after its adoption and publication. The above and foregoing ordinance was duly adopted by the Common Council of the City of Lake Geneva on the below listed day month and year.

Approved:

Attested:

Published DD/MM/YR

# CITY OF LAKE GENEVA

626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
[www.cityoflakegeneva.com](http://www.cityoflakegeneva.com)



## Memorandum

**Date:** January 10, 2017  
**To:** Public Works Committee  
**From:** Blaine Oborn, City Administrator  
**Subject:** Discussion/Recommendation on July 12, 2017 unreimbursed storm expenses

The City experienced severely heavy rainfall on the morning of July 12, 2017 causing much flooding and damage to City infrastructure including roads, bike paths, culverts, and storm sewers. The City applied for relief through FEMA and was rejected as the incident did not qualify for a FEMA declaration. The Public Works Director, Tom Earle then applied to the City's property insurance provider and only the White River bridge was covered by insurance. Earle finally applied to the Wisconsin Disaster Fund for reimbursement and the City claim was rejected.

The City Council received ongoing reports on storm damage costs and repairs. The repairs were charged to the City Budget item Expenses Subject to Insurance Claim (10-10-00-5245) given the expectation the City would be reimbursed. This is the line item the City uses for insurance claims with the reimbursements being charged to revenue to offset the expenses. Attached is the list of storm damage repair costs totaling \$87,075.26 that the City will not be reimbursed for.

The Council has four options:

- 1) Continue to seek State reimbursement.
- 2) Charge the expenses to the Street Improvement Project and use Capital borrowing.
- 3) Do a Budget Amendment to use the City Fund Balance (informally called a rainy day fund).
- 4) Make no changes knowing the City may close the 2017 General Fund Budget in the negative.

I recommend option 4 with the hope that other expense savings and increased revenue will offset the cost. If the 2017 General Fund Budget ends in the negative, the cause can be easily explained due to this extraordinary event and the City has an adequate fund balance for this purpose.

City of Lake Geneva  
 July 12, 2017 Storm Damage Repairs  
 12/14/2017 Report on Unreimbursed Costs

<u>Date</u>	<u>Transaction Description</u>	<u>Vendor</u>	<u>Amount</u>
9/26/2017	CAMPBELL/WRIGLEY PATCH	DOWN TO EARTH CONTRA	3,352.02
9/26/2017	REMOVE/REPLACE ASPHALT	DOWN TO EARTH CONTRA	1,428.02
9/26/2017	REPAIR SEWER/MANHOLES	DOWN TO EARTH CONTRA	4,416.94
9/26/2017	REPLACE CULVERT	DOWN TO EARTH CONTRA	4,529.62
9/26/2017	FLOOD DAMAGE-RETAINING WALL	HUMPHREY'S CONTRACTI	12,975.02
9/26/2017	BAKER/WRIGLEY FLOOD	HUMPHREY'S CONTRACTI	6,760.23
9/26/2017	STORM SEWER-MILLER/LOOKOUT	OTTO JACOBS	263.02
9/26/2017	STORM SEWER-SAGE ST	OTTO JACOBS	263.02
9/26/2017	STORM SEWER-CAMPBELL	OTTO JACOBS	434.02
9/26/2017	GRAVEL-CAMPBELL/WRIGLEY	OTTO JACOBS	420.02
9/26/2017	GRAVEL-BAKER	OTTO JACOBS	700.02
9/26/2017	STORM SEWER REPAIR	DOWN TO EARTH CONTRA	2,734.02
10/24/2017	FLOOD DAMAGE-HAVENWOOD	DOWN TO EARTH CONTRA	2,269.02
10/24/2017	WEM SUBMITTAL	KAPUR & ASSOCIATES	642.00
11/14/2017	STORM DAMAGE SINKHOLE-VETS PRK	DOWN TO EARTH CONTRA	1,307.52
11/14/2017	WRIGLEY CURB/WALKS-JULY STORM	HUMPHREY'S CONTRACTI	1,749.53
11/17/2017	GRAVEL-WRIGLEY@ALLEY	OTTO JACOBS	490.02
11/17/2017	ASPHALT PATCH-JULY STORM	STARK PAVEMENT CORPO	42,341.20
<b>Total</b>			<b><u><u>87,075.26</u></u></b>

City Clerk's Office  
626 Geneva Street  
Lake Geneva, WI 53147  
(262) 248-3673  
www.cityoflakegeneva.com



# CITY OF LAKE GENEVA

## TAXI COMPANY LICENSE APPLICATION

Please Check:

Original Application

Renewal of Current License

Fees of \$50.00 for first car and \$25.00 per each additional car are due upon application

*Annual License Expires June 30<sup>th</sup> each year*

Please fill in all blanks completely, as incomplete applications will be rejected.

**NOTE: Application must be accompanied by the following documents:**

- Copy of policy of liability insurance covering all vehicles, insuring the licensee against loss from liability to the amount of \$300,000 for the injury or death of one or more persons and in the amount of \$100,000 for damage to property of others for any one accident due to negligent operation of vehicle.
- Copy of certificate of inspection signed by a reputable automobile mechanic or public garage owner certifying that the vehicle sought to be licensed is mechanically sound and in a thoroughly safe condition for the transportation of passengers and in clean, fit and good appearance.
- Taxi/Trolley Driver License Application(s) for any drivers who are not currently licensed with the City of Lake Geneva.

**ANY APPLICATION SUBMITTED WITHOUT THE REQUIRED DOCUMENTATION SHALL BE CONSIDERED INCOMPLETE AND REJECTED.**

### BUSINESS INFORMATION

Business Name: CRUZIN Transportation

Bus. Address (Physical): \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City, State, Zip: Waukegan WI

Bus. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Name of Liability Carrier: State Farm

Policy Number: \_\_\_\_\_

BUSINESS OWNER/AGENT INFORMATION

Owner/ Agent Name: CYNTHIA HANSEN  
Owner/ Agent Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

PLEASE ANSWER THE FOLLOWING QUESTIONS COMPLETELY

1. Have you been previously licensed to operate a taxicab company? YES NO  
If Yes, please state where: Brooklyn, W.
2. Have you ever had a license revoked? YES  NO  
If Yes, please explain: \_\_\_\_\_

TAXI VEHICLE INFORMATION

Total Number of Vehicles to be operated: 1

Vehicle #1		
<u>Toyota</u>	<u>Scion XB</u>	<u>2005</u>
Make	Model	Year
<u>4</u>	<u>AA 1067</u>	
Capacity	License Plate No.	
<u>JTLKT324205201301</u>		
VIN	Certificate of Title No.	

Vehicle #2		
Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

## VEHICLE SAFETY INSPECTION

**Instructions:** The licensee shall provide this form to the garage, dealership or auto repair shop to be completed by the inspector upon completion of the vehicle inspection. The licensee shall submit the completed form to the City Clerk.

Vehicle Owner/Agent Name CYNTHIA HANSEN  
CRUZIN Transportation

Vehicle - Year	Make	Model	Color	Odometer Reading	License Plate Number
2005	SCION	XB	GREY	166392	AAX-1667
Name - Inspecting Company or Agency			Name - Inspector		Telephone Number
Mikes Auto Repair			Josh Brewer		
Address			City	State	Zip Code
923 Williams St			Lake Geneva	WI	53147

VEHICLE INSPECTION CHECKLIST							
Item	Pass	Repair / Replace	Item	Pass	Repair / Replace		
<b>BRAKES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>SAFETY FEATURES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Failure indicator light	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Turn signals operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. System integrity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Head lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Pedal reserve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Tail lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Disc / drum condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Brake lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Hoses and assembly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Horn	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>SUSPENSION</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Windows / Windshield (cracks / chips)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Shock absorbers / struts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23. Front seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Back seat safety belts condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Shackles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25. Door locks operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Modifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>WIPERS / WIPER BLADES</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>STEERING</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26. Wipers operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Lash	<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Blades contact	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Free turning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	28. Blades condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Linkage play	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>TIRES - FRONT</b>	Lft	Rt	Lft	Rt
13. Power system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Tread depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>EXHAUST SYSTEM</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Matching	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	31. Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Legal muffler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>TIRES - REAR</b>	Lft	Rt	Lft	Rt
16. Tailpipe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	32. Tread depth	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			33. Matching	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			34. Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brief Comments - Refer to Item Number

SIGNATURE - Inspector	Date - Inspection
<u>Joshua D Brewer</u>	<u>1-10-18</u>

Vehicle #3		
Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

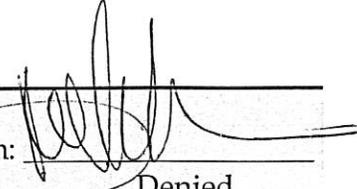
Vehicle #4		
Make	Model	Year
Capacity	License Plate No.	
VIN	Certificate of Title No.	

**APPLICANT SIGNATURE**

\_\_\_\_\_ DATE: \_\_\_\_\_

*For Office Use Only*

Date Filed: 1-10-18  
 Receipt No: C180102-4  
 Total Amount: \$50-  
 Forwarded to Police Chief: 1/10/2018  
 Forwarded to City Attorney: \_\_\_\_\_  
 Verified: Stark  MSI   
 Notes: \_\_\_\_\_  
 FLR Approval: \_\_\_\_\_  
 Council Approval: \_\_\_\_\_

Police Chief  
 Recommendation:   
 Approved  Denied  
 City Attorney Approval of Liability Insurance: \_\_\_\_\_  
 License Date: \_\_\_\_\_  
 License Number: \_\_\_\_\_

COPY

# TEMPORARY AUTO IDENTIFICATION CARD

## STATE FARM®

This card is invalid if the policy for which it was issued lapses or is terminated.

<b>CAR INSURANCE CARD</b>		State Farm 
POLICY NUMBER 216 7601-E07-49 State Farm Mutual Automobile Insurance Company		
INSURED HANSEN, CYNTHIA A		
EFFECTIVE DATE Nov-07-2017		EXPIRATION DATE Jan-06-2018
CAR-YEAR/MAKE/VEHICLE IDENTIFICATION NUMBER 2005 SCION XB 2WD SPORT VAN GAS JTLKT324205201301		
<b>TEMPORARY</b>		
COVERAGES A BODILY INJURY/PROPERTY DAMAGE LIABILITY C MEDICAL PAYMENTS H, U, W		
		NAIC #25178
AGENT Mindy Cooling STATE FARM INSURANCE 24740 75th St Highway 50 Salem, WI 53168-9704 PHONE# 262-843-4242		
STATE FARM®		

IF YOU HAVE AN ACCIDENT- NOTIFY POLICE IMMEDIATELY			
1. Get names, addresses, and phone numbers of persons involved and witnesses. Also get driver license numbers of persons involved and license plate numbers/states of vehicles.			
2. Don't admit fault or discuss the accident with anyone but State Farm or police.			
3. Promptly notify your agent, log on to statefarm.com®, or visit State Farm Pocket Agent® to file a claim.			
For Emergency Road Service call 1-877-627-5757			
HOW TO IDENTIFY YOUR COVERAGES			
SEE POLICY FOR FULL NAME AND DEFINITION (All coverages not available in all states.)			
A or AB	Liability (Bodily Injury/Property Damage)	U	Uninsured Motor Vehicle
C, M	Medical Payments	U	Underinsured Motor Vehicle in Washington
D	Comprehensive or Other Than Collision (OTC)	U	Uninsured and Underinsured Motor Vehicle-BI/PD in Alaska
DWG	Comprehensive with Full Glass	U1	Uninsured Motor Vehicle-PD
E	Fire, Theft, Other Specified Perils	U1	Uninsured and Underinsured Motor Vehicle-in Alaska
F, G, or J	Collision	U1	Uninsured Motor Vehicle-BI/PD in Indiana
H	Emergency Road Service		
L	Physical Damage	U1	Underinsured Motor Vehicle-PD in Washington
N	Property Protection (Name varies by state)	U2	Uninsured and Underinsured Motor Vehicle-PD
P, Q	Personal Injury/No Fault (Name varies by state)	UNOC	Use of Nonowned Cars
R	Car Rental	W	Underinsured Motorist
R1, R2	Car Rental and Travel Expense	Y	Limited Property Damage
S	Death, Dismemberment		Liability (Michigan)
T	Disability	Z	Loss of Earnings

Because many states require evidence of insurance on demand, one copy of this form should be carried in the vehicle at all times.

A toll free number is available for Emergency Road Service and is located on your insurance card.



# VEHICLE OR EQUIPMENT CERTIFICATE OF INSURANCE

DATE (MM/DD/YYYY)  
01/16/2018

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

This form is used to report coverages provided to a single specific vehicle or equipment. Do not use this form to report liability coverage provided to multiple vehicles under a single policy. Use ACORD 25 for that purpose.

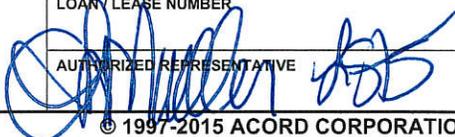
<b>PRODUCER</b>  MINDY COOLING STATE FARM 24740 75TH ST SUITE A SALEM, WI 53168	<b>CONTACT NAME:</b> BRITTANY BRUMM <b>PHONE (A/C, No, Ext):</b> 262-843-4242 <b>E-MAIL ADDRESS:</b> BRITTANY@MINDYCOOLING.COM <b>PRODUCER CUSTOMER ID #:</b>	<b>FAX (A/C, No):</b> 262-843-8787
	<b>INSURED</b> HANSEN, CYNTHIA A 32200 45TH ST LOT 58 BURLINGTON, WI 53105-9321	
		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> State Farm Mutual Automobile Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b>
		<b>NAIC #</b> 25178

DESCRIPTION OF VEHICLE OR EQUIPMENT				
YEAR 2005	MAKE / MANUFACTURER SCION	MODEL XB	BODY TYPE 2WD SPORT	VEHICLE IDENTIFICATION NUMBER JTLKT324205201301
DESCRIPTION			VEHICLE/EQUIPMENT VALUE \$	SERIAL NUMBER

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICY(IES) OF INSURANCE LISTED BELOW HAS/HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD(S) INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICY(IES) DESCRIBED HEREIN IS/ARE SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICY(IES).		

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	<input checked="" type="checkbox"/>	VEHICLE LIABILITY	216 7601-E07-49	11/07/2017	05/07/2018	COMBINED SINGLE LIMIT	\$
						BODILY INJURY (Per person)	\$ 250,000
						BODILY INJURY (Per accident)	\$ 500,000
						PROPERTY DAMAGE	\$ 100,000
		GENERAL LIABILITY				EACH OCCURENCE	\$
		<input type="checkbox"/> OCCURRENCE				GENERAL AGGREGATE	\$
		<input type="checkbox"/> CLAIMS MADE				MEDICAL	\$ 5,000
INSR LTR	LOSS PAYEE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS / DEDUCTIBLE	
		VEH COLLISION LOSS				<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
						<input type="checkbox"/> STATED AMT	\$ DED
		VEH COMP <input type="checkbox"/> VEH OTC				<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
						<input type="checkbox"/> STATED AMT	\$ DED
		EQUIPMENT				<input type="checkbox"/> ACV <input type="checkbox"/> AGREED AMT	\$ LIMIT
		<input type="checkbox"/> BASIC <input type="checkbox"/> BROAD				<input type="checkbox"/> RC <input type="checkbox"/> STATED AMT	\$ DED
		<input type="checkbox"/> SPECIAL				<input type="checkbox"/>	

REMARKS (INCLUDING SPECIAL CONDITIONS / OTHER COVERAGES) (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

ADDITIONAL INTEREST	CANCELLATION
Select one of the following: <input type="checkbox"/> The additional interest described below has been added to the policy(ies) listed herein by policy number(s). <input type="checkbox"/> A request has been submitted to add the additional interest described below to the policy(ies) listed herein by policy number(s).	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
<b>VEHICLE / EQUIPMENT INTEREST:</b> <input type="checkbox"/> LEASED <input type="checkbox"/> FINANCED	<b>DESCRIPTION OF THE ADDITIONAL INTEREST</b> <input type="checkbox"/> ADDITIONAL INSURED <input type="checkbox"/> LOSS PAYEE <input type="checkbox"/> LENDER'S LOSS PAYEE
<b>NAME AND ADDRESS OF ADDITIONAL INTEREST</b> Cynthia Hansen 32200 45th St Lot 58 Burlington, WI 53105	<b>LOAN/LEASE NUMBER</b> AUTHORIZED REPRESENTATIVE 

**CONDITIONAL USE RESOLUTION 18-R02**

A resolution authorizing the issuance of a Conditional Use Permit to Lynette M. Heimann Trust, 620 South Lake Shore Drive, Lake Geneva, WI 53147, to install a boat slip

WHEREAS, the City Plan Commission has considered the application of Lynette M. Heimann Trust for a boat slip installation;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Lynette M. Heimann Trust, 620 South Lake Shore Drive, Lake Geneva, WI 53147, to install a boat slip at the same address, in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZA315600001 to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 22<sup>th</sup> day of January 2018.

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Alan Kupsik, Mayor

ATTEST:

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Lana Kropf, City Clerk

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 15, 2018

Agenda Item #7

Applicant:

Reeds Construction LLC  
W3199 S Lake Shore Drive  
Lake Geneva, WI 53147

Request:

Lynette M. Heimann Trust  
2429 Ridgewood Ct.  
Aurora, IL 60502

620 S. Lake Shore Dr., Lake Geneva, WI 53147  
Proposed Conditional Use Permit for a Boat Slip

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a new boat slip at 620 S. Lake Shore Drive. The slips would involve a wood pier with eleven wood cribs filled with rock. Detailed crib and decking designs are included in the submittal. The slips are proposed to be 4 x 40 feet and 4 x 40 feet would be connected to the existing main pier by a 4 x 36.5-foot catwalk. The boat slip would be parallel to the main pier and would be used for private boat docking and summer boat storage.

The City conditions all Conditional Use Permits for boat slips and piers on approval from the DNR. A copy of the Wisconsin DNR Water Resources permit application is included in the submittal.

As proposed, the new boat slip meets the 100-foot maximum length for piers (per Section 90-142 of the Lake Geneva Municipal Code). The pier meets the 12.5-foot setback from the adjacent riparian zone boundary (Section 90-143(e)). The pier does not seem to create an unlawful obstruction, although this will be confirmed by the required review by Wisconsin DNR.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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 CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review:

The proposed conditional use is fully consistent with the requirements of the Municipal Ordinance.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other

plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached.
  - a. Conditional Use Permit approval is contingent on review and approval of the proposed slip by the Wisconsin DNR.

**APPLICATION FOR CONDITIONAL USE**  
*City of Lake Geneva*

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

620 S. Lake Shore Drive, Lake Geneva, WI 53147

---

NAME AND ADDRESS OF CURRENT OWNER:

Lynette M. Heimann Trust (Jim and Lynette Heimann)

---

2429 Ridgewood Court, Aurora, IL 60502

---

TELEPHONE NUMBER OF CURRENT OWNER: \_\_\_\_\_

NAME AND ADDRESS OF APPLICANT:

Reed's Construction, LLC - Jeff Reed

---

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

---

TELEPHONE NUMBER OF APPLICANT: B 262-248-2934 cell 262-949-5064

---

PROPOSED CONDITIONAL USE:

Build a new pier with 2 slips and canopies. Main pier will be 8' wide x 100' long with a 10' x 11' L

---

There will be 2 slips that are 4' wide x 40' long with a 4' x 36' 5 1/2" catwalk

---

There will be 2 canopies that are 14' wide x 40' long

---

ZONING DISTRICT IN WHICH LAND IS LOCATED: \_\_\_\_\_

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

Reed's Construction, LLC

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W3199 S. Lake Shore Drive

---

Lake Geneva, WI 53147

---

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Install 11 cribs on the lake bed and fill with rock, then building of Jacks, stringers and decking at shop then haul it to lake and put it together

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CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

DATE

SIGNATURE OF APPLICANT

---

**AGREEMENT FOR SERVICES**

REIMBURSABLE BY THE PETITIONER / APPLICANT. 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 and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement o pay for such professional review services applicable to the proposal including any finance charges that my accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Reed’s Construction, LLC, as applicant/petitioner for:

Name: Jeff Reed

Address: W3199 S. Lake Shore Drive

Lake Geneva, WI 53147

Phone: Office 262-248-2934 Cell 262-949-5064

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Jeff Reed

Printed name of Applicant/Petitioner

\_\_\_\_\_  
Signature of Applicant/Petitioner



**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

**I.RECORDATION OF ADMINISTRATIVE PROCEDURES**

- \_\_\_ **Pre-submittal staff meeting scheduled:**
- Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Follow-up pre-submittal staff meetings scheduled for:**
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Application form filed with Zoning Administrator:** Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Application fee of \$ \_\_\_\_\_ received by Zoning Administrator:** Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Reimbursement of professional consultant costs agreement executed:** Date: \_\_\_\_\_ by: \_\_\_\_\_

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 Copies to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_  
 ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_  
 ↓

- \_\_\_ (a) **A map of the proposed conditional use:**
  - \_\_\_ Showing all lands for which the conditional use is proposed;
  - \_\_\_ Showing all other lands within 300 feet of the boundaries of the subject property;
  - \_\_\_ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
  - \_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
  - \_\_\_ Map and all its parts are clearly reproducible with a photocopier;
  - \_\_\_ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
  - \_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_ Graphic scale and north arrow provided.
- \_\_\_ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**



\_\_\_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

\_\_\_\_\_ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

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

**III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE**

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

Main Pier will be 8' wide x 100' long

Slip will be 4' wide x 40' long with a 4' x 36' 5 1/2" catwalk with canopy.

Will be 21' off the west lot line and 43' off the east lot line

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?

Going to be used a private boat docking and summer housing for boat

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

No, this is all on private property. It is a pier just like all the other piers on the lake

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?

Used for private boat dock

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?

This is down on the water and the home owner is responsible for repair and up keep. It is made at a shop and hauled in to be installed. It is stored on private property when removed during the winter.

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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?

Public does not benefit. This is a private pier for private use only.

Will not cost the public anything.

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#### IV.FINAL APPLICATION PACKET INFORMATION

\_\_\_\_ Receipt of 5 full scale copies in blueline or blackline  
of complete Final Application Packet by Zoning Administrator:      Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics)  
copies of complete Final Application Packet by Zoning Administrator:      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: \_\_\_\_\_

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# Waterway Individual Permit Application- General Information

**PROJECT:** Heimann, Jim & Lynette

**Format Documents** : If you submitted an application in hard copy with documents that are larger than 11x17, WDNR staff may request that you submit a copy of the document in electronic format, either as an email attachment, or on digital media, such as a CD

The information included in this checklist is necessary for a complete application. A complete submittal with detailed drawings will help us make a decision about your permit application. Any applicable statutory review times do not begin until the application is received by the Department and is determined to be complete.

**Please recognize that you are responsible for obtaining all necessary local (e.g. city, town, village or county) and U.S. Army Corps of Engineer permits or approvals in addition to any applicable state permits prior to commencing any work at the project site.**

To help us make a decision in the shortest amount of time possible, the following information must be submitted:

---

## **Piers, docks and wharves**

1. Review the following links for more information: [Instructions](#)
2. Attach a copy of your deed or similar proof of ownership.
3. Attach a good photo that clearly shows the existing project area.
4. Attach a narrative description of your proposal.
5. Attach a site map based on the following format: [Blank Site Map](#).
6. Complete all displayed forms and fee sheets.
7. Pay fee online
8. Sign and Submit form.

Please review the following links for additional county and Corps of Engineering requirements:

Army Corps of Engineers: <https://mvp.usace.afpims.mil/Portals/57/docs/regulatory/PM%20County%20Assignments%20WI%20January%202013.pdf>

County Zoning: <http://dnr.wi.gov/topic/shorelandzoning/contacts/county.html>

**Notice:** Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats, and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Read all instructions provided before completing

**Section 1: Landowner Information**

Organization, Entity or Name Lynette M. Heimann Trust	Authorized Representative ( Last Name, First Name) Heimann , Jim		
Mailing Address 2429 Ridgewood Ct.	City Aurora	State IL	Zip Code 60502
Email jlheimann@comcast.net	Phone Number (incl. area code) 630-291-0390	Alternative Phone Number	

**Section 2: Applicant/Information**  Select if same as landowner

Organization, Entity or Name Lynette M. Heimann Trust	Contact Person ( Last Name, First Name) Heimann , Jim		
Mailing Address 2429 Ridgewood Ct.	City Aurora	State IL	Zip Code 60502
Email jlheimann@comcast.net	Phone Number (incl. area code) 630-291-0390	Alternative Phone Number	

**Section 3: Primary Project Contact**  Select if same as landowner

Consultant or Plan Preparer  Contractor  Agent  Other - specify: \_\_\_\_\_

Name (Organization or Entity) Reeds Construction, LLC	Contact Person ( Last Name, First Name) Reed , Jeff		
Mailing Address W3199 S. Lake Shore Drive	City Lake Geneva	State WI	Zip Code 53147
Email michele@reedsconstructionllc.com	Phone Number (incl. area code) 262-248-2934	Alternative Phone Number	

**Section 4: Project or Site Location:**

Project Name Heimann, Jim & Lynette	County Walworth	<input checked="" type="radio"/> City <input type="radio"/> Township <input type="radio"/> Village of LAKE GENEVA;C
--	--------------------	--

Location Address / Description  
620 S. Lake Shore Drive, Lake Geneva, WI 53147

**Public Land Survey System (PLSS)** – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

SE  $\frac{1}{4}$  of  $\frac{1}{4}$  of Section 36 Township 02 N Range 17  E  W Latitude Longitude

If this site is not wholly contained in the quarter-quarter section, more description:

Contained on quarter-quarter section

**Waterways:** Provide the name(s) of closest water bodies

Geneva Lake

**Section 5: Wetlands**

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](http://dnr.wi.gov/topic/waterways/construction/wetlands.html)" at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html> for more information for more information.

Is a wetland present in the project area?  Yes  No

**If yes**, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- b. An [assured delineator's](#) wetland delineation report
- c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- d. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence.

**If no**, please select one of the following items showing that a wetland is not present within the project boundaries:

- a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- b. A letter from an assured delineator stating wetlands are not present
- c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
- i. Surface Water Data Viewer- Wisconsin Wetland Inventory
  - ii. Surface Water Data Viewer- Wisconsin Indicator layer
  - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- e. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding your wetland review/concurrence

( Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

**Section 6: Endangered or Threatened Resources**

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview>  Yes  No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- a. Endangered Resources Preliminary Assessment from the Public Portal
- b. Certified ER Review Letter - specify: ERR- (example ERR-15-123)
- c. Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):
- d. Other:

**Section 7: Project Information (Attach additional sheets as necessary)**

Anticipated Project Start Date: <input type="text"/> 6/4/2018	Projected Project End Date: <input type="text"/> 12/31/2019
Photos: Provide photographs of the "before" condition.	Date of Photographs: <input type="text"/>

**Narrative of the Project:**

Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

**Section 8: Certification and Permissions**

of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

**Signed Electronically**

\_\_\_\_\_  
Signature of Landowner / Authorized Representative – For **Stormwater applications**,  
signature of landowner is required. Authorized representative is not sufficient.

\_\_\_\_\_  
Date Signed

# Payment Confirmation

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	<input type="text" value="1"/>	\$603.00
Wetland Permit	<input type="text" value="0"/>	\$0.00
Boathouse Certification	<input type="text" value="0"/>	\$0.00
New Dam Construction	<input type="text" value="0"/>	\$0.00
Expedited Decision (# of counties)	<input type="text" value="0"/>	\$0.00
WDNR publishes all required class 1 public notices <input type="checkbox"/>		<input type="text" value="\$0.00"/>

**After-the-fact application** for permits or approvals submitted after work has been commenced or completed. Fee is twice the usual fee.

**Total Paid**

**US Bank Transaction Number** WS2WT1002058302

**WDNR Invoice Number** WP-00009710

Questions about fees ? [Click Here](#)

Your total payment should be the SUM of ALL application fees and supplemental fees for EACH permitted activity for which you are applying.

For example, if you are applying for individual permits and a) your project involves a wetland fill that requires a wetland Individual permit; and b) involves the installation of a culvert in a waterway along with some dredging in a waterway; then your fee would be calculated as follows:

Wetland IP = (1 activity or \$800)

Waterway IP (Culvert) = \$600

Waterway IP (Dredging) = \$600 (2 activities or \$1200)

A supplemental Fee is assessed for Waterway Permits (\$3 for each waterway activity) = \$6

Total Application Fees for project = \$2006 (ALL of these permit fees added together)

# Electronic Signature

## Terms and Conditions

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

**NOTE:** For security purposes the email will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

## Authorized Signature

I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|z48vppy1 on 2017-08-17T18:22:02

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application. Either party may cancel the signature process and make further updates.

**Project Details:**

Does the activity require a written waiver to exceed specified limits of a Nationwide Permit?

- Yes
- No
- Unknown

If yes, provide Nationwide Permit number and name, limit to be exceeded, and the rationale for each request waiver:

---

Will the activity Result in the loss of greater than 1/2 acre of aquatic resources (wetlands, ditches, streams, rivers, ponds or lakes)?

- Yes
- No
- Unknown

Is the project located on U.S. Army Corps of Engineers property or easement OR would the project affect a U.W. Army Corps of Engineers structure?

- Yes
- No
- Unknown

Is the project located on other Federal lands or on Tribal Lands?

- Yes
- No
- Unknown

Is the discharge of fill or dredged material for which Section 10/404 authorization is sought part of a larger plan of development?

- Yes
- No
- Unknown

**Mitigation:**

Provide a statement describing proposed mitigation to offset the avoidable losses and impacts to waters of the US.

- Indicate in acres and linear feet (where appropriate) the total quantity of aquatic resources proposed to be created, restored, enhanced ad/or preserved. Indicate water body type( wetland plant community, ephemeral, intermittent or perennial stream/river, pond/lake, etc.) and mitigation type (permittee-responsible on-site/off-site, mitigation bank., or in-lieu fee program), if permittee -responsible mitigation is proposed, provide justification for not utilizing a Corps- approved mitigation bank or in-lieu fee program. If the mitigation is purchase of credits from a mitigation bank, indicate the bank to be used, if known.
- If not mitigation is propose, provide explanation of why no mitigation would be necessary.

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**Threatened or Endangered Species:**

Are any federal-listed (or proposed) threatened or endangered species or critical habitat ( or proposed critical habitat) known to reside with the project area?

- Yes
- No
- Unknown

If yes, please list:

If species or critical habitat are known with the project area, have surveys been conducted?

- Yes
- No
- Unknown

If yes, summarize findings here and attach studies /reports in other attachment area on the attachment page:

**Historical Properties and Cultural Resources:**

Are any cultural resources of any type known to exist on-site?

- Yes
- No
- Unknown

Have any cultural resource records search or surveys / reports been conducted?

- Yes
- No
- Unknown

If yes, summarize findings here and attach studies /reports in other attachment area on the attachment page:

**Costal Zone Management:**

Is the project located within a Costal Zone of Lake Superior or Lake Michigan?

- Yes
- No
- Unknown



November 10, 2017

IP-SE-2017-65-02950

Lynette M. Heimann Trust  
Jim Heimann  
2429 Ridgewood Ct.  
Aurora, IL 60502

Dear Mr. Heimann:

The Department of Natural Resources has completed its review of your application for a permit to place a pier (Pier 886) on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

For project details, maps, and plans related to this decision, please see application number WP-IP-SE-2017-65-X08-17T18-22-02 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions about your permit, please call me at (262) 574-2136 or email [Elaine.Johnson@wisconsin.gov](mailto:Elaine.Johnson@wisconsin.gov).

Sincerely,

Elaine Johnson  
Water Management Specialist

cc: Michele Batz, Reeds Construction  
Rachel Nuetzel, U.S. Army Corps of Engineers  
City of Lake Geneva  
Walworth County

**STATE OF WISCONSIN      Pier PERMIT  
DEPARTMENT OF NATURAL RESOURCES**

**IP-SE-2017-65-02950**

Lynette M. Heimann Trust, c/o Jim Heimann, is hereby granted under Section 30.12(3m), Wisconsin Statutes, a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the SE1/4 of the SW1/4 of Section 36, Township 2 North, Range 17 East, subject to the following conditions:

**PERMIT**

1. You must notify Elaine Johnson at phone (262) 574-2136 or email [Elaine.Johnson@wisconsin.gov](mailto:Elaine.Johnson@wisconsin.gov) before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 11/10/2020. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) .
12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
4. **Wash your equipment** with hot (>140° F) and/or high pressure water,

- OR -

Allow your equipment to **dry thoroughly for 5 days**.

13. All canopies and boat shelters must comply with the standards in NR 326, Wisconsin Administrative Code. The boat shelter may have a roof, but may not have walls, sides or drops. The roof must be pitched not less than 1 foot nor more than 2.5 feet from peak to eaves. Any roof must cover the berth only, not the pier.
14. The pier must allow the free movement of water and must not entrap vegetation.
15. The pier must not enclose any portion of the navigable waterway.
16. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, lighting, or pier configuration without written approval from the Department or amendment of this permit.
17. This pier must not interfere with the rights of other riparians.
18. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.

19. If foam flotation is used, this material must be completely coated or contained to resist deterioration from the elements and gasoline. A written description of the proposed material must be submitted to the Department for approval prior to use.
20. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.

#### FINDINGS OF FACT

1. Lynette M. Heimann Trust, c/o Jim Heimann, has filed an application for a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the SE1/4 of the SW1/4 of Section 36, Township 2 North, Range 17 East.
2. The proposed project involves installation of a pier for two boat slips. The pier will have a main access walkway measuring eight feet wide by one hundred feet long. A ten foot wide by eleven foot long loading platform will extend off the south terminal end of the walkway. The two boat slips will be located on the north side of the pier and will be comprised of three catwalks. One catwalk will measure four feet wide by thirty-six and a half feet long, connecting to two catwalks measuring four feet wide by forty feet long at each boat slip. The pier will be supported by eleven fieldstone rock filled cribs (760 square feet total). See Exhibit A for reference.
3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.
4. Geneva Lake is a navigable water.
5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
6. The proposed project will not impact wetlands if constructed in accordance with this permit.
7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an integrated analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.
8. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103, & 326 of the Wisconsin Administrative Code.

The applicant was responsible for fulfilling the procedural requirements for publication of notices under s. 30.208(5)(c)1m., Stats., and was responsible for publication of the notice of pending application under s.30.208(3)(a), Stats. or the notice of public informational hearing under s.30.208(3)(c), Stats., or both. S. 30.208(3)(e), Stats., provides that if no public hearing

is held, the Department must issue its decision within 30 days of the 30-day public comment period, and if a public hearing is held, the Department must issue its decision within 20 days after the 10-day period for public comment after the public hearing. S. 30.208(5)(bm), Stats., requires the Department to consider the date on which the department publishes a notice on its web site as the date of notice.

9. The structure or deposit will not materially obstruct navigation because vessels will be able to navigate around the structure and the structure is consistent with the size and configuration of piers on Geneva Lake in this area.
10. The structure or deposit will not be detrimental to the public interest. The size of the structure is consistent with other piers on Geneva Lake and does not exceed reasonable use standards.

#### CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

#### NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

**The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.**

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 310.18, Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.
2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats;.
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Waukesha Service Center, Wisconsin on 11/10/2017.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
For the Secretary

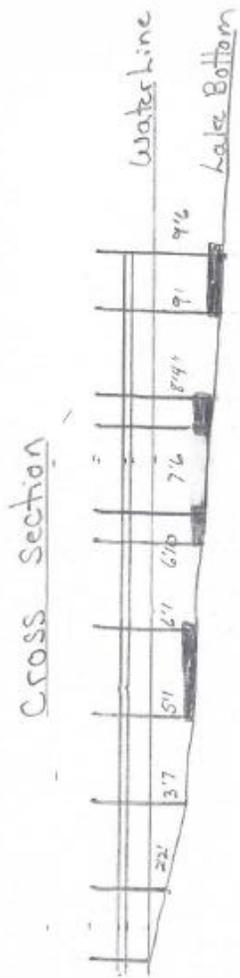


By

---

Elaine Johnson  
Water Management Specialist

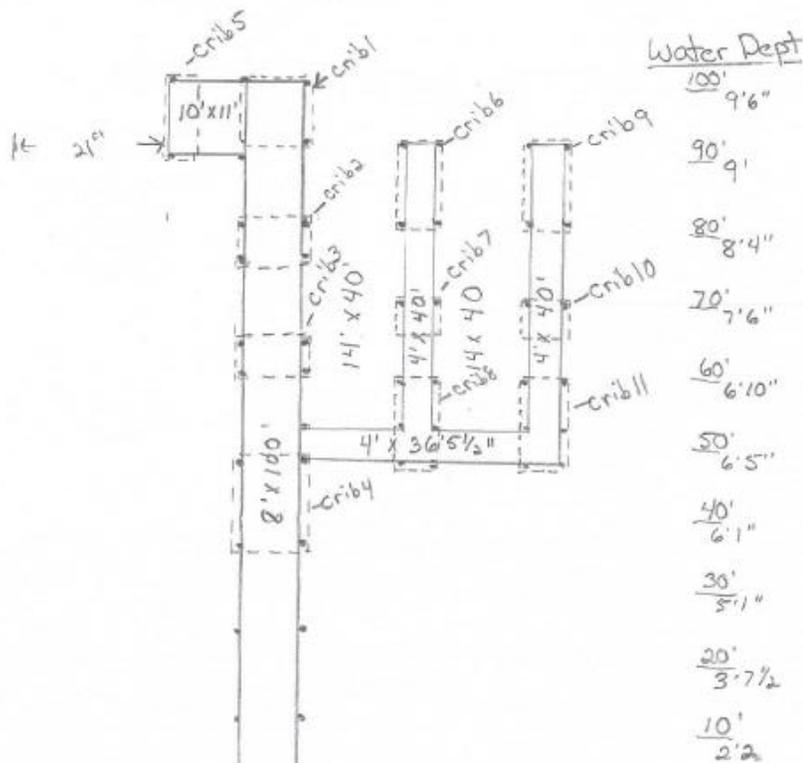
Exhibit A:



Scale  
1" = 20'

N →

Top View



Total S<sub>q</sub> Ft

Crib 1	10' x 10' = 100'
Crib 2	10' x 6' = 60'
Crib 3	10' x 6' = 60'
Crib 4	10' x 12' = 120'
Crib 5	6' x 12' = 72'
Crib 6	6' x 12' = 72'
Crib 7	6' x 5' = 30'
Crib 8	6' x 12' = 72'
Crib 9	6' x 12' = 72'
Crib 10	6' x 5' = 30'
Crib 11	6' x 12' = 72'
<hr/>	
	760'

Ed  
McCarty

Lot Line

Jim + Lynette  
Heimann

40'  
20'  
120'

Lot Line

Thomas  
Kramer Sr.

67

NA

50

50

120

BB

BB

WILLIAMS

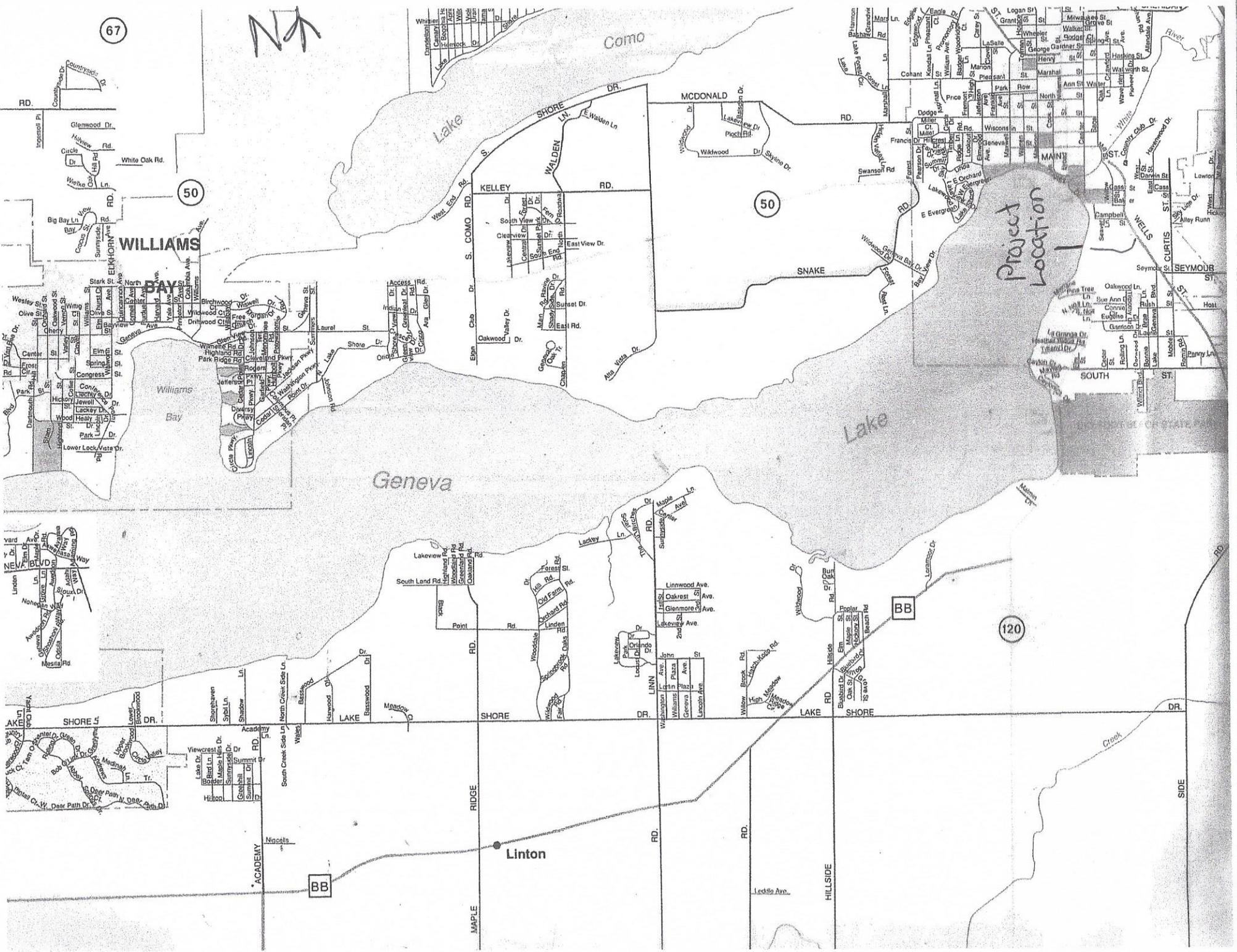
WILLIAMS BAY

Geneva

Como

Project Location

Linton



COPY

Lake Geneva City Treasurer  
626 Geneva St  
Lake Geneva, WI 53147

WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2016  
REAL ESTATE

LYNETTE M HEIMANN TRUST



Parcel Number: ZA315600001  
Bill Number: 257669

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

257669/ZA315600001 4134  
LYNETTE M HEIMANN TRUST  
2429 RIDGEWOOD CT  
AURORA IL 60502

Location of Property/Legal Description  
620 S LAKE SHORE DR

LOT 1 CERTIFIED SURVEY NO. 3156 AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR. LOCATED IN SE 1/4 SEC 36 T2N R17E. 94500 SQ FT CITY OF LAKE GENEVA OMITS ZBB-4 & ZBB-5

2.170 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
2,794,500	0	2,794,500	1.001471453	0.02128055 <small>(Does NOT reflect credits)</small>	59468.50
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
2,790,400	0	2,790,400		5,985.53	
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	407.36	474.36	16.4%
WALWORTH COUNTY	208,100	216,058	11,016.17	12,547.89	13.9%
City of Lake Geneva	874,696	772,856	14,050.67	16,656.20	18.5%
Sch Lake Geneva J I	4,090,652	4,195,047	14,537.73	16,668.87	14.7%
UHS LG-Genoa City	490,264	825,442	10,133.43	10,877.21	7.3%
Gateway Technical	1,178,829	1,379,130	1,908.04	2,243.97	17.6%
<b>TOTAL</b>	<b>6,842,541</b>	<b>7,388,533</b>	<b>52,053.40</b>	<b>59,468.50</b>	<b>14.2%</b>
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>52,053.40</b>	<b>59,468.50</b>	<b>14.2%</b>

**TOTAL DUE: \$59,468.50**  
**FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:**  
**JANUARY 31, 2017**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
**Failure to pay on time. See reverse.**

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
---------------------	------------------------	--	--------------------	---------------------	------------------------	--	--------------------

PAY 2ND INSTALLMENT OF: \$29,734.25

BY JULY 31, 2017

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

WALWORTH COUNTY TREASURER  
100 W WALWORTH PO BOX 1001  
ELKHORN, WI 53121

PIN# ZA315600001  
LYNETTE M HEIMANN TRUST  
BILL NUMBER: 257669

PAY FULL AMOUNT OF: \$59,468.50

BY JANUARY 31, 2017

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZA315600001  
LYNETTE M HEIMANN TRUST  
BILL NUMBER: 257669



INCLUDE THIS STUB WITH YOUR PAYMENT

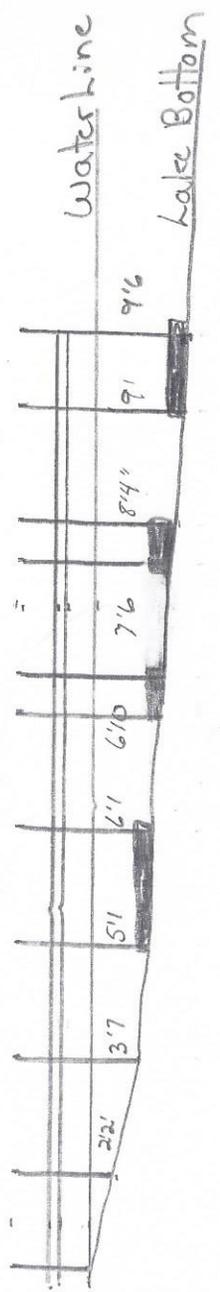


INCLUDE THIS STUB WITH YOUR PAYMENT

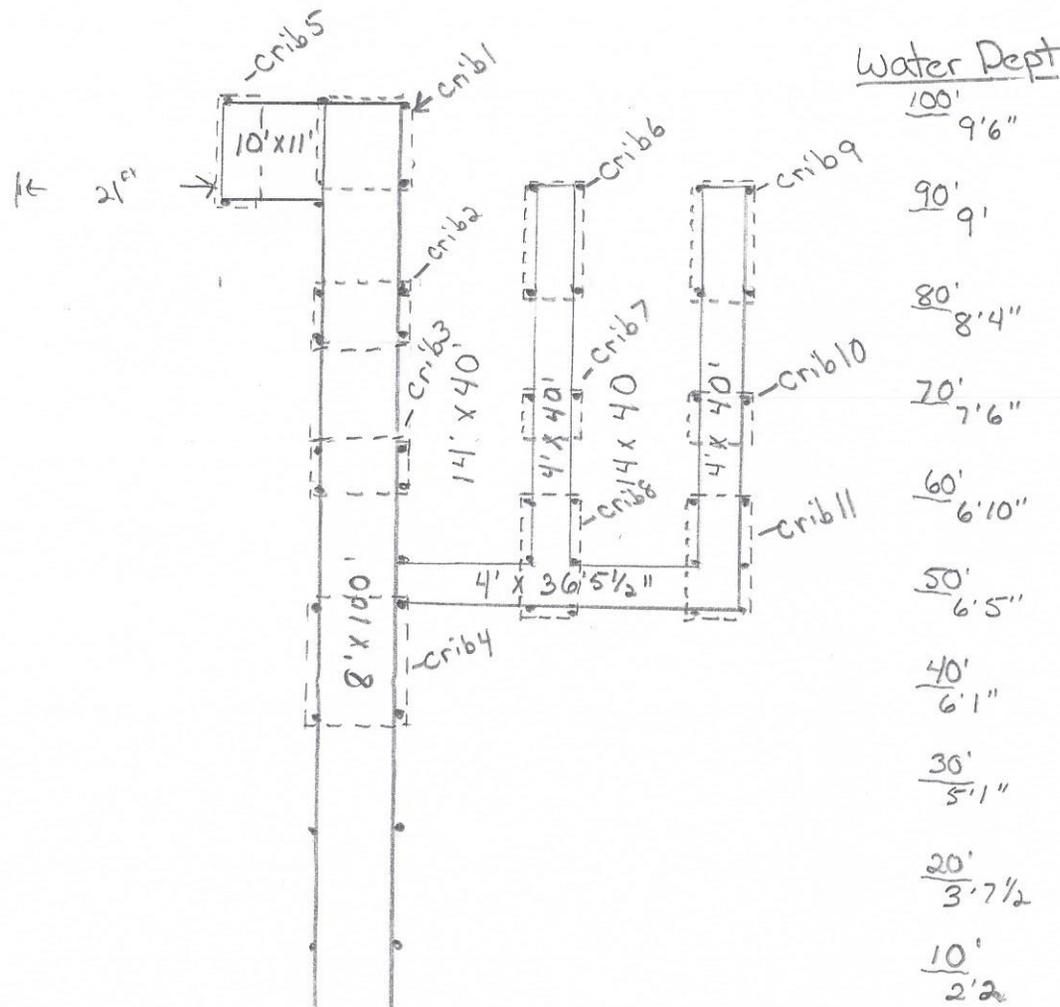
N →

Scale  
1" = 20'

Cross Section



Top View



Total Sq Ft

Crib1 10' x 10' = 100'  
 Crib2 10' x 6' = 60'  
 Crib3 10' x 6' = 60'  
 Crib4 10' x 12' = 120'  
 Crib5 6' x 12' = 72'  
 Crib6 6' x 12' = 72'  
 Crib7 6' x 5' = 30'  
 Crib8 6' x 12' = 72'  
 Crib9 6' x 12' = 72'  
 Crib10 6' x 5' = 30'  
 Crib11 6' x 12' = 72'  
 760 FT

Ed  
McCarty

lot line

40 FT  
Jim + Lynette  
Heimann

80 FT  
120 FT

lot line

Thomas  
Kramer Sr.

**CONDITIONAL USE RESOLUTION 18-R03**

A resolution authorizing the issuance of a Conditional Use Permit to Pete & Holly Krug, 870 Maytag Road, Lake Geneva, WI 53147, to install a boat slip

WHEREAS, the City Plan Commission has considered the application of Pete & Holly Krug for a boat slip installation;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Pete & Holly Krug, 870 Maytag Road, Lake Geneva, WI 53147, to install a boat slip at the same address, in the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZCE00011 to include all affirmative findings of fact and note staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 22<sup>th</sup> day of January 2018.

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Alan Kupsik, Mayor

ATTEST:

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Lana Kropf, City Clerk

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 15, 2018

Agenda Item #8

Applicant:

Reeds Construction LLC  
W3199 S Lake Shore Drive  
Lake Geneva, WI 53147

Request:

Peter & Holly Krug  
471 S. Columbia St.  
Naperville, IL 60540

870 Maytag Rd., Lake Geneva, WI 53147  
Proposed Conditional Use Permit for a Boat Slip

Description of Proposed Conditional Uses:

The applicant is submitting a Conditional Use Permit (CUP) to propose a new boat slip at 870 Maytag Road. The slip would involve a wood pier with five wood cribs filled with rock. Detailed crib and decking designs are included in the submittal. The slip is proposed to be 3 x 33 feet and would be connected to the 78 foot long main pier by an 8 x 15.5-foot catwalk. The boat slip would be parallel to the main pier and would be used for private boat docking and summer boat storage.

The City conditions all Conditional Use Permits for boat slips and piers on approval from the DNR. A copy of the Wisconsin DNR Water Resources permit application is included in the submittal.

As proposed, the new boat slip meets the 100-foot maximum length for piers (per Section 90-142 of the Lake Geneva Municipal Code). The pier meets the 12.5-foot setback from the adjacent riparian zone boundary (Section 90-143(e)). The pier does not seem to create an unlawful obstruction, although this will be confirmed by the required review by Wisconsin DNR.

Action by the Plan Commission:

Recommendation to the Common Council on the proposed Conditional Use Permit (CUP):

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 CUPs; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review:

The proposed conditional use is fully consistent with the requirements of the Municipal Ordinance.

Required Plan Commission Findings on the CUP for Recommendation to the Common Council:

A proposed CUP must be reviewed by the standards, below:

- A. If, after the public hearing, the Commission wishes to recommend *approval*, then the appropriate fact finding would be all of the following:
1. In general, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed conditional use in its proposed location, and as depicted on the required site plan does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.
  4. The proposed conditional use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
  5. The proposed conditional use is located in an area that will be adequately served by, and will not impose an undue burden on any improvements, facilities, utilities or services provided by public agencies serving the subject property.
  6. The potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.
- B. If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be one or more of the following:
1. In general, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  2. Specific to this site, the proposed conditional use is not in harmony with the purposes, goals, objectives, policies and standards of the City's Comprehensive Plan, Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City.
  3. The proposed conditional use in its proposed location, and as depicted on the required site plan does result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan or any other

plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed conditional use does not maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
5. The proposed conditional use is not located in an area that will be adequately served by, and will impose an undue burden on any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.
6. The potential public benefits of the proposed conditional use do not outweigh all potential adverse impacts of the proposed conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Staff Recommendation:

1. Staff recommends that the Plan Commission recommend approval of the proposed conditional use as submitted, with the findings under A.1-6., above.
2. Staff recommends the Plan Commission adopt the *affirmative set of findings* provided above.
3. Staff recommends the following *additional condition of approval* be attached.
  - a. Conditional Use Permit approval is contingent on review and approval of the proposed slip by the Wisconsin DNR.

**APPLICATION FOR CONDITIONAL USE**  
*City of Lake Geneva*

SITE ADDRESS/PARCEL NO. AND FULL LEGAL DESCRIPTION REQUIRED (ATTACH SEPARATE SHEET IF NECESSARY):

870 Maytag Road, Lake Geneva, WI 53147, Lot 11 Ceylon Court Estates, 15134 Sq Feet.

NAME AND ADDRESS OF CURRENT OWNER:

Pete & Holly Krug

471 South Columbia St., Naperville, IL 60540

TELEPHONE NUMBER OF CURRENT OWNER: 630-546-5955

NAME AND ADDRESS OF APPLICANT:

Reed's Construction, LLC - Jeff Reed

W3199 S. Lake Shore Drive, Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: B 262-248-2934 cell 262-949-5064

PROPOSED CONDITIONAL USE:

Build a new pier with 1 slip and canopy. Main pier will be 8' wide x 78' long, then widening out to

~~10' wide x 22' long. There will be 1 slip that is 8' wide x 15' 5 1/2' wide x 8' x 33' catwalk~~

10' wide x 22' long. There will be 1 Slip that will be 8' wide x 15' 5 1/2' catwalk with a 3' x 33' catwalk

ZONING DISTRICT IN WHICH LAND IS LOCATED: \_\_\_\_\_

NAMES AND ADDRESSES OF ARCHITECT, PROFESSIONAL ENGINEER AND CONTRACTOR OF PROJECT:

Reed's Construction, LLC

W3199 S. Lake Shore Drive

Lake Geneva, WI 53147

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Install 5 cribs on the lake bed and fill with rock, then building of Jacks, stringers and decking at shop then haul it to lake and put it together

CONDITIONAL USE FEE PAYABLE UPON FILING APPLICATION: \$400.00 [\$100 FOR APPLICATIONS UNDER SEC. 98-407(3)]

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF APPLICANT

**AGREEMENT FOR SERVICES**

REIMBURSABLE BY THE PETITIONER / APPLICANT. 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 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 finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Reed’s Construction, LLC, as applicant/petitioner for:

Name: Jeff Reed  
Address: W3199 S. Lake Shore Drive  
Lake Geneva, WI 53147  
Phone: Office 262-248-2934 Cell 262-949-5064

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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Jeff Reed  
Printed name of Applicant/Petitioner

\_\_\_\_\_  
Signature of Applicant/Petitioner

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**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:  
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

**I.RECORDATION OF ADMINISTRATIVE PROCEDURES**

- \_\_\_ **Pre-submittal staff meeting scheduled:**
- Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Follow-up pre-submittal staff meetings scheduled for:**
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ Date of Meeting: \_\_\_\_\_ Time of Meeting: \_\_\_\_\_ Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Application form filed with Zoning Administrator:** Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Application fee of \$ \_\_\_\_\_ received by Zoning Administrator:** Date: \_\_\_\_\_ by: \_\_\_\_\_
- \_\_\_ **Reimbursement of professional consultant costs agreement executed:** Date: \_\_\_\_\_ by: \_\_\_\_\_

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS**

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 Copies to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_  
 ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_  
 ↓

- \_\_\_ (a) **A map of the proposed conditional use:**
  - \_\_\_ Showing all lands for which the conditional use is proposed;
  - \_\_\_ Showing all other lands within 300 feet of the boundaries of the subject property;
  - \_\_\_ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
  - \_\_\_ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
  - \_\_\_ Map and all its parts are clearly reproducible with a photocopier;
  - \_\_\_ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
  - \_\_\_ All lot dimensions of the subject property provided;
  - \_\_\_ Graphic scale and north arrow provided.
- \_\_\_ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**



\_\_\_\_\_ (c) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations;

\_\_\_\_\_ (d) A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.

\_\_\_\_\_ (e) Written justification for the proposed conditional use:

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

### III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

Main Pier will be 8' wide x 78' then going to 10' wide x 22' long for a total length of 100'

Slip will be 68' wide x 15' 5 1/2" long with a 3' x 33' catwalk with canopy.

Will be 12' 6" off lot line on both sides using knitter method

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?

Going to be used a private boat docking and summer housing for boat

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

No, this is all on private property. It is a pier just like all the other piers on the lake

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?

Used for private boat dock

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?

This is down on the water and the home owner is responsible for repair and up keep. It is made at a shop and hauled in to be installed. It is stored on private property when removed during the winter.

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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?

Public does not benefit. This is a private pier for private use only.

Will not cost the public anything.

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#### IV.FINAL APPLICATION PACKET INFORMATION

\_\_\_\_ Receipt of 5 full scale copies in blueline or blackline  
of complete Final Application Packet by Zoning Administrator:      Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics)  
copies of complete Final Application Packet by Zoning Administrator:      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: \_\_\_\_\_

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**Notice:** Pursuant to chs. 30 and 31, Wis. Stats., ch. 281, Wis. Stats., and s. 283.33, Wis. Stats., this form is used to apply for coverage under the state construction site storm water runoff general permit, and to apply for a state or federal permit or certification for waterway and wetland projects or dam projects. This form and any required attachments constitute the permit application. Failure to complete and submit this application form may result in a fine and/or imprisonment or forfeiture under the provisions of applicable laws including s. 283.91, Wis. Stats. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Laws (ss. 19.31-19.39, Wis. Stats.). This form is required for U.S. Army Corps of Engineers (ACOE) regulatory purposes pursuant to 33 CF 325.

Read all instructions provided before completing

**Section 1: Landowner Information**

Organization, Entity or Name Krug, Pete & Holly	Authorized Representative ( Last Name, First Name) Krug , Pete		
Mailing Address 471 South Columbia St.	City Naperville	State IL	Zip Code 60540
Email krugs@sbcglobal.net	Phone Number (incl. area code) 630-546-5955	Alternative Phone Number	

**Section 2: Applicant/Information**  Select if same as landowner

Organization, Entity or Name Krug, Pete & Holly	Contact Person ( Last Name, First Name) Krug , Pete		
Mailing Address 471 South Columbia St.	City Naperville	State IL	Zip Code 60540
Email krugs@sbcglobal.net	Phone Number (incl. area code) 630-546-5955	Alternative Phone Number	

**Section 3: Primary Project Contact**  Select if same as landowner

Consultant or Plan Preparer  Contractor  Agent  Other - specify: \_\_\_\_\_

Name (Organization or Entity) reed's Construction, LLC	Contact Person ( Last Name, First Name) Reed , Jeff		
Mailing Address W3199 S. Lake Shore Drive	City Lake Geneva	State WI	Zip Code 53147
Email michele@reedsconstructionllc.com	Phone Number (incl. area code) 262-248-2934	Alternative Phone Number	

**Section 4: Project or Site Location:**

Project Name Krug, Pete & Holly	County Walworth	<input checked="" type="radio"/> City <input type="radio"/> Township <input type="radio"/> Village of LAKE GENEVA,C
------------------------------------	--------------------	--

Location Address / Description  
 870 Maytag Road, Lake Geneva, WI 53147

**Public Land Survey System (PLSS)** – Provide the section, range, township information and latitude and longitude in decimal degrees, if available.

\_\_\_\_\_ of \_\_\_\_\_ of Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  E  
 \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_  $\frac{1}{4}$  \_\_\_\_\_ N  W Latitude \_\_\_\_\_ Longitude \_\_\_\_\_

If this site is not wholly contained in the quarter-quarter section, more description:

Lot 11 Ceylon Court Estates, 15134 SQ feet, City of Lake Geneva

**Waterways:** Provide the name(s) of closest water bodies

Geneva Lake

**Section 5: Wetlands**

If a wetland is present at a project site and permit approvals are sought through the waterway and wetland program, storm water program, or concentrated animal feeding operations (CAFO) program, the department requires that a wetland delineation that accurately shows the location of a wetland is submitted with an application. A wetland delineation needs to be verified/concurred with before the application can be submitted or be considered a complete application. See the department "[Wetland screening and delineation procedures](http://dnr.wi.gov/topic/waterways/construction/wetlands.html)" at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html> for more information for more information.

Is a wetland present in the project area?  Yes  No

**If yes**, select all sources of information used and attach supporting report or documentation

- a. A copy of your wetland delineation and a [Wetland Confirmation Service](#) concurrence letter (wetland boundary verification service offered for a fee from the department)
- b. An [assured delineator's](#) wetland delineation report
- c. A copy of your wetland delineation and an Army Corps of Engineers concurrence letter
- d. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDNR Transportation Liaison](#) regarding your wetland review/ concurrence.

**If no**, please select one of the following items showing that a wetland is not present within the project boundaries:

- a. A copy of your wetland determination and a letter from the department's [Wetland Identification Program](#) stating wetlands are not present or the activity proposed in the wetland is exempt under NR 103.06(4)
- b. A letter from an assured delineator stating wetlands are not present
- c. Documentation showing that each of these resources were reviewed for wetland absence on the [Surface Water Data Viewer](#):
  - i. Surface Water Data Viewer- Wisconsin Wetland Inventory
  - ii. Surface Water Data Viewer- Wisconsin Indicator layer
  - iii. Surface Water Data Viewer- Digital Topographic map layer or aerial photo indicating if waterways, drainage ways, ditches, depressions, or standing water are within project boundary
- d. Show that the project limits are entirely in existing paved, graveled, or concrete areas
- e. A copy of your correspondence with a [WDNR Office of Energy Water Management Specialist](#) or [WDR Transportation Liaison](#) regarding your wetland review/concurrence

( Please note that if the information provided is incorrect or incomplete, the overall permit application may be considered incomplete and may be returned to the applicant.)

**Section 6: Endangered or Threatened Resources**

Has the presence of endangered or threatened resources been evaluated according to protocols developed by the DNR Bureau of National Heritage Conservation (BNHC) <http://dnr.wi.gov/topic/ERReview>  Yes  No

If Yes, select how the evaluation was completed and attach supporting report or documentation:

- a. Endangered Resources Preliminary Assessment from the Public Portal
- b. Certified ER Review Letter - specify: ERR- (example ERR-15-123)
- c. Broad Incidental Take Permit /Authorization -specify (e.g. No / Low Impact Activities, Grassland & Savanna Management, etc.):
- d. Other:

**Section 7: Project Information (Attach additional sheets as necessary)**

Anticipated Project Start Date: <input type="text" value="6/4/2018"/>	Projected Project End Date: <input type="text" value="12/31/2019"/>
Photos: Provide photographs of the "before" condition.	Date of Photographs: <input type="text"/>

**Narrative of the Project:**  
Provide a one to two paragraph description of the proposed project, including land and water alterations and intended use(s) of the project. Include this in the attachment section.

**Section 8: Certification and Permissions**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

**Signed Electronically**

\_\_\_\_\_  
Signature of Landowner / Authorized Representative – For **Stormwater applications**,  
signature of landowner is required. Authorized representative is not sufficient.

\_\_\_\_\_  
Date Signed

# Payment Confirmation

<u>Fee Type</u>	<u>Number of Activities</u>	<u>Subtotal</u>
Waterway Permit	<input type="text" value="1"/>	\$603.00
Wetland Permit	<input type="text" value="0"/>	\$0.00
Boathouse Certification	<input type="text" value="0"/>	\$0.00
New Dam Construction	<input type="text" value="0"/>	\$0.00
Expedited Decision (# of counties)	<input type="text" value="0"/>	\$0.00
WDNR publishes all required class 1 public notices <input type="checkbox"/>		<input type="text" value="\$0.00"/>

**After-the-fact application** for permits or approvals submitted after work has been commenced or completed. Fee is twice the usual fee.

**Total Paid**

**US Bank Transaction Number** WS2WT1002069519

**WDNR Invoice Number** WP-00009811

Questions about fees ? [Click Here](#)

Your total payment should be the SUM of ALL application fees and supplemental fees for EACH permitted activity for which you are applying.

For example, if you are applying for individual permits and a) your project involves a wetland fill that requires a wetland Individual permit; and b) involves the installation of a culvert in a waterway along with some dredging in a waterway; then your fee would be calculated as follows:

Wetland IP = (1 activity or \$800)

Waterway IP (Culvert) = \$600

Waterway IP (Dredging) = \$600 (2 activities or \$1200)

A supplemental Fee is assessed for Waterway Permits (\$3 for each waterway activity) = \$6

Total Application Fees for project = \$2006 (ALL of these permit fees added together)

# Electronic Signature

## Terms and Conditions

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or imprisonment or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the Department permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

**NOTE:** For security purposes the email will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

## Authorized Signature

I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|z48vppy1 on 2017-08-24T15:57:23

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application. Either party may cancel the signature process and make further updates.



November 10, 2017

IP-SE-2017-65-03026

Pete & Holly Krug  
471 South Columbia St.  
Naperville, IL 60540

Dear Mr. & Ms. Krug:

The Department of Natural Resources has completed its review of your application for a permit to place a pier (Pier 840) on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County. You will be pleased to know your application is approved.

I am attaching a copy of your permit, which lists the many important conditions that must be followed to protect water quality and habitat. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

For project details, maps, and plans related to this decision, please see application number WP-IP-SE-2017-65-X08-24T15-57-26 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions about your permit, please call me at (262) 574-2136 or email [Elaine.Johnson@wisconsin.gov](mailto:Elaine.Johnson@wisconsin.gov).

Sincerely,

Elaine Johnson  
Water Management Specialist

cc: Michele Batz, Reeds Construction, LLC  
Rachel Nuetzel, U.S. Army Corps of Engineers  
Clerk, City of Lake Geneva

**STATE OF WISCONSIN      Pier PERMIT**  
**DEPARTMENT OF NATURAL RESOURCES**

**IP-SE-2017-65-03026**

Pete & Holly Krug are hereby granted under Section 30.12(3m), Wisconsin Statutes, a permit to place a pier on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NE1/4 of the SW1/4 of Section 1, Township 1 North, Range 17 East, subject to the following conditions:

PERMIT

1. You must notify Elaine Johnson at phone (262) 574-2136 or email [Elaine.Johnson@wisconsin.gov](mailto:Elaine.Johnson@wisconsin.gov) before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before 11/10/2020. If you will not complete the project by this date, you must submit a written request for an extension prior to expiration of the initial time limit specified in the permit. Your request must identify the requested extension date. The Department shall extend the time limit for an individual permit or contract for no longer than an additional 5 years if you request the extension before the initial time limit expires. You may not begin or continue construction after the original permit expiration date unless the Department extends the permit in writing or grants a new permit.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. Before you start your project, you must first obtain any permit or approval that may be required for your project by local zoning ordinances and by the U.S. Army Corps of Engineers. You are responsible for contacting these local and federal authorities to determine if they require permits or approvals for your project. These local and federal authorities are responsible for determining if your project complies with their requirements.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit for good cause, including if the project is not completed according to the terms of the permit or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
9. You must submit a series of photographs to the Department, within one week of completing work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

10. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wisconsin Statutes, or this permit.
11. Construction shall be accomplished in such a manner as to minimize erosion and siltation into surface waters. Erosion control measures (such as silt fence and straw bales) must meet or exceed the technical standards of ch. NR 151, Wis. Adm. Code. The technical standards are found at: [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) .
12. All equipment used for the project including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken every time you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. **Inspect and remove** aquatic plants, animals, and mud from your equipment.
2. **Drain all water** from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, hoses, sheet pile and pumps.
3. **Dispose** of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
4. **Wash your equipment** with hot (>140° F) and/or high pressure water,

- OR -

Allow your equipment to **dry thoroughly for 5 days**.

13. All canopies and boat shelters must comply with the standards in NR 326, Wisconsin Administrative Code. The boat shelter may have a roof, but may not have walls, sides or drops. The roof must be pitched not less than 1 foot nor more than 2.5 feet from peak to eaves. Any roof must cover the berth only, not the pier.
14. The pier must allow the free movement of water and must not entrap vegetation.
15. The pier must not enclose any portion of the navigable waterway.
16. This permit authorizes future maintenance to the piers; however, no change can be made to the type of materials, number of slips, lighting, or pier configuration without written approval from the Department or amendment of this permit.
17. This pier must not interfere with the rights of other riparians.
18. Electrical, fueling, and waste handling facilities must comply with applicable safety and environmental protection regulations.

19. If foam flotation is used, this material must be completely coated or contained to resist deterioration from the elements and gasoline. A written description of the proposed material must be submitted to the Department for approval prior to use.
20. This permit and plans must be encased in plastic and legibly displayed along the water's edge during construction and for 30 days after construction of this pier. The purpose of this condition is to allow Department staff and the public to monitor the project and to ensure compliance with the conditions of the project.

#### FINDINGS OF FACT

1. Pete & Holly Krug have filed an application for a permit to place a pier/wharf on the bed of Geneva Lake, in the City of Lake Geneva, Walworth County, also described as being in the NE1/4 of the SW1/4 of Section 1, Township 1 North, Range 17 East.
2. The project involves installation of a pier for 1 boat slip. The pier will have a main access walkway that is 100 feet long; the first 78 feet of the walkway will measure 8 feet wide, with the last 22 feet measuring 10 feet wide. An L-shaped segment will be placed on the south side of the walkway to delineate the boat slip and will be comprised of a section measuring 8 feet wide by 15.5 feet long connecting to a segment measuring 3 feet wide by 33 feet long. The pier will be supported by 5 fieldstone rock filled cribs (414 square feet total). See Exhibit A for reference.
3. The Department has completed an investigation of the project site and has evaluated the project as described in the application and plans.
4. Geneva Lake is a navigable water.
5. The proposed project, if constructed in accordance with this permit will not adversely affect water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
6. The proposed project will not impact wetlands if constructed in accordance with this permit.
7. The Department of Natural Resources has determined that the agency's review of the proposed project constitutes an integrated analysis action under s. NR 150.20(2), Wis. Adm. Code. The Department has considered the impacts on the human environment, alternatives to the proposed projects and has provided opportunities for public disclosure and comment. The Department has completed all procedural requirements of s. 1.11(2)(c), Wis. Stats., and NR 150, Wis. Adm. Code for this project.
8. The Department of Natural Resources has completed all procedural requirements and the project as permitted will comply with all applicable requirements of sections 30.12(3m), Wisconsin Statutes and Chapters NR 102, 103, 326 of the Wisconsin Administrative Code.

The applicant was responsible for fulfilling the procedural requirements for publication of notices under s. 30.208(5)(c)1m., Stats., and was responsible for publication of the notice of pending application under s.30.208(3)(a), Stats. or the notice of public informational hearing under s.30.208(3)(c), Stats., or both. S. 30.208(3)(e), Stats., provides that if no public hearing is held, the Department must issue its decision within 30 days of the 30-day public comment

period, and if a public hearing is held, the Department must issue its decision within 20 days after the 10-day period for public comment after the public hearing. S. 30.208(5)(bm), Stats., requires the Department to consider the date on which the department publishes a notice on its web site as the date of notice.

9. The structure or deposit will not materially obstruct navigation because vessels will be able to navigate around the pier and the pier will be of similar size and length as piers in this area of Geneva Lake.
10. The structure or deposit will not be detrimental to the public interest. The pier will be of similar size, configuration and length as piers in this area of Geneva Lake.

#### CONCLUSIONS OF LAW

1. The Department has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

#### NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the Department.

**The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30 day period for filing a petition for judicial review.**

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and sections NR 2.03, 2.05, and 310.18, Wis. Admin. Code, and if the petitioner is not the applicant the petition must include the following information:

1. A description of the objection that is sufficiently specific to allow the department to determine which provisions of this section may be violated if the proposed permit or contract is allowed to proceed.

2. A description of the facts supporting the petition that is sufficiently specific to determine how the petitioner believes the project, as proposed, may result in a violation of Chapter 30, Wis. Stats;.
3. A commitment by the petitioner to appear at the administrative hearing and present information supporting the petitioner's objection.

If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Waukesha Service Center, Wisconsin on 11/10/2017.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES  
For the Secretary



By

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Elaine Johnson  
Water Management Specialist

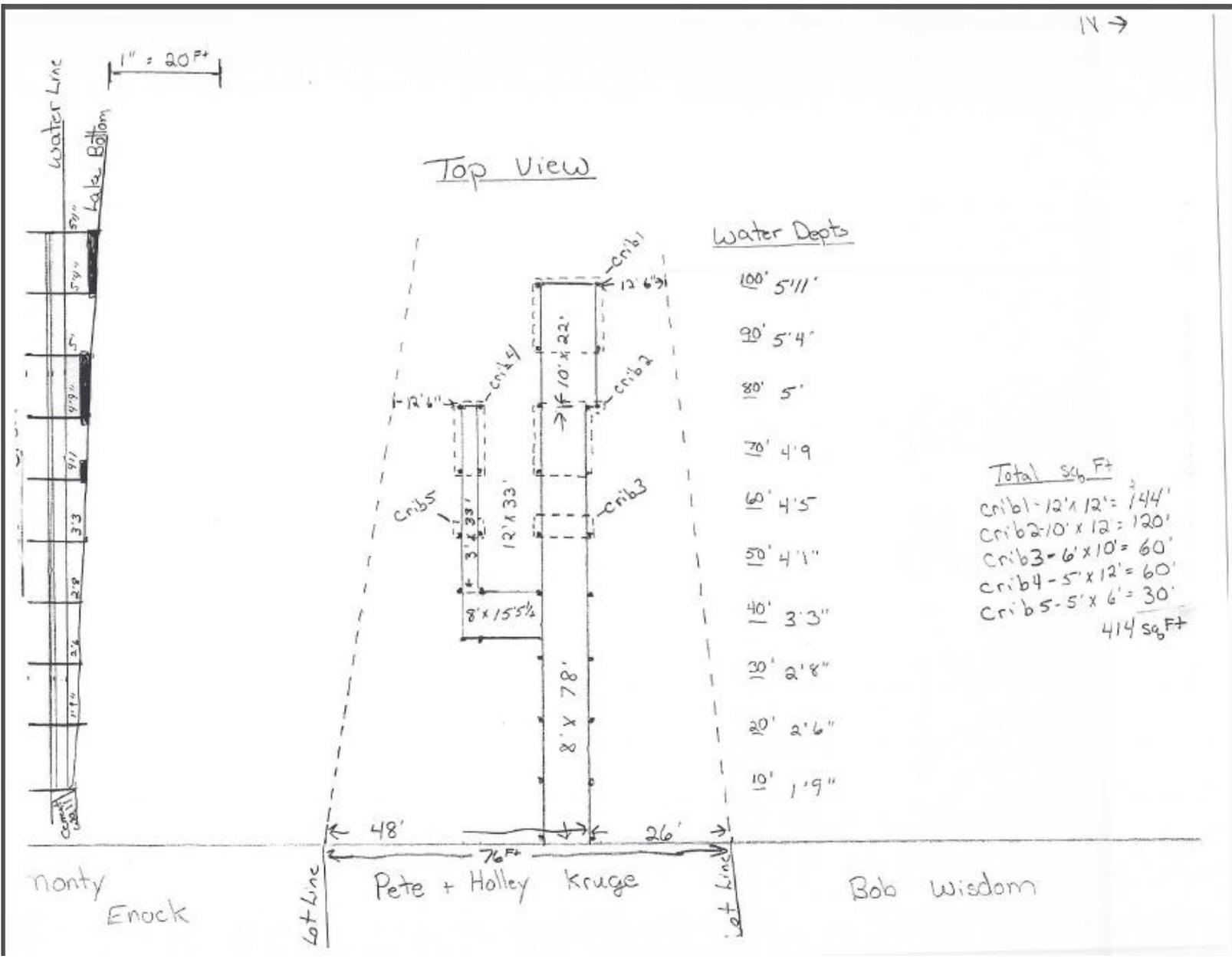


Exhibit A:

[Return to search results](#)

[Property Summary](#)

<b>Owner (s):</b> KRUG, PETER VINCENT KRUG, HOLLY THOMSEN		<b>Location:</b>	
<b>Mailing Address:</b> PETER VINCENT KRUG HOLLY THOMSEN KRUG 471 S COLUMBIA ST NAPERVILLE, IL 60540		<b>School District:</b> 2884 - LAKE GENEVA-GENOA CITY UHS SCHOOL DISTRICT 2885 - LAKE GENEVA J1 SCHOOL DISTRICT	
<b>Tax Parcel ID Number:</b> ZCE 00011	<b>Tax District:</b> 246-City of Lake Geneva	<b>Status:</b> Active	<b>Acres:</b> 0.3590
<b>Description - Comments</b> (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): LOT 11 CEYLON COURT ESTATES 15134 SQ FT CITY OF LAKE GENEVA			
<b>Site Address (es):</b> (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 870 MAYTAG RD LAKE GENEVA, WI 53147			

Select Detail -- [<Select Detail>]

[Make Default Detail](#)

[Printer Friendly Page](#)

[View Interactive Map](#)

## Summary of Subject Details:

*NOTE: Not all subject details are available at every county.*

### Assessments:

Assessment detail by year.

### Taxes:

Tax history by year, links to tax payment history, and payoff calculator.

### Zoning:

Rural zoning map for the selected parcel. Zoning is intended to be used as a reference only. Only rural zoning information is provided. For information about city or village zoning, please contact local officials.

### Districts:

Special District information (Lake, Sanitary, TIF, BID).

### Parcel History:

History of tax parcel changes. Parcel history is not available for changes made prior to June 2013. Changes made prior to this are available only by visiting the County.

### Documents:

Documents related to selected tax parcel. There may be other documents related to this parcel that are not shown.

### Survey History:

List of surveys performed on selected parcel or on parents of selected parcel. There may be surveys performed that are not available electronically through this portal.

### Sales History:

List of all sales related to the selected parcel. There may be documents related to this parcel that are not shown.

### Parcel Map:

Interactive map of the selected tax parcel. Maps are available for 'Active' parcels only.

### Permits:

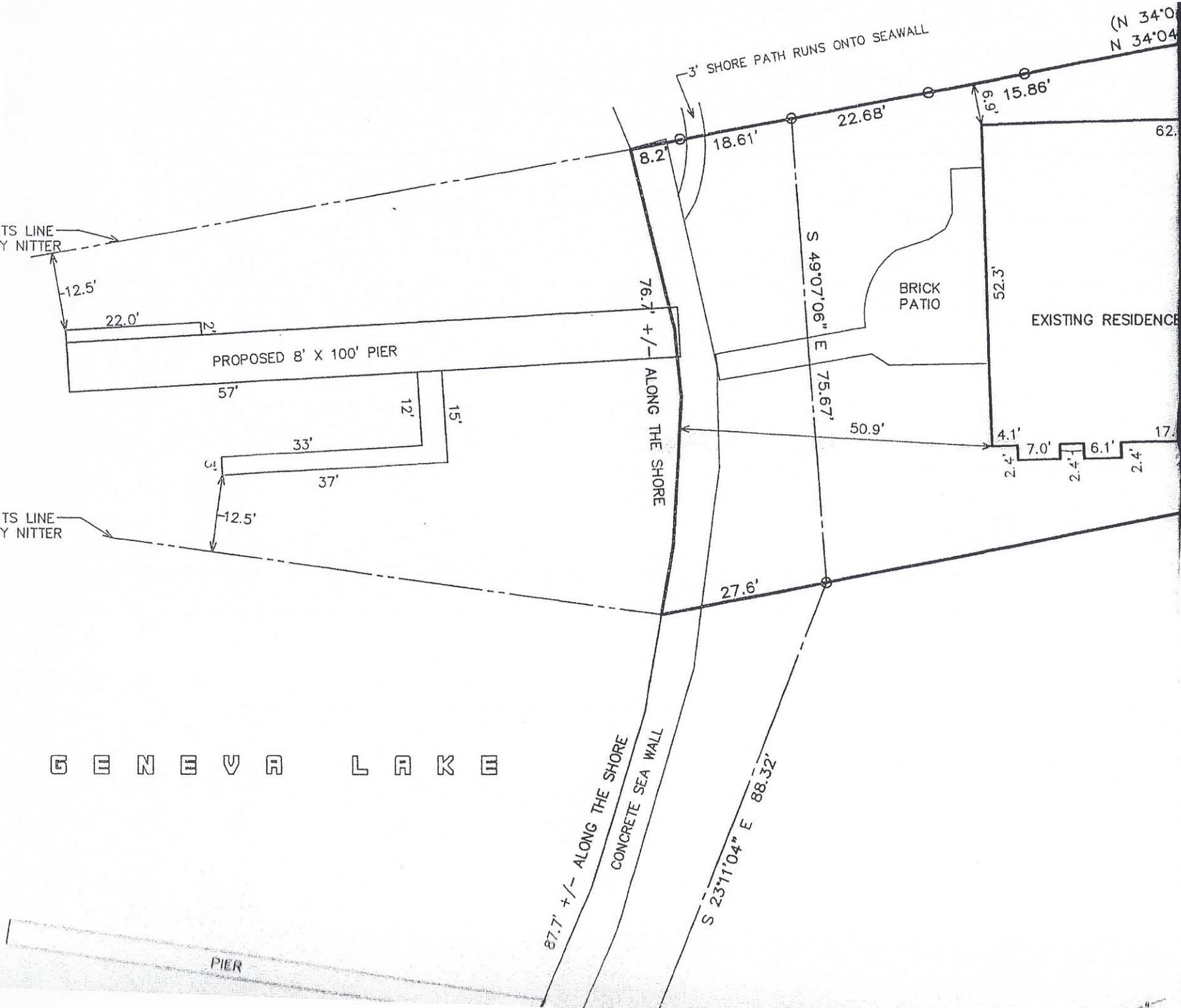
Listing of sanitary and/or land use permits associated with the parcel.

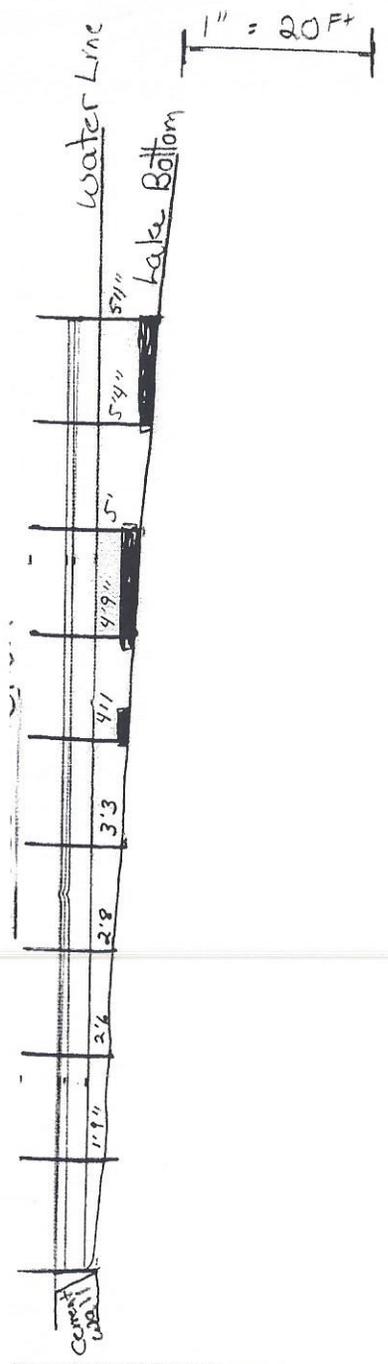


RIPARIAN RIGHTS LINE  
DETERMINED BY NITTER  
METHOD

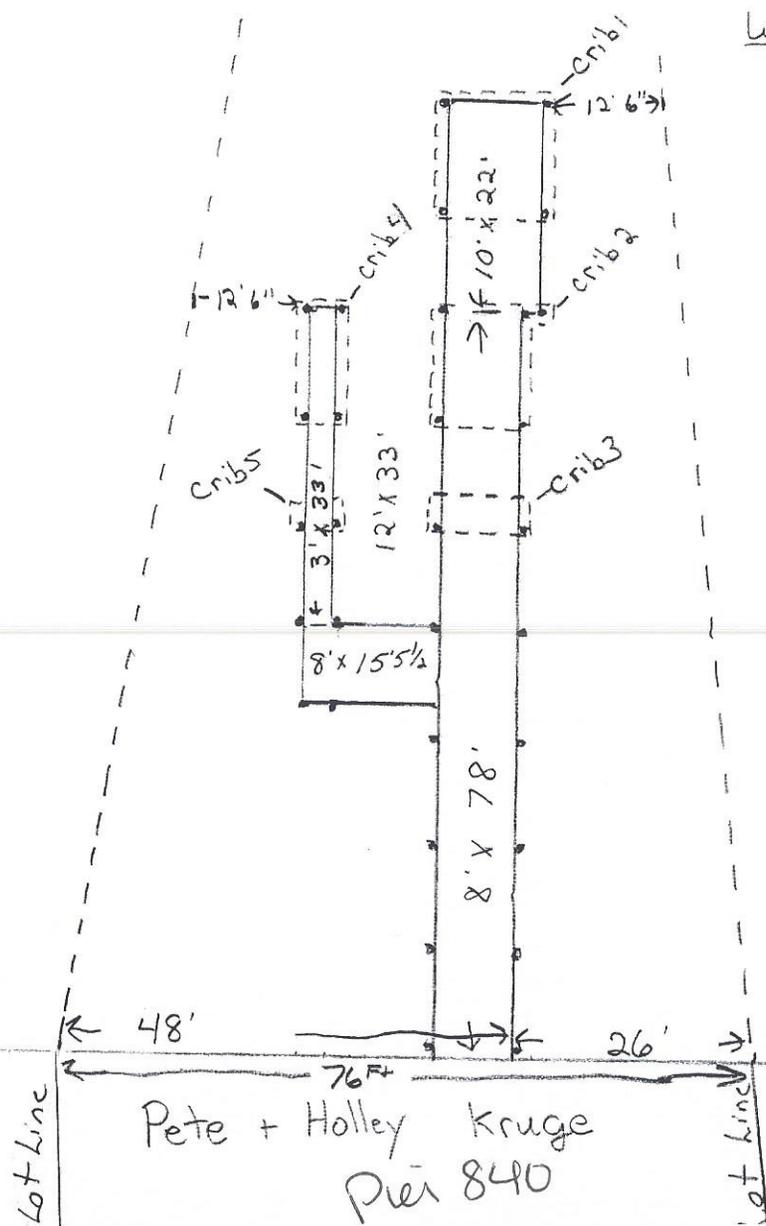
RIPARIAN RIGHTS LINE  
DETERMINED BY NITTER  
METHOD

G E N E V A L A K E





Top View



Water Depts

- 100' 5'11"
- 90' 5'4"
- 80' 5'
- 70' 4'9"
- 60' 4'5"
- 50' 4'1"
- 40' 3'3"
- 30' 2'8"
- 20' 2'6"
- 10' 1'9"

Total sq Ft  
 Crib 1 - 12' x 12' = 144'  
 Crib 2 - 10' x 12' = 120'  
 Crib 3 - 5' x 10' = 50'  
 Crib 4 - 5' x 12' = 60'  
 Crib 5 - 5' x 5' = 25'  
**399 sq Ft**

nonty  
Enock

Pete + Holley Kruege  
Pier 840

Bob wisdom

Lot Line

Lot Line

## **PRECISE IMPLEMENTATION PLAN RESOLUTION 18-R04**

A resolution authorizing the amendment to a Precise Implementation Plan filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd. Green Bay, WI, for Himansu Dhyani / Northern Management to construct 4 – (8- unit) buildings located at 1150 Wells Street Tax Key No. ZYUP00142B.

WHEREAS, the City Plan Commission has considered the application of Steve Bieda, Mau & Associates, LLP, 400 Security Blvd. Green Bay, WI, for Himansu Dhyani / Northern Management;

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue an amendment to a Precise Implementation Plan filed by Steve Bieda, Mau & Associates, LLP, 400 Security Blvd. Green Bay, WI, for Himansu Dhyani / Northern Management to construct 4 – (8- unit) buildings located at 1150 Wells Street Tax Key No. ZYUP00142B to include all affirmative 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.

Granted by action of the Common Council of the City of Lake Geneva this 22<sup>th</sup> day of January  
2018

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Alan Kupsik, Mayor

ATTEST:

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Lana Kropf, City Clerk

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 15, 2018

Agenda Item:9

Applicant:

Mau & Associates, LLP  
Himansu Dhyani  
400 Security Blvd.  
Green Bay, WI 54313

Request: 1150 Wells Street

Proposed **Precise Implementation Plan (PIP)** to provide zoning flexibilities to Planned Development of four – 8 unit multi-family buildings (32 units) Tax Key ZYUP000142B

Description:

The applicant is submitting a Precise Implementation Plan (PIP) to create a Planned Development (PD) that will combine two existing lots located at 1150 Wells St. to develop four separate 8-unit apartment buildings with a total of 32 new units.

Currently the property located on the two existing parcels existing buildings will be razed to accommodate the new proposed development as submitted. The applicants have meet with staff to identify site requirements to allow for the flexibilities necessary to accommodate the buildings and to include storm water runoff and recommended building layouts to enhance views from the neighboring streets and properties.

This is a transitional site between Multi-Residential-8 (MR-8) south and north with single family to the west.

The subject property includes 4 - principal buildings all of which are 8-Unit apartment buildings creating 32 new apartment dwelling units.

The proposed requests required parking space has been met. The site currently provides parking in three locations for some units they are and provided within the garage area of the apartment buildings, ground parking, and two additional detached accessory buildings accommodating 8 additional indoor parking stalls.

This Planned Development is required to be granted flexibilities from the zoning ordinance. This involves review and approval of a Precise Implementation Plan (PIP). In addition, the proposed land use requires exceptions to the “maximum units per acre” which is minimal, albeit with the multi-family adjacent to both sides of the proposed development staff felt the PD was acceptable due to the minimal overage.

Essentially, the PIP creates a customized zoning district for a particular development. The PIP focuses primarily on the mix of uses, procedural requirements, and flexibilities from the development standards of the underlying zoning district, particularly density/intensity and bulk requirements. This report focuses on these issues.

### Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including Precise Implementation Plan (PIP)) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the land use category for the subject property. This category allows for neighborhood-scale mixed use development. The proposed PIP zoning *is consistent* with the Comprehensive Plan.

### Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. In this instance, the Planned Development (PD), the current zoning of the property, provides that comparison zoning district. The project is requesting the following:

1. The applicant is requesting approval for (4) four 8-unit multi-family principal buildings that, each building containing a distinct Multi-family land use with a total of 32 dwelling units. The maximum units per acre request exceeds the allowable area as permitted.

As no other changes are proposed to the site that would change existing conditions, no other flexibilities are requested.

### Approved Land Uses:

The PIP enables the following land uses as permitted:

- Planned Development (PD)

The PIP enables the following land uses *subject to PIP approval*:

- (4) four 8-unit multi-family buildings (32 units total)

### Zoning Map Amendment / PIP - Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / PIP

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 Zoning Map amendment to PIP;
- Include *findings* required by the Zoning Ordinance for Zoning Map amendments; and,
- Provide specific suggested *requirements* to modify the project as submitted.

### Staff Review Comments:

Staff believes that this is a suitable location for a Multi-Family development land use due to the surrounding Multi-Family land uses and zoning. The site is currently zoned Planned Business, like other properties along Well Street and is planned for *Neighborhood Mixed Use* in the Comprehensive Plan, a category conducive to neighborhood-scale mixed use development.

Staff believes that the site as it is currently zoned is suitable for Multi-Family Residential, because there are abutting properties with the same land use. Granting the PIP establishes zoning

regulations for the subject property that would enable the consideration of Multi-Family Residential – 8 (MR-8) land uses for all buildings, contingent on PIP.

Required Plan Commission Findings on the PIP for Recommendation to Common Council:

A proposed PIP 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 PIP 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.
  3. The proposed PIP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- 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 PIP 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 PIP zoning;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

3. The proposed PIP amendment to the Official Zoning Map 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 Precise Implementation Plan (PIP):

1. Staff recommends that the Plan Commission recommend *approval* of the Precise Implementation Plan (PIP) as submitted, including the granting of all requested zoning ordinance flexibilities of the maximum units per acre, all other zoning requirements have been met.

**APPLICATION FOR ZONING MAP AMENDMENT FOR PLANNED DEVELOPMENT  
ZONING INCLUDING GENERAL DEVELOPMENT PLAN APPROVAL (PD/GDP) AND  
ONE PRECISE IMPLEMENTATION PLAN APPROVAL (PD/PIP)**

Name of Applicant: Mau & Associates, LLP

Address of Applicant: 400 Security Boulevard

Green Bay, WI 54313

Telephone No. ( 920 ) 434-9670

Fax and/or email: ( 920 ) 434-9672 sbieda@mau-associates.com

Name of Owner: Himansu Dhyani

Address of Owner: 1150 S Wells Street

Lake Geneva, WI

Telephone No. ( )

Fax and/or email: ( )

Subject property address and/or complete legal description (use attached sheet if necessary):

See attached.

Current Zoning District: PB (Planned Business)

Fee of \$750.00 payable upon filing application. *C paid August 17*

10-23-17  
Date

  
Signature of Applicant

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

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 Copies to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

LSF 5+1

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

  X   (1) A **location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

  X   (2) A **map of the subject property** for which the PD is proposed:

- X   Showing all lands within 300 feet of the boundaries of the subject property;
- X   Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
- X   Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
- X   Map and all its parts clearly reproducible with a photocopier;
- X   Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
- X   All lot dimensions of the subject property provided;
- X   Graphic scale and north arrow provided.

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

- X   General project themes and images;
- X   The general mix of dwelling unit types and/or land uses;
- X   Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
- X   The general treatment of natural features;
- X   The general relationship to nearby properties and public streets;
- X   The general relationship of the project to the Master Plan,
- X   A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

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

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

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

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

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

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

   Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and

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

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

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

   Project identification signs;

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

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

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

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

\_\_\_\_\_ Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: \_\_\_\_\_ by: \_\_\_\_\_

\_\_\_\_\_ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: 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: \_\_\_\_\_

**APPLICATION SUBMITTAL REQUIREMENTS  
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)**

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

*Initial Packet (5 Copies to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: \_\_\_\_\_ by: \_\_\_\_\_

↓

\_\_\_\_\_ 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;

# *Mau & Associates, LLP.*

*Land Surveying & Planning - Civil & Water Resource Engineering*

400 Security Boulevard, Green Bay, WI 54313

Phone (920) 434-9670 – Fax (920)434-9672

Website: [www.mau-associates.com](http://www.mau-associates.com)

October 20, 2007

RE: 1150 South Wells Street Multi Family Planned Development

To Fred Walling – Zoning Administrator, City of Lake Geneva

Mau and Associates, on behalf of Northern Management, is initiating Step 3, General Development Plan for the application process of redeveloping two lots at 1150 South Wells Street. The development team, Northern Management, has already invested substantial resources into neighboring multi family properties at 311-318 E South Street and 1110-1122 S Wells Street recently. Northern Management seeks to continue redevelopment momentum into the neighborhood by transforming a near-blighted property at 1150 S Wells Street to a market rate 32 unit two story multi family development which can bring cohesive land use to the neighborhood.

The development team has a large portfolio of owning and operating apartment homes throughout Wisconsin. Northern Management offers top quality multi family apartment homes and properties and has shown commitment to invest in Lake Geneva. The team is looking to construct one of their newest apartment models which utilizes high quality materials and offers amenities and functions of which appeal to residents and neighbors alike. An example of the model which is proposed is located at Meadowland Villas in Sheboygan. Images of the building have been attached along with building plans from said project. The website address for this property is provided below:

<http://www.wisconsinapartments.biz/p-property.php?city=Sheyboygan&Sheyboygan=4>

## **Building Features Include**

First floor unit private patios

Second floor cathedral ceilings and private balconies

All units have either 1 or 2 stall attached garage

In unit washer and dryer

Tile backsplashes

Deluxe vinyl plank flooring

High definition laminate countertops

Units Include:

1 Bed / 1 Bath / 1 Car Attached Garage

2 Bed / 2 Bath / 1 Car Attached Garage

2 Bed / 2 Bath / 2 Car Attached Garage

**Approximate Residential Densities**

Units / Acre 12.26 Units / Acre

Floor Area Ratio 52,360 SF / 113,964 SF = 0.46

Impervious Surface Ratio 59.5%

**General treatment to the natural features**

Site currently is one story motel building. Some matures have grown across the site, but generally a motel building with surface parking exists. Site generally flows from north to south with an approximate ten foot drop in elevation from north to south. The site is located within the urban fabric of the community and the layout is designed to complement this. A storm water management pond will be located near the southeastern corner of the property, the low point. A lower point does exist near the center of the west property line. This will be a challenge for engineers to steer storm water from this low point to the storm pond as grading will occur on the site to flatten the surfaces out without having storm water hindering neighboring properties. The site does have a number of mature trees. This is an asset for the property and community. The developers have made preservation of trees on the site a priority. As of the GDP, it would appear approximately 30 trees could have a good chance of being saved and used apart of the landscape plan.

**General relationship to nearby properties and public streets**

The property is located on South Wells Street and is bookended by multi family apartments along Wells. Those properties have been acquired by Northern Management in the recent past and has had substantial reinvestment into the properties. Lands across the street are a mix of industrial and multi family. To the west, single family residential and two unit residential mix.

**General relationship of the project to the Master Plan**

The western side of South Wells Street, north of South Street, calls for Planned Mixed Use north through Lake Geneva Road. One of the four components the of the mix of land uses is multi family residential.

**Rationale to why PD zoning is proposed:**

As far as a land use, multi family residential makes sense on this site and the surrounding neighbors. To make this product work, 32 units are a necessary component for the developer. Symmetrically, the layout of the buildings makes sense compared to the courtyard/patio facing fronts and parking loading rear of buildings. Two buildings along South Wells forms a street edge and allows for storm water management to be placed in its most natural state on the site. Two buildings facing along the north and south property lines complement existing developments while having an interior parking courtyard which is shielded from the much of the public. With the four units proposed, the development can fill a void in the block with new investment dollars and a design which focuses on placing the buildings and people into the front of the neighborhood and tucking cars and parking to the rear.

However, some of the zoning density standards cannot be met with a straight rezone. While densities remain lower than existing multi family surrounding the site, a planned development is needed to

address these numbers. This development projects 32 Units on 2.61 acres equaling 12.26 units / acre. This ratio is less than surrounding multi family development ratios; 14.49 units / acre to the south and 15.25 units / acre to north. However, the ratio gives a good balance to the rest of the established neighborhood insomuch that the scale is not underwhelmingly low in comparison on an urban county highway.

This site plan shows approximately 0.595 impervious surface ratio in its current configuration. Buildings have been placed within footprint to account for yard setbacks and allot enough land to construct a storm water management pond at the southeast corner of the parcel. The southeast corner makes sense for storm water location as it is the low point of the property and parcel lines are not aligning at 90 degree angles. The acute angle of the southeast lot corner makes building placement less than ideal. Storm water pond sizes have much more flexibility.

This site plan shows 96 parking stalls. Each building is designed to have 22 attached garage stalls. Each of the eight unit buildings will have (3) two stall garages and (5) one stall garages. Two four unit detached garages near the rear of the property is planned to accommodate residents who seek to have an additional garage stall. Site averages to 3.0 parking stalls / unit.

The team is seeking Planned Development status. We are seeking this status because we feel the product which is being proposed make the most sense for the neighborhood. The proposed apartment product has proven to be desirable to people of all ages. We feel the size and scope of the development would tie very well to the existing multi family homes. We acknowledge that two-family residential homes border the western edge of the property. This plan situates buildings to stay within a 30 foot rear yard setback as not to overwhelm the existing homes. Much of the rear property line has an existing tree line. To ensure further visual separation from vehicular lights, a planted dense screening line is proposed along the paved areas.

The site is currently zoned Planned Business (PB). This development is being submitted to be a Planned Development using the framework of Multi-family Residential (MR-8) standards. However, some land use exemptions and density/intensity exemptions are needed in order to meet this zoning district. Current zoning is PB. Multi family is not a permitted use in PB.

## List of Zoning Standards which will not be met and written description of exemptions

### *Density and Intensity Exemptions*

Table 98-304 City of Lake Geneva Residential Density Standards

Multi Family Residential

Max Gross Density Code 8.0

*Request 12.26 Units/Acre*

Minimum Lot Area 4,500 sf per du

*Request 3,561 sf per du*

Minimum Landscape Surface Ratio Code 50%

*Request 40.5%*

Minimum Zoning District Area 10 acres

*Request 2.61 acres individually as a project. When combined with neighboring lots to north and south, district becomes over 10 acres. This lot is the missing middle.*

FAR Ratio =0.275

*Request 0.46 Floor area ratio is 52,360 SF / 113,964 SF = 0.46*

### *Landscaping Exemptions*

Landscaping plan is shown on general conceptual landscaping plan. City of Lake Geneva uses a point system to evaluate landscaping plans. These systems use foundations, developed lot, street frontage, and parking requirements to factor in point totals. Additionally, landscaping is required for bufferyards at areas where zoning standards are not shared. The western portion of the lot is against areas zoned SR4. This will require a 0.3 opacity value. In past discussions, a dense screening has been noted along the western property line. The general conceptual landscaping plan does note this. However, exact planting species and locations will be noted at PIP staging as engineering of the site will take place for this step and will dictate grading which will impact vegetation.

Steps which will be used to best satisfy buffer yard requirements will include the potential to use the following:

Existing Fence

Existing Vegetation/Trees

Future Fencing

Future Vegetation/Trees

Engineered Site Grading

The site does have a number of mature trees. This is an asset for the property and community. The developers have made preservation of trees on the site a priority. As of the GDP, it would appear approximately 30 trees could have a good chance of being saved and used apart of the landscape plan. Engineered grading will dictate if trees can be useful and will play a role in the preservation.

Landscaping Requirements for Paved Areas will require approximately 385 points because of the size of the paved lot. Requirements note this landscaping must occur within 10 feet of the paved area. However, obstacles occur as many of the areas in the project where pavement ends is against a building, limiting the area for landscaping. Additionally,

- No foreseen Land Use Exemptions
- No foreseen Bulk Exemptions
- No foreseen Parking and Loading Exceptions

In closing,

We believe this planned development strengthens the Wells Street corridor and fills in a gap of underused property within the neighborhood. Northern Management has already made a firm commitment to neighboring properties which were in need of reinvestment. This proposal seeks to continue reinvestment along what would be approximately 1000 linear feet of South Wells Street.

Please to consider this development at the forthcoming November Plan Commission meeting

Kind Regards

Jonathon LeRoy

[jleroy@mau-associates.com](mailto:jleroy@mau-associates.com)

CC:

Alan Kupsik - Mayor of the City of Lake Geneva

[akupsik@cityoflakegeneva.com](mailto:akupsik@cityoflakegeneva.com)

Blaine Oborn – City Administrator

[cityadmin@cityoflakegeneva.com](mailto:cityadmin@cityoflakegeneva.com)

Richard Torhorst – Lake Geneva Development Corporation

[torhorstlaw@genevaonline.com](mailto:torhorstlaw@genevaonline.com)

Sal Dimiceli Sr.

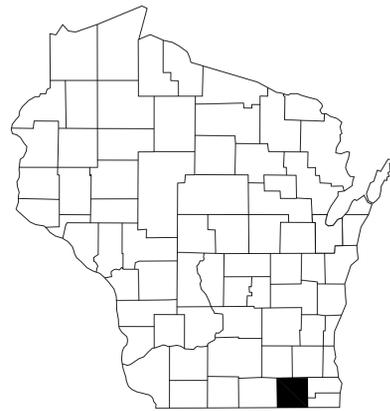
[sal@sal21.com](mailto:sal@sal21.com)

Scott Hower

[scott@wisconsinapartments.biz](mailto:scott@wisconsinapartments.biz)

# 32 UNIT APARTMENT SITE

CITY OF LAKE GENEVA  
WALWORTH COUNTY, WI



Vicinity Map  
(not to scale)

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Fax: 920-434-9672

## PROJECT INFORMATION

<b>OWNER(S):</b> NORTHERN MANAGEMENT
<b>PROJECT NAME:</b> 32 UNIT APARTMENT SITE S. WELLS ST.
<b>PROJECT DESCRIPTION:</b> 32 UNIT APARTMENTS, GARAGES, STORMWATER MANAGEMENT
<b>PROJECT ADDRESS:</b> 1150 S. WELLS ST.

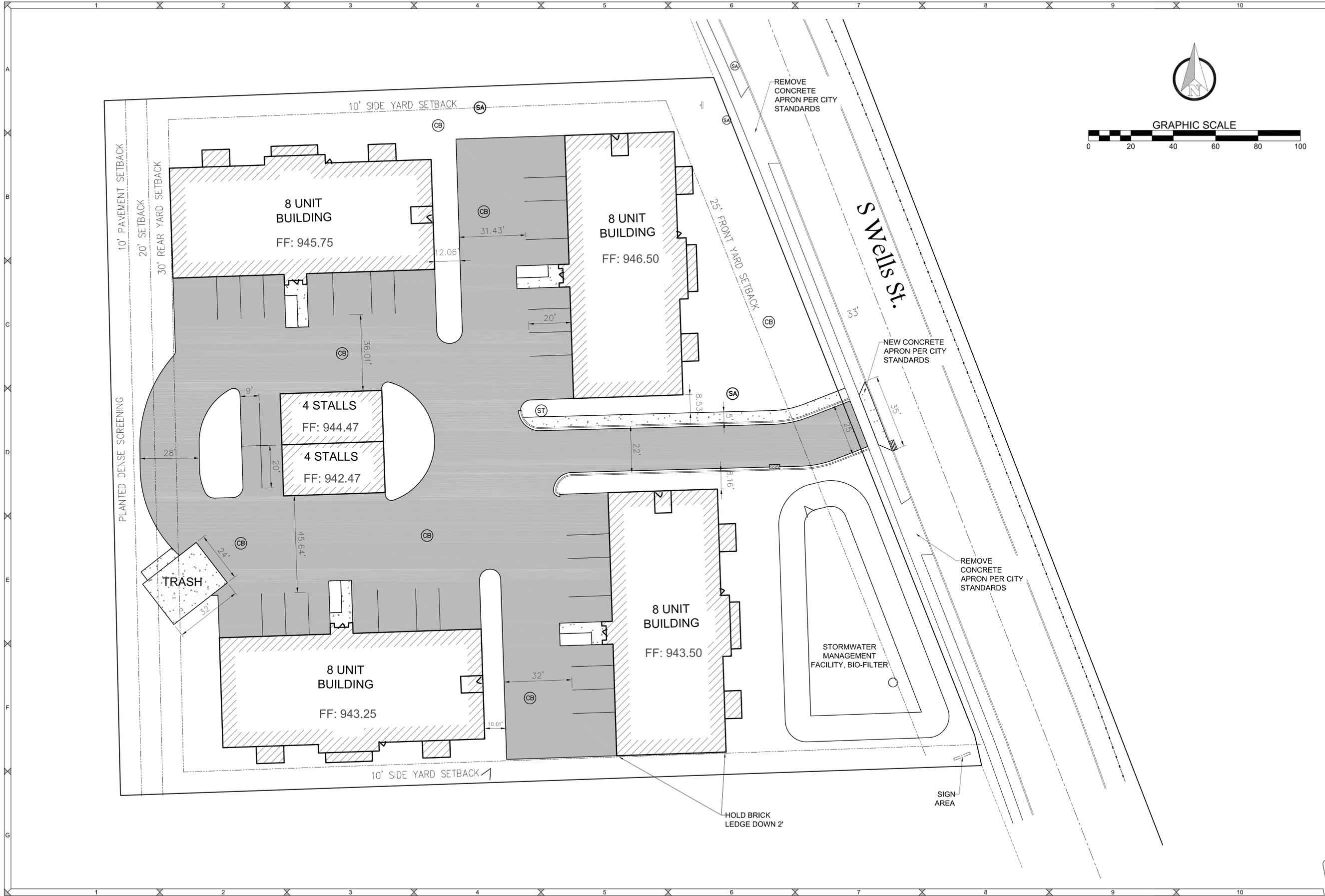
## CONTACT INFORMATION

<b>OWNER(S):</b> NORTHERN MANAGEMENT 333 BISHOPS WAY SUITE 160 BROOKFIELD, WI 53005 PH: 262-860-8700
<b>ENGINEER:</b> MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH: 920-434-9670

**SHEET INDEX:**

C1.0 TITLE SHEET
C2.0 SITE LAYOUT PLAN
C3.0 EROSION CONTROL PLAN
C4.0 GRADING PLAN
C5.0 SITE UTILITY PLAN
C6.0 NOTES & DETAILS

PROJECT NO. N-6517
SHEET NO. <b>C1.0</b>
DRAWING NO. <b>S-2889</b>



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DJM

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12-18-17

Number	Date	Comments

**Mau & Associates**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
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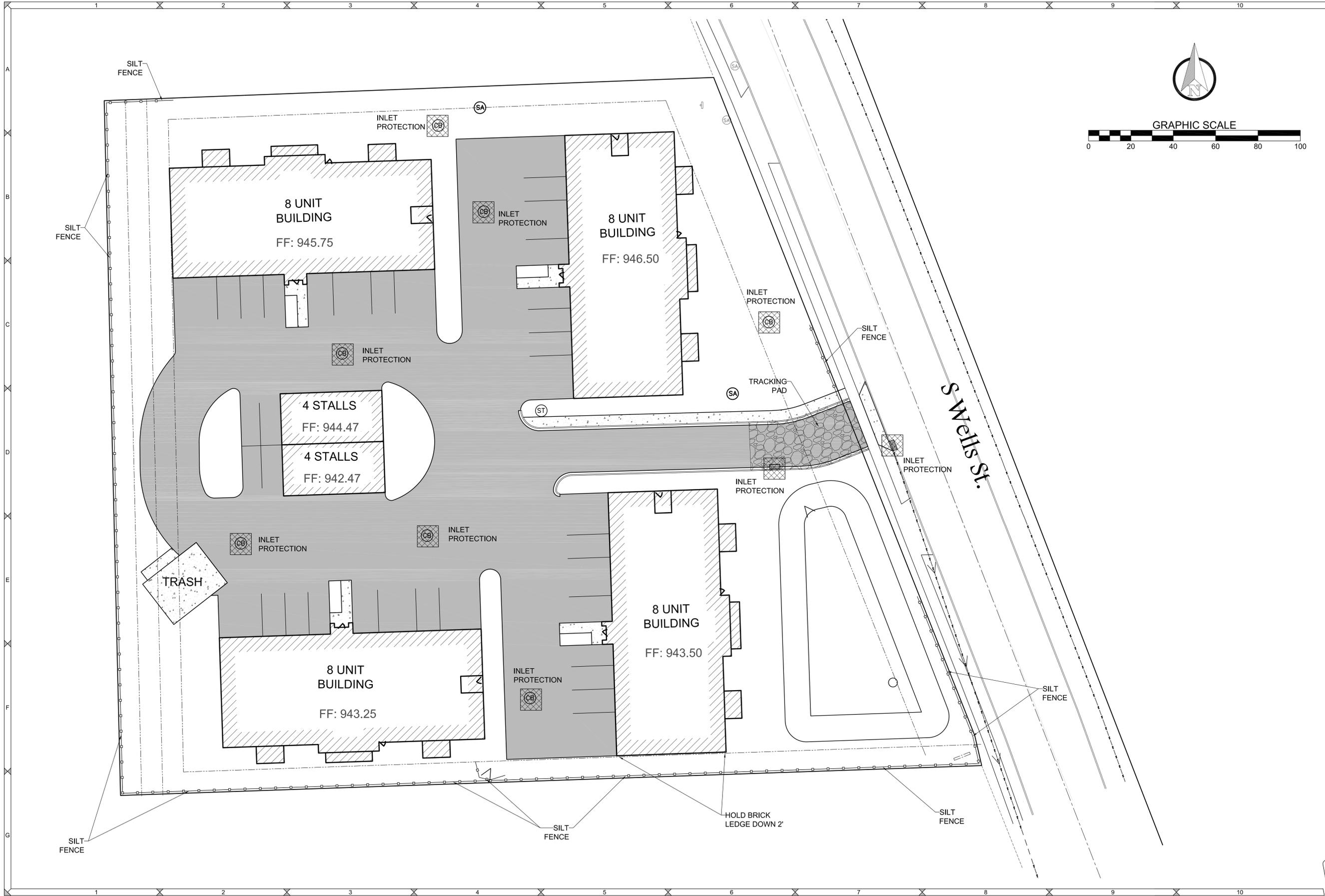
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**SITE LAYOUT PLAN**

PROJECT NO.  
N-6517

SHEET NO.  
**C2.0**

DRAWING NO.  
**S-2889**

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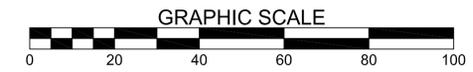
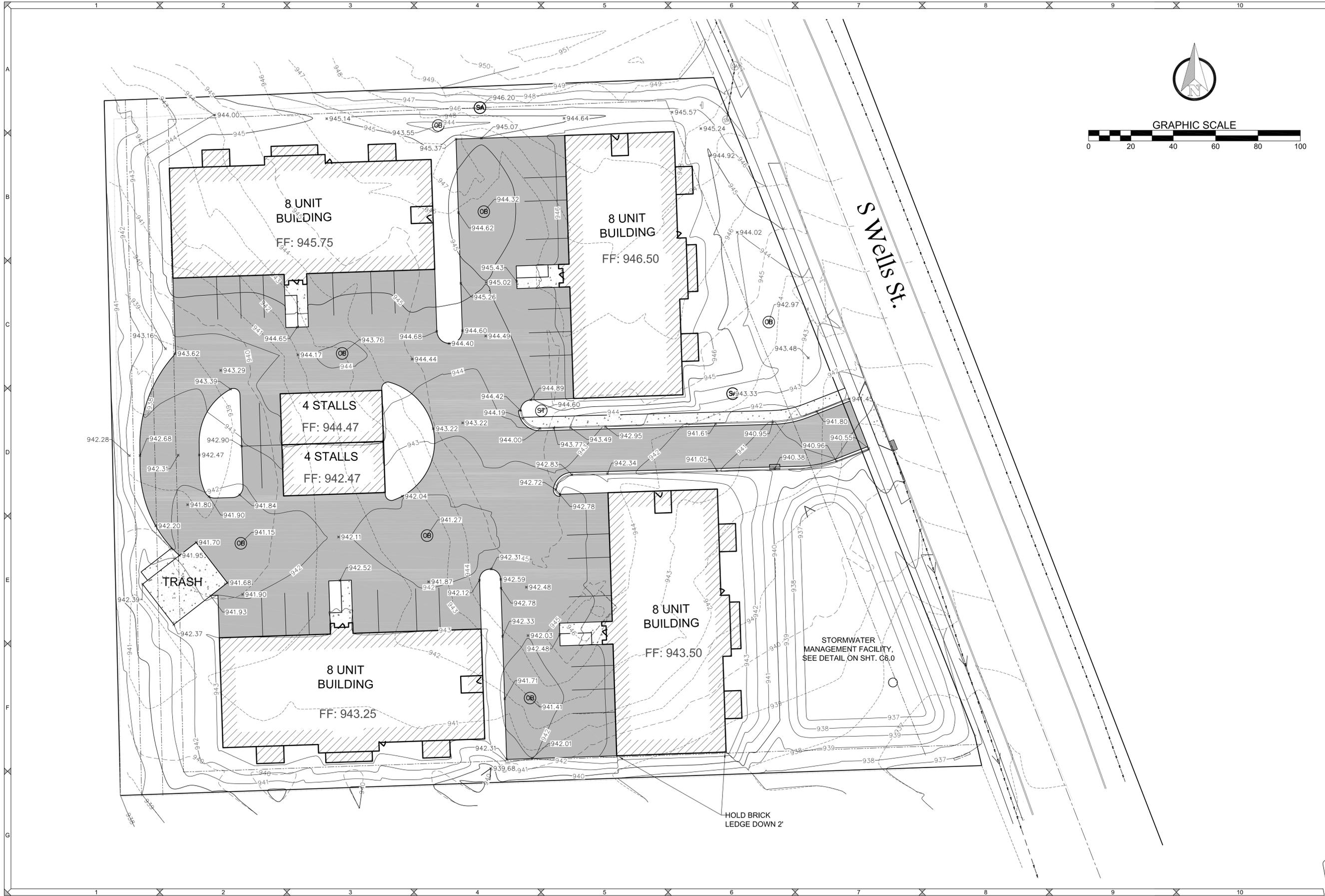
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**NORTHERN MANAGEMENT**  
**EROSION CONTROL PLAN**  
File: N-6517Eng\_121217.dwg

PROJECT NO.  
N-6517  
SHEET NO.  
**C3.0**  
DRAWING NO.  
**S-2889**



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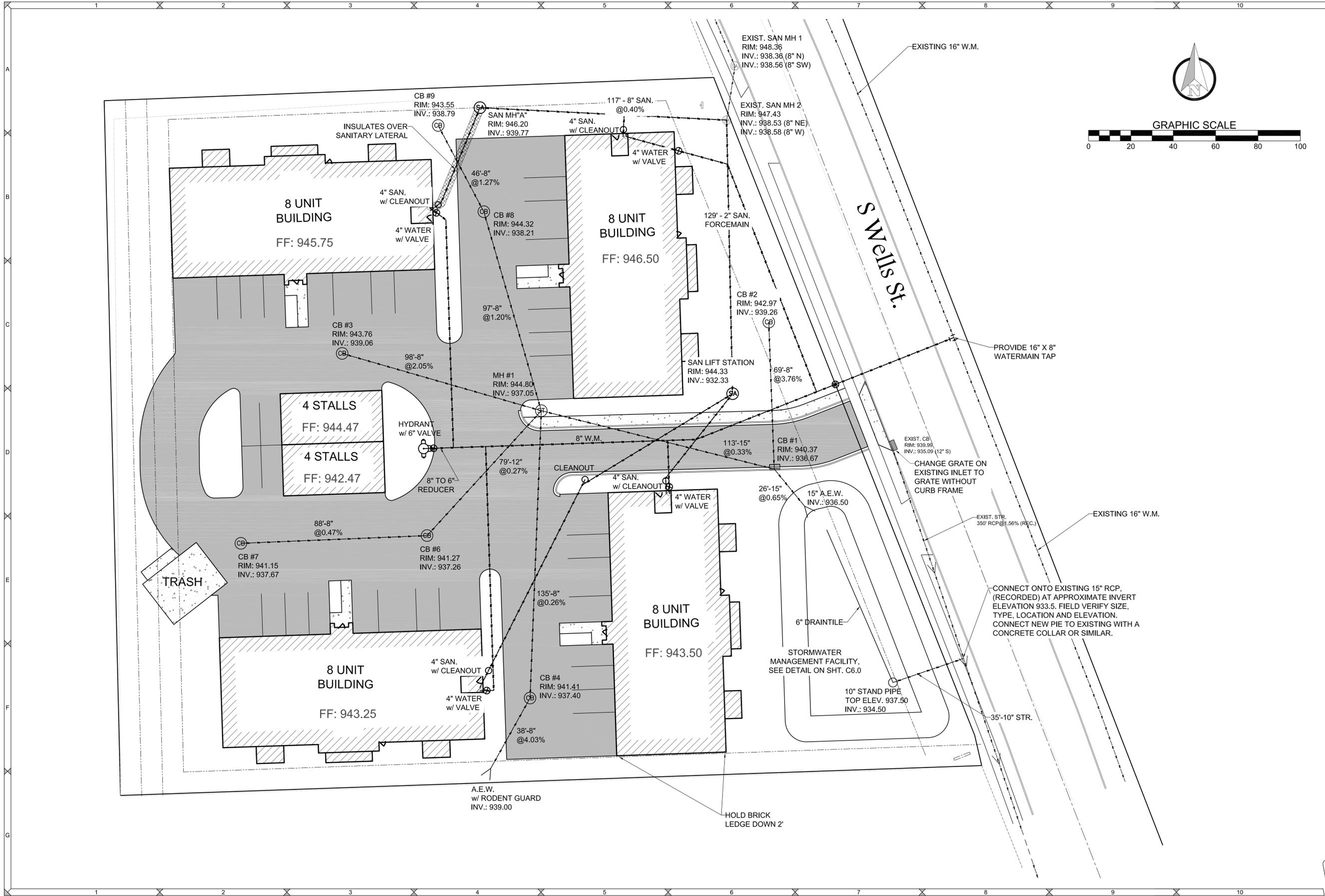
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**GRADING PLAN**

PROJECT NO.  
N-6517

SHEET NO.  
**C4.0**

DRAWING NO.  
**S-2889**

File: N6517Eng 121217.dwg



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NORTHERN MANAGEMENT  
 SITE UTILITY PLAN

PROJECT NO.  
N-6517  
 SHEET NO.  
**C5.0**  
 DRAWING NO.  
**S-2889**

File: N-6517Eng 121217.dwg

**CONSTRUCTION SITE EROSION CONTROL**

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

**SEDIMENT TRACKING FROM CONSTRUCTION SITE:**

- **STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057**  
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.  
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- **STREET SWEEPING/CLEANING**  
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

**SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:**

- **SILT FENCE - TECHNICAL STANDARD 1056**  
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- **SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058**  
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- **NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052**  
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- **CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066**  
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

**SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:**

- **DEWATERING - TECHNICAL STANDARD 1061**  
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

**SEDIMENT ENTERING STORM DRAIN INLETS:**

- **STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060**  
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

**SEDIMENT BEING CARRIED OFF-SITE BY WIND:**

- **DUST CONTROL - TECHNICAL STANDARD 1068**  
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

**CONCRETE WASHOUT**

- **CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.epa.gov/polwaste/npdes/swbmp/upload/concretwashout.pdf> FOR DETAILS.**

**INSPECTION AND MAINTENANCE**

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

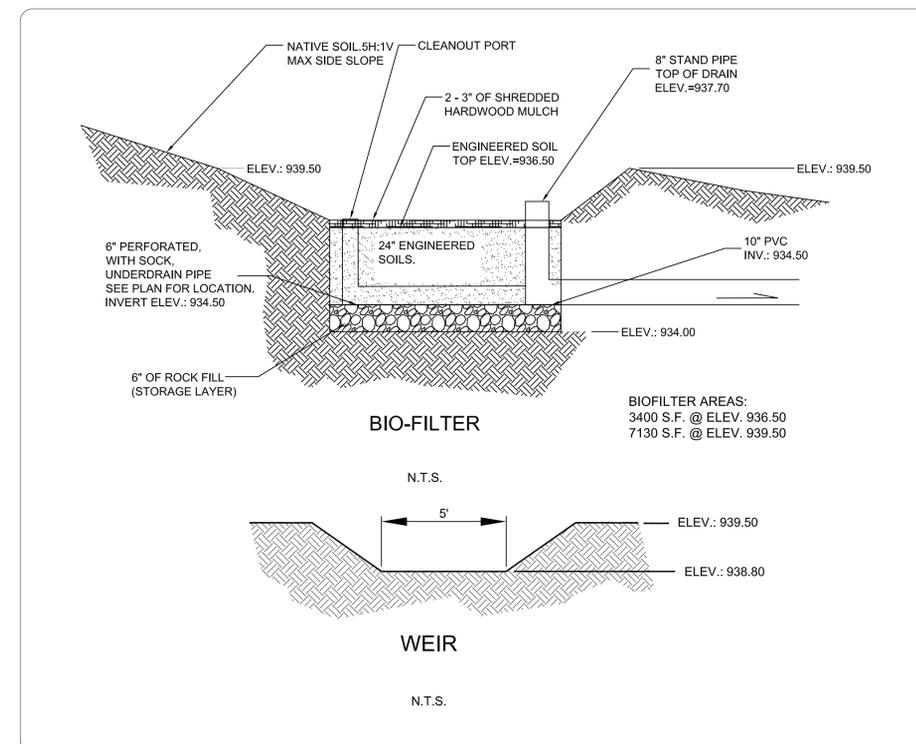
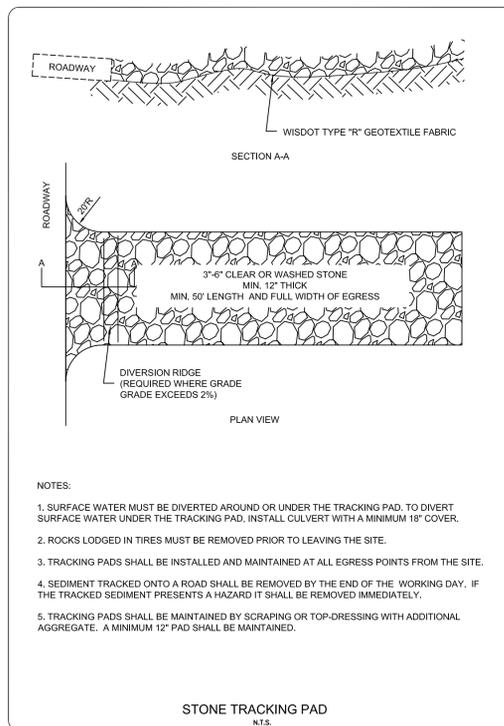
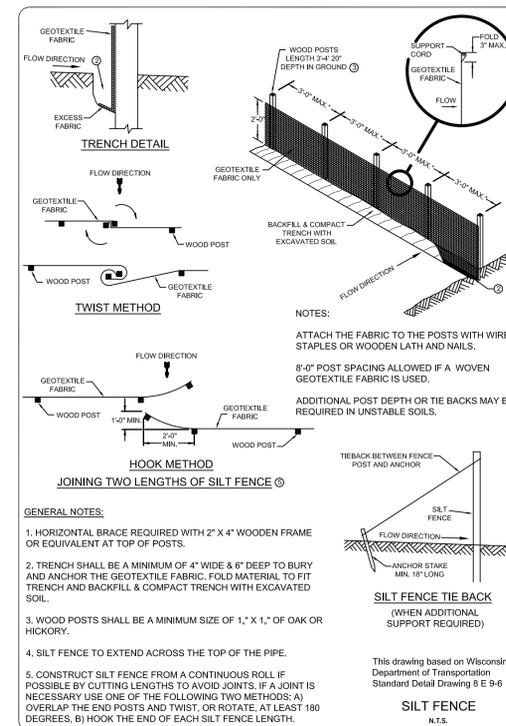
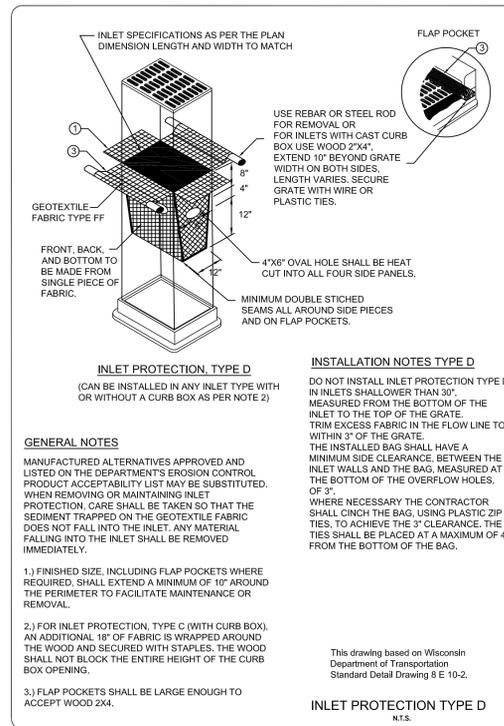
THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.



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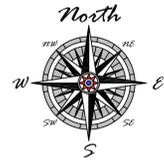
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**NORTHERN MANAGEMENT**  
**NOTES & DETAILS**

PROJECT NO.  
N-6517  
SHEET NO.  
**C6.0**  
DRAWING NO.  
**S-2889**

# Landscaping Plan



SCALE  
1"=20'

DRAWN BY  
JEL

TAX PARCEL NO. ZYUP 00142B, ZN11970002

Landscaping  
1150 S Wells

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9670 Website: www.mau-associates.com  
400 Security Blvd, Green Bay, WI 54313

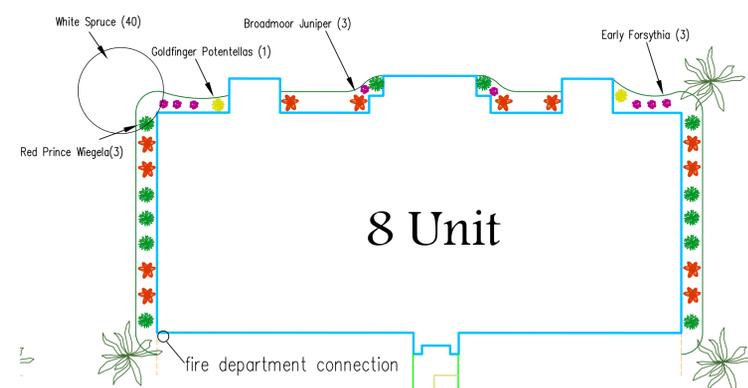
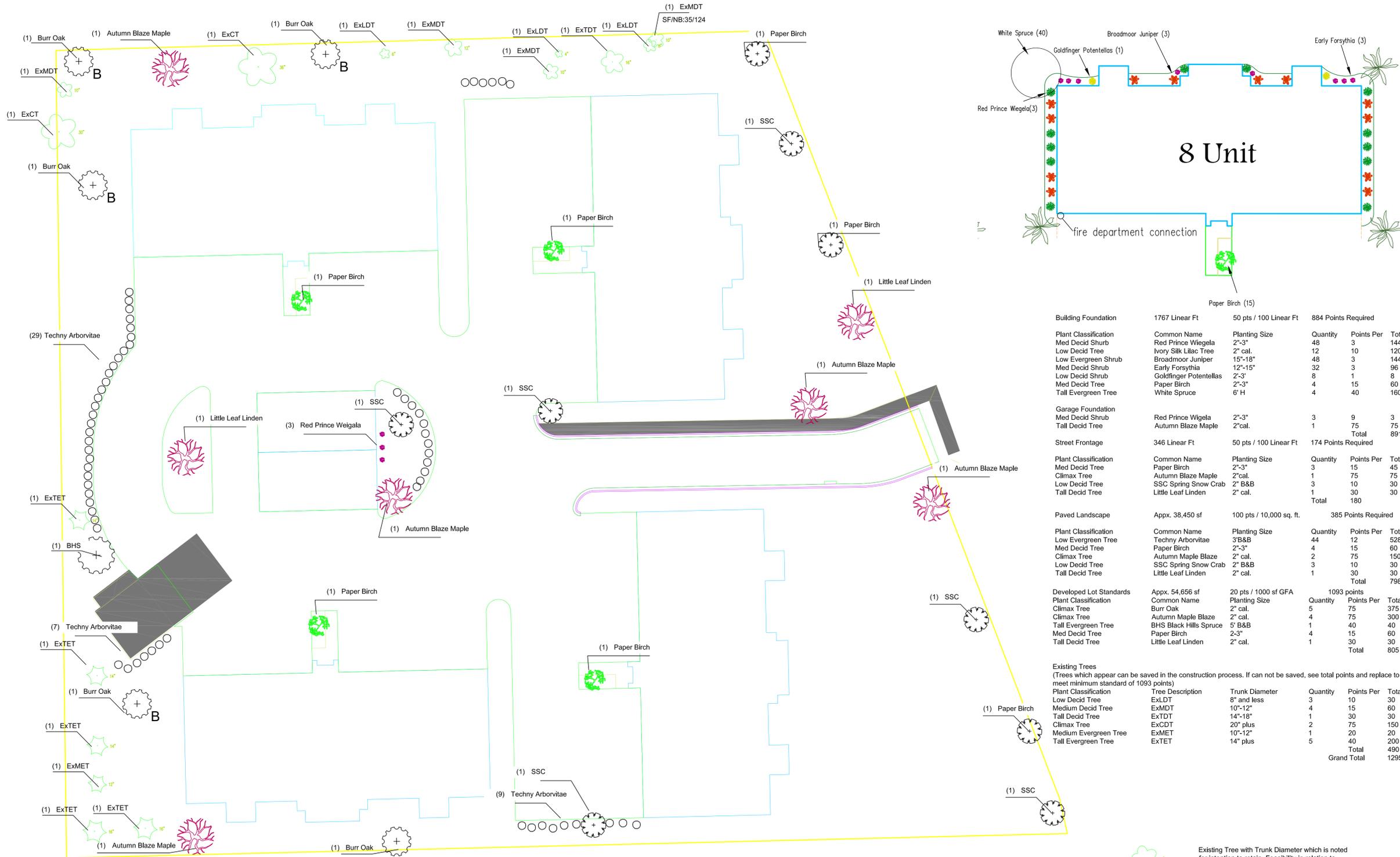
Northern Mangagement  
Lake Geneva

PROJECT NO.  
N-6517

SHEET NO.  
1 of 1

DRAWING NO.  
S-2891

File: N-6517 Site Plan 082317 final 08/26/2017.dwg Plotwork Completed: xxxxxx



Building Foundation	1767 Linear Ft	50 pts / 100 Linear Ft	884 Points Required
Plant Classification	Common Name	Planting Size	Quantity Points Per Total
Med Decid Shrub	Red Prince Wiegala	2"-3"	48 3 144
Low Decid Tree	Ivory Silk Lilac Tree	2" cal.	12 10 120
Low Evergreen Shrub	Broodmoor Juniper	15"-18"	48 3 144
Med Decid Shrub	Early Forsythia	12"-15"	32 3 96
Low Decid Shrub	Goldfinger Potentellas	2"-3"	8 1 8
Tall Decid Tree	Paper Birch	2"-3"	4 15 60
White Spruce	White Spruce	6' H	4 40 160
Garage Foundation	Red Prince Wigela	2"-3"	3 9 3
Med Decid Shrub	Autumn Blaze Maple	2" cal.	1 75 75
Tall Decid Tree			Total 891
Street Frontage	346 Linear Ft	50 pts / 100 Linear Ft	174 Points Required
Plant Classification	Common Name	Planting Size	Quantity Points Per Total
Med Decid Tree	Paper Birch	2"-3"	3 15 45
Climax Tree	Autumn Blaze Maple	2" cal.	1 75 75
Low Decid Tree	SSC Spring Snow Crab	2" B&B	3 10 30
Tall Decid Tree	Little Leaf Linden	2" cal.	1 30 30
			Total 180
Paved Landscape	Appx. 38,450 sf	100 pts / 10,000 sq. ft.	385 Points Required
Plant Classification	Common Name	Planting Size	Quantity Points Per Total
Low Evergreen Tree	Techny Arborvitae	3'B&B	44 12 528
Med Decid Tree	Paper Birch	2"-3"	4 15 60
Climax Tree	Autumn Blaze Maple	2" cal.	2 75 150
Low Decid Tree	SSC Spring Snow Crab	2" B&B	3 10 30
Tall Decid Tree	Little Leaf Linden	2" cal.	1 30 30
			Total 798
Developed Lot Standards	Appx. 54,656 sf	20 pts / 1000 sf GFA	1093 points
Plant Classification	Common Name	Planting Size	Quantity Points Per Total
Climax Tree	Burr Oak	2" cal.	5 75 375
Climax Tree	Autumn Blaze Maple	2" cal.	4 75 300
Tall Evergreen Tree	BHS Black Hills Spruce	5' B&B	1 40 40
Med Decid Tree	Paper Birch	2"-3"	4 15 60
Tall Decid Tree	Little Leaf Linden	2" cal.	1 30 30
			Total 805

Existing Trees  
(Trees which appear can be saved in the construction process. If can not be saved, see total points and replace to meet minimum standard of 1093 points)

Plant Classification	Tree Description	Trunk Diameter	Quantity	Points Per	Total
Low Decid Tree	ExLDT	8" and less	3	10	30
Medium Decid Tree	ExMDT	10"-12"	4	15	60
Tall Decid Tree	ExTDT	14"-18"	1	30	30
Climax Tree	ExCDT	20" plus	2	75	150
Medium Evergreen Tree	ExMET	10"-12"	1	20	20
Tall Evergreen Tree	ExTET	14" plus	5	40	200
				Total	490
				Grand Total	1295

Existing Tree with Trunk Diameter which is noted for intention to retain. Feasibility in relation to engineered grades will dictate future use.

## BUILDING MATERIALS

High quality materials will be used in construction of project. The following is list of the materials to be used on the buildings.

### Building Materials

Roof Shingle: Tamko Shingle-Natural timber

Vinyl Siding: Double 4 Siding Certaineed Main Street – Natural Clay

Shake: NorthwoodsCertaineed – Sable Brown

Garage Door Color: Clay

Entry Door Color: Sable

Brick: Acme Brick –Cardiff Grey-Western Queen

### Materials for Exterior of Refuse Structure

Concrete Block Base, Height of total structure approximately 6 feet

Brick: Acme Brick- Cardiff Grey- Western Queen

Gate: Chain Link Gate with Khaki colored d composite façade facing front

## **PRECISE IMPLEMENTATION PLAN RESOLUTION 18-R05**

A resolution authorizing the amendment to a Precise Implementation Plan filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, Lake Geneva, WI 53147, to allow for the alteration of Building Location, Site Design, and Building Exterior, located at 755 Southwind Drive, Lake Geneva, Tax Key No. ZPRW00054A.

WHEREAS, the City Plan Commission has considered the application of Southwind Prairie IV, LLC, 751 Geneva Parkway, Lake Geneva, WI 53147,

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on January 4, 2018.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue an amendment to a Precise Implementation Plan filed by Southwind Prairie IV, LLC, 751 Geneva Parkway, Lake Geneva, WI 53147, to allow for the alteration of Building Location, Site Design, and Building Exterior, located at 755 Southwind Drive, Lake Geneva, Tax Key No. ZPRW00054A to include all affirmative 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.

Granted by action of the Common Council of the City of Lake Geneva this 22<sup>th</sup> day of January  
2018

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Alan Kupsik, Mayor

ATTEST:

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Lana Kropf, City Clerk

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 15, 2018

Agenda Item: 10

Applicant:

Southwind Prairie IV, LLC.  
751 Geneva Parkway  
Lake Geneva, WI 53147

Request:

Amending General Development Plan (GDP)

Description:

The applicant is submitting a request to amend the existing General Development Plan (GDP) zoning request with the revised:

- Building layout, shape, and design

The original General Development Plan (GDP) was started with different ownership of the property and since has changed owners again with the current applicant owning the adjacent multi-family development. The applicant is requesting the review for the amendment request to reflect the unit construction that is currently developed on the Southwind Drive properties.

The applicants have met with staff to identify any possible issues and in finding none other than building design the review was fairly straight forward.

A full description of the project is contained within the Plan Commission Packet. The Subdivision layout is included that depicts the lot dimensions and plat boundaries.

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including General Development Plan) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the Single-Family land use category for the subject property. The proposed GDP zoning *is consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. -None needed

All other zoning requirements of the current GDP remain.

Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / GDP:

As part of the consideration of a requested General Development Plan (GDP) step, the Plan Commission is required to:

- Provide the Common Council with a *recommendation* regarding the proposed Zoning Map amendment to GDP;

- Include *findings* required by the Zoning Ordinance for Zoning Map amendments; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

The proposed amendments to the existing GDP are minimal if none at all by changing the shape and exterior finishes of the buildings.

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 PIP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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 to the Official Zoning Map 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 General Development Plan:

1. Staff recommends that the Plan Commission recommend *approval* of the General Development Plan (GDP) as submitted.
2. Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 3.

STAFF REPORT  
To Lake Geneva Plan Commission  
Meeting Date: January 15, 2018

Agenda Item: 11

Applicant:

Southwind Prairie IV, LLC.  
751 Geneva Parkway  
Lake Geneva, WI 53147

Request:

Amending Precise Implementation Plan (PIP)

Description:

The applicant is submitting a request to amend the existing Precise Implementation Plan (PIP) zoning request with the revised:

- Building layout, shape, and design

The original Precise Implementation Plan was started with different ownership of the property and since has changed owners again with the current applicant owning the adjacent multi-family development. The applicant is requesting the review for the amendment request to reflect the unit construction that is currently developed on the Southwind Drive properties.

The applicants have met with staff to identify any possible issues and in finding none other than building design the review was fairly straight forward.

A full description of the project is contained within the Plan Commission Packet. The Subdivision layout is included that depicts the lot dimensions and plat boundaries.

Consistency with the Comprehensive Plan:

Wisconsin law requires all Zoning Map Amendments (including Precise Implementation Plan) be consistent with the Comprehensive Plan, and particularly with the Future Land Use Map. This map recommends the Single-Family land use category for the subject property. The proposed PIP zoning is *consistent* with the Comprehensive Plan.

Relation to Base Zoning Standards:

All Planned Developments must explicitly identify any flexibilities being requested from base zoning standards in the most comparable regular zoning district. -None needed

All other zoning requirements of the current PIP remain.

Action by the Plan Commission:

Recommendation to the Common Council on the Proposed Zoning Map Amendment / PIP:

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

- Provide the Common Council with a *recommendation* regarding the proposed Zoning Map amendment to PIP;

- Include *findings* required by the Zoning Ordinance for Zoning Map amendments; and,
- Provide specific suggested *requirements* to modify the project as submitted.

Staff Review Comments:

The proposed amendments to the existing PIP are minimal if none at all by changing the shape and exterior finishes of the buildings.

Required Plan Commission Findings on the PIP for Recommendation to Common Council:

A proposed PIP 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 PIP 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 PIP zoning;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map. And;
  3. The proposed PIP amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

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 PIP 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 PIP zoning;
    - d. Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

3. The proposed PIP amendment to the Official Zoning Map 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 Precise Implementation Plan:

1. Staff recommends that the Plan Commission recommend *approval* of the Precise Implementation Plan as submitted.
2. Staff recommends the affirmative set of findings provided above, noting that the proposal meets Factor 3.

**APPLICATION FOR PRECISE IMPLEMENTATION PLAN AMENDMENT**

*City of Lake Geneva*

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

755 Southwind Drive, Lake Geneva, WI 53147

Tax Parcel No. ZPRW 00054A; see legal description attached

Name and Address of Current Owner:

McMurr I, LLC, 351 West Hubbard Street, Suite 610, Chicago, IL 60654

Telephone No. of Current Owner including area code: 312-965-2807

Name and Address of Applicant:

Southwind Prairie IV, LLC, 751 Geneva Parkway North, Lake Geneva, WI 53147

Telephone No. of Applicant including area code: 262-903-3222 (Roger Wolff)

Proposed Use:

New multi-family residential apartment homes as described in Exhibit A.

Zoning District in which land is located: PD Planned Development

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

Farris, Hansen & Associates, Inc., 7 Ridgway Drive, Elkhorn, WI 53121

Short statement describing activities to take place on site:

See Exhibit A, including revised building shape and design

PIP Amendment fee \$400.00, payable upon filing application.

Southwind Prairie IV, LLC by Roger Wolff



Signature of Applicant

Nicholas A. Egert, Attorney-in-Fact

**AGREEMENT FOR SERVICES**

REIMBURSABLE BY THE PETITIONER / APPLICANT. 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 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 finance charges that may accrue. The City may apply the charges for these services to the Petitioner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner and which are not paid, may be assigned by the City as a special assessment to the subject property. Petitioner hereby expressly waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. Petitioner further authorizes the City Treasurer or City Clerk to levy and collect review fees and additional fees upon the affidavit of the City Administrator or the Zoning Administrator stating that such fees are reasonable and that payment is overdue. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the development application:

Roger Wolff, as applicant/petitioner for:

Name: Southwind Prairie IV, LLC  
Address: 751 Geneva Parkway North  
Lake Geneva, WI 53147  
Phone: 262-903-3222

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.

Dated this 8th day of January, 2018.

Southwind Prairie IV, LLC, by Roger Wolff

Printed name of Applicant/Petitioner

By:   
Signature of Applicant/Petitioner Nicholas A. Egert, Attorney-in-Fact

**SOUTHWIND PRAIRIE APARTMENT COMMUNITY II  
PRAIRIE TOWNHOME CONDOMINIUM**

**NARRATIVE**

The property described in the attached Exhibit B and incorporated herein (“Prairie”) is zoned by the City of Lake Geneva (“City”) as PD, Planned Development Zoning District, to permit the development of a multifamily community of up to sixteen (16) residential structures. The PIP Site Plan for Prairie Wind is attached as Exhibit C and incorporated herein (“Site Plan”).

The area in question along with the surrounding built of structures are planned by the City for Multi-Family Residential future use under the City’s Comprehensive Plan, adopted August 30, 2011.

This Application provides for the build out of six (6) multifamily residential structures comprised of six (6) units in each structure. The design shape of the structures has changed over prior approval; however, the footprint and location within the site remains within the parameters of prior approvals. Please see Exhibit C is attached hereto and incorporated herein by this reference, hereinafter referred to as the “Plans”.

The Plans, supplemented by additional construction detail building plans, have been approved by the State of Wisconsin Department of Safety and Professional Services, Industry Services Division.

Density will remain within previously approved levels with less than 5 dwelling units per acre. Prairie Lane and traffic management plans will be implemented as per prior submissions.

Concurrently herewith, the Applicant is filing with the City the Plat and Declaration for the creation of Prairie Townhome Condominium, as per Exhibit D which is attached hereto and incorporated herein by this reference. The land submitted to condominium ownership was formerly part of the expansion area for Prairie Wind Condominium and now represents a distinct and separate condominium.

Likewise, a Landscape Plan completed by Hickory Landscaping and Maintenance on behalf of the Applicant is attached hereto as Exhibit E and incorporated herein by this reference.

A map of Prairie, showing all lands within three hundred (300) feet, and a list of the names and addresses of the owners of all lands on said map, will be provided by the Zoning Administrator and attached as Exhibit F and incorporated herein.

Except as modified by this Amendment to the PIP for Prairie Wind, the PIP remains unchanged. The landscaping, lighting, organizational structure, and the consistency of the PIP, as amended hereby, with the GDP, are not materially changed.

**EXHIBIT A**

Because virtually all of the public infrastructure improvements for Prairie Wind are installed, no proof of financing capability is needed. The Applicant will provide proof of financing capability, in the form of a letter of credit or other surety, for the construction of any additional public improvements as requested by the City.

The Applicant believes that this amendment to the PIP will allow Prairie to be a more viable and improved in-fill development for the City.

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION DECLARED AREA PARCEL A

LANDS LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663, RECORDED IN VOLUME 22 ON PAGE 10 AS DOCUMENT NO. 593854; LOCATED IN PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF C.S.M. 3663 AT THE NORTHERLY RIGHT-OF-WAY OF TOWN LINE ROAD; THENCE S 89 DEGREES 54 MINUTES 50 SECONDS W, 198.99 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE TO AN IRON PIPE STAKE; THENCE CONTINUE, S 00 DEGREES 05 MINUTES 10 SECONDS E, 15.01 FEET; THENCE CONTINUE, S 89 DEGREES 54 MINUTES 50 SECONDS W, 218.94 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1974 (C.S.M. 1974); THENCE ALONG SAID EAST LINE, N 00 DEGREES 05 MINUTES 10 SECONDS W, 318.00 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. 1974 AND THE POINT OF BEGINNING; THENCE S 89 DEGREES 54 MINUTES 50 SECONDS W, 243.35 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. 1974; THENCE N 00 DEGREES 05 MINUTES 10 SECONDS W, 122.25 FEET; THENCE N 89 DEGREES 54 MINUTES 50 SECONDS E, 70.00 FEET; THENCE N 44 DEGREES 54 MINUTES 50 SECONDS E, 137.95 FEET; THENCE S 56 DEGREES 07 MINUTES 23 SECONDS E, 37.21 FEET; THENCE 66.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET AND A CHORD WHICH BEARS S 40 DEGREES 00 MINUTES 58 SECONDS E, 66.03 FEET; THENCE S 23 DEGREES 54 MINUTES 32 SECONDS E, 17.37 FEET; THENCE 125.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FEET AND A CHORD WHICH BEARS S 09 DEGREES 12 MINUTES 19 SECONDS E, 123.86 FEET; THENCE S 05 DEGREES 29 MINUTES 54 SECONDS W, 10.23 FEET; THENCE S 89 DEGREES 54 MINUTES 50 SECONDS W, 23.09 FEET TO THE POINT OF BEGINNING. CONTAINING 42,313 SQUARE FEET (0.97 ACRES) OF LAND, MORE OR LESS.

### LEGAL DESCRIPTION DECLARED AREA PARCEL B

LANDS LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663, RECORDED IN VOLUME 22 ON PAGE 10 AS DOCUMENT NO. 593854; LOCATED IN PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

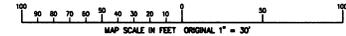
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF C.S.M. 3663 AT THE NORTHERLY RIGHT-OF-WAY OF TOWN LINE ROAD; THENCE S 89 DEGREES 54 MINUTES 50 SECONDS W, 370.18 FEET; THENCE N 00 DEGREES 05 MINUTES 10 SECONDS W, 236.54 FEET; THENCE N 05 DEGREES 29 MINUTES 54 SECONDS E, 73.97 FEET; THENCE 141.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CHORD WHICH BEARS N 09 DEGREES 12 MINUTES 19 SECONDS W, 139.60 FEET; THENCE N 23 DEGREES 54 MINUTES 32 SECONDS W, 17.37 FEET; THENCE 84.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD WHICH BEARS N 40 DEGREES 00 MINUTES 58 SECONDS W, 83.23 FEET; THENCE N 56 DEGREES 07 MINUTES 23 SECONDS W, 54.50 FEET; THENCE 57.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS N 50 DEGREES 36 MINUTES 17 SECONDS W, 57.70 FEET; THENCE N 45 DEGREES 05 MINUTES 10 SECONDS W, 23.42 FEET; THENCE N 38 DEGREES 39 MINUTES 48 SECONDS E, 178.55 FEET TO THE NORTHEASTERLY LINE OF SAID C.S.M. 3663; THENCE ALONG SAID NORTHEASTERLY LINE, S 48 DEGREES 38 MINUTES 27 SECONDS E, 280.59 FEET; THENCE CONTINUE, S 29 DEGREES 03 MINUTES 47 SECONDS E, 511.18 FEET; THENCE CONTINUE, S 08 DEGREES 33 MINUTES 06 SECONDS W, 119.09 FEET TO THE POINT OF BEGINNING. CONTAINING 200,513 SQUARE FEET (4.60 ACRES) OF LAND, MORE OR LESS.

**EXHIBIT B**

# SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN

## SOUTHWIND PRAIRIE APARTMENT COMMUNITY II

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3863 LOCATED IN PART OF THE NW 1/4, SW 1/4 & SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WISCONSIN

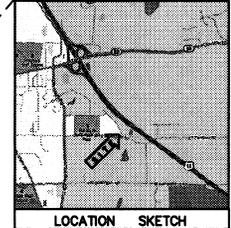


ASSIGNED A LINE OF CON 3663  
TO BE A 1/2" SURFACE COURSE  
TO ADJUST TO THE CONCRETE SYSTEM  
SOUTH ZONE

**NOTES FOR CONSTRUCTION AREA:**

- 1.) NEW PAVEMENT SHALL BE 2" BINDER COURSE, 1 1/2" SURFACE COURSE OVER 12" CRUSHED STONE BASE (M.A.I.)
- 2.) ALL PROPOSED CURBS SHALL BE 18" STANDARD OR SELECT CURB & GUTTER AT A MINIMUM SLOPE OF 0.8%.
- 3.) EXISTING PAVEMENT & CURB SHALL BE SAWCUT AND REPLACED AS REQUIRED FOR NEW DRIVE INSTALLATION AND MINIMUM SLOPE OF 1% FOR DRAINAGE.
- 4.) CONTRACTOR SHALL PROVIDE AND MAINTAIN RILEY PROTECTION AT ALL DOWNSTREAM INLETS THROUGHOUT CONSTRUCTION.
- 5.) ALL WATER SERVICE PIPING TO BE H.D.P.E.

NOTE: SEE PLAN IN PARALLEL PROVIDED BY CONSULTANT FOR SLOPE DATA. SEE PLAN IN PARALLEL PROVIDED BY CONSULTANT FOR SLOPE DATA. SEE PLAN IN PARALLEL PROVIDED BY CONSULTANT FOR SLOPE DATA. ALL LOCATIONS & SLOPES SHOULD BE VERIFIED.



**INDEX of SHEETS**

- 1 SITE, GRADING, DRAINAGE & EROSION CONTROL PLAN
- 2 NORTH ELEVATION GENERAL SPECIFICATIONS DOOR SCHEDULE
- 3 FIRST FLOOR PLAN SECOND FLOOR PLAN

NO.	DATE	DESCRIPTION
1	10/12/17	ISSUED FOR PERMIT
2	10/12/17	ISSUED FOR PERMIT
3	10/12/17	ISSUED FOR PERMIT
4	10/12/17	ISSUED FOR PERMIT
5	10/12/17	ISSUED FOR PERMIT

**DIGGERS NOTICE**

Call Free (800) 242-8611  
 (Minnesota Area) (612) 218-1111  
 Hearing Impaired (720) (606) 541-2209  
 www.diggersnotice.com

WE SERVICE SELECTED STATES IN MN AND OTHER STATES TO CONTACT

**SITE SUMMARY**

TOTAL LAND AREA:	245,396 (5.63 ACRES)
EXISTING ZONING:	PD (PLANNED DEVELOPMENT)
BUILDINGS PROPOSED:	6
APARTMENT UNITS:	36
DENSITY OF UNITS:	6.4 UNITS/ACRE
TOTAL BUILDING AREA:	35,934 S.F. (14.6%)
TOTAL PAVED AREA:	48,231 S.F. (19.6%)
TOTAL LANDSCAPE AREA:	161,231 S.F. (65.8%)
TOTAL PARKING PROVIDED:	72 INTERIOR GARAGE SPACES 85 EXTERIOR SPACES 157 TOTAL SPACES

**EXHIBIT C**

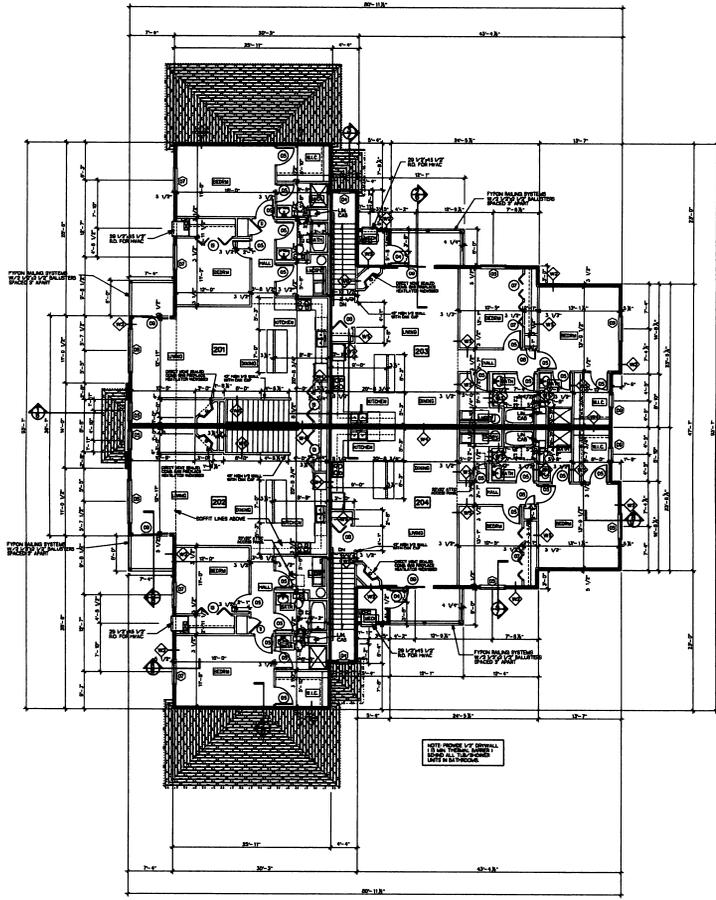
**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 BIRCHWOOD COURT P.O. BOX 437  
 LAKE GENEVA, WISCONSIN 53121  
 OFFICE: (262) 733-3098 FAX: (262) 733-8086

PROJECT NO. 2019.001  
 SHEET NO. 10/12/17  
 DATE 10/12/17  
 SHEET NO. 1 OF 3

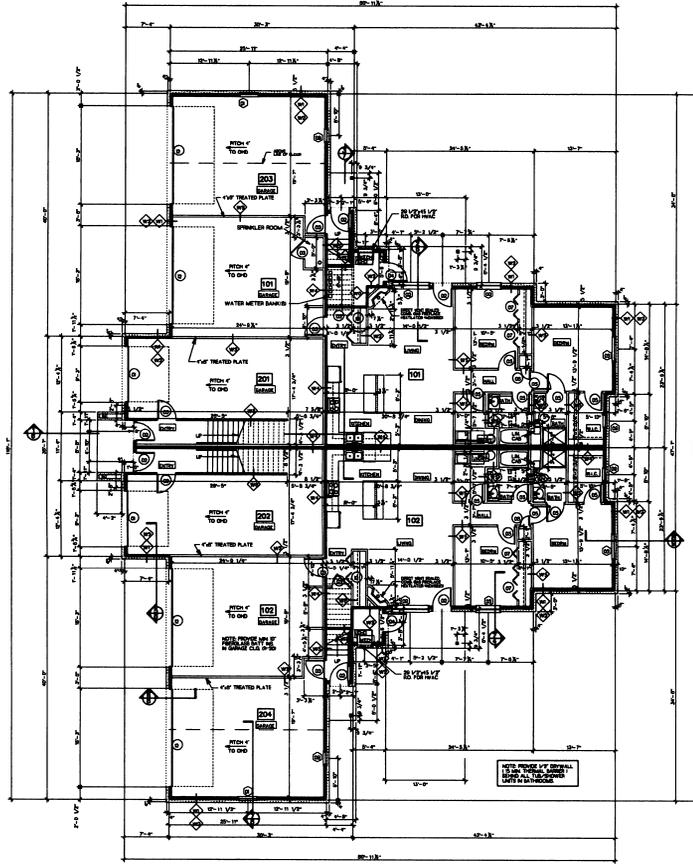
WORK ORDERED BY - SOUTHWIND PRAIRIE LLC  
 705 KENNA PARKWAY  
 LAKE GENEVA, WI 53147



\\s01\work\8289\8289\_Plan\8289\_Plan.dwg, 12/10/17 10:45:43 AM, 12/10/17 10:45:43 AM, 12/10/17 10:45:43 AM



SECOND FLOOR PLAN  
SCALE 1/8"=1'-0"



FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"

SEE THIRD FLOOR GENERAL NOTES FOR DETAILS OF THIS PLAN.



**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING ARCHITECTURE SURVEYING  
6 UNIT - BUILDING  
EAST SQUARE AVENUE  
CITY OF LAKE GENewa, WALWORTH CO., WISCONSIN

FIRST FLOOR PLAN  
SECOND FLOOR PLAN

FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Gregory Court, P.O. Box 437  
East Square Avenue  
City of Lake Geneva, WI 53147  
Phone: (262) 732-2098  
Fax: (262) 732-0888

WISCONSIN

PROJECT NO.  
**8289PW.17**  
DATE  
**12/10/17**  
SHEET NO.  
**3 of 3**



REPRESENTATIVE DEPICTION  
OF BUILDING COLORATION

## PRAIRIE TOWNHOME CONDOMINIUM

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663  
LOCATED IN PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE SW 1/4  
OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,  
WALWORTH COUNTY, WISCONSIN

### LEGAL DESCRIPTION DECLARED AREA PARCEL A

LANDS LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663, RECORDED IN VOLUME 22 ON PAGE 10 AS DOCUMENT NO. 593854; LOCATED IN PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF C.S.M. 3663 AT THE NORTHERLY RIGHT-OF-WAY OF TOWN LINE ROAD; THENCE S 89DEG 54MIN 50SEC W, 198.99 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE TO AN IRON PIPE STAKE; THENCE CONTINUE, S 00DEG 05MIN 10SEC E, 15.01 FEET; THENCE CONTINUE, S 89DEG 54MIN 50SEC W, 218.94 FEET TO THE EAST LINE OF CERTIFIED SURVEY MAP NO. 1974 (C.S.M. 1974); THENCE ALONG SAID EAST LINE, N 00DEG 05MIN 10SEC W, 318.00 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. 1974 AND THE POINT OF BEGINNING; THENCE S 89DEG 54MIN 50 SEC W, 243.35 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. 1974; THENCE N 00DEG 05MIN 10SEC W, 122.25 FEET; THENCE N 89DEG 54MIN 50SEC E, 70.00 FEET; THENCE N 44DEG 54MIN 50SEC E, 137.95 FEET; THENCE S 86DEG 07MIN 23SEC E, 37.21 FEET; THENCE 66.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET AND A CHORD WHICH BEARS S 40DEG 00MIN 58SEC E, 66.03 FEET; THENCE S 23DEG 54MIN 32SEC E, 17.37 FEET; THENCE 125.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 244.00 FEET AND A CHORD WHICH BEARS S 09DEG 12MIN 19SEC E, 123.86 FEET; THENCE S 05DEG 29MIN 54SEC W, 10.23 FEET; THENCE S 89DEG 54MIN 50SEC W, 23.09 FEET TO THE POINT OF BEGINNING. CONTAINING 42,313 SQUARE FEET (0.97 ACRES) OF LAND, MORE OR LESS.

### LEGAL DESCRIPTION DECLARED AREA PARCEL B

LANDS LOCATED IN PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663, RECORDED IN VOLUME 22 ON PAGE 10 AS DOCUMENT NO. 593854; LOCATED IN PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 OF C.S.M. 3663 AT THE NORTHERLY RIGHT-OF-WAY OF TOWN LINE ROAD; THENCE S 89DEG 54MIN 50SEC W, 370.18 FEET; THENCE N 00DEG 05MIN 10SEC W, 236.54 FEET; THENCE N 05DEG 29MIN 54SEC E, 73.97 FEET; THENCE 141.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CHORD WHICH BEARS N 09DEG 12MIN 19SEC W, 139.60 FEET; THENCE N 23DEG 54MIN 32SEC W, 17.37 FEET; THENCE 84.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD WHICH BEARS N 40SEC 00MIN 58SEC W, 83.23 FEET; THENCE N 56DEG 07MIN 23SEC W, 54.50 FEET; THENCE 57.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD WHICH BEARS N 50DEG 36MIN 17SEC W, 57.70 FEET; THENCE N 45DEG 05MIN 10SEC W, 23.42 FEET; THENCE N 38DEG 39MIN 48SEC E, 178.55 FEET TO THE NORTHEASTERLY LINE OF SAID C.S.M. 3663; THENCE ALONG SAID NORTHEASTERLY LINE, S 48DEG 38MIN 27SEC E, 280.59 FEET; THENCE CONTINUE, S 29DEG 03MIN 47SEC E, 511.18 FEET; THENCE CONTINUE, S 08DEG 33MIN 06SEC W, 119.09 FEET TO THE POINT OF BEGINNING. CONTAINING 200,513 SQUARE FEET (4.60 ACRES) OF LAND, MORE OR LESS.

EXHIBIT D

"I, PETER S. GORDON, A WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2101, DO HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT."

DATED: SEPTEMBER 6, 2017

PETER S. GORDON P.L.S. 2101

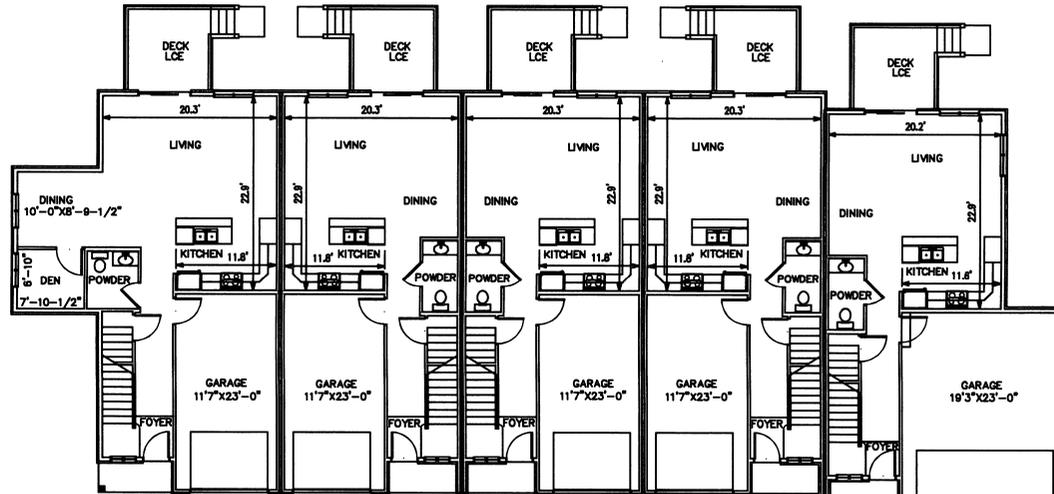
**FARRIS, HANSEN & ASSOCIATES, INC.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
7 RIDGWAY COURT, PO BOX 437  
ELKHORN, WISCONSIN 53121  
PHONE: (262) 723-2088  
FAX: (262) 723-5886

PROJ. 6269.2013 | DATE: 09/06/2017 | SHEET 2 OF 8

# PRAIRIE TOWNHOME CONDOMINIUM

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663  
 LOCATED IN PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE SW 1/4  
 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,  
 WALWORTH COUNTY, WISCONSIN

5 UNIT BUILDING - FIRST FLOOR PLAN



UNIT 101 UNIT 501	UNIT 102 UNIT 502	UNIT 103 UNIT 503	UNIT 104 UNIT 504	UNIT 105 UNIT 505
UNIT 205 - MIRROR	UNIT 204 - MIRROR	UNIT 203 - MIRROR	UNIT 202 - MIRROR	UNIT 201 - MIRROR
UNIT 305 - MIRROR	UNIT 304 - MIRROR	UNIT 303 - MIRROR	UNIT 302 - MIRROR	UNIT 301 - MIRROR
UNIT 605 - MIRROR	UNIT 604 - MIRROR	UNIT 603 - MIRROR	UNIT 602 - MIRROR	UNIT 601 - MIRROR

FIRST FLOOR AREA=848 R2 SECOND FLOOR AREA=1063 R2 TOTAL LIVING AREA=1,912 R2 GARAGE AREA=283 R2 TOTAL UNIT AREA=2,195 R2	FIRST FLOOR AREA=673 R2 SECOND FLOOR AREA=781 R2 TOTAL LIVING AREA=1,454 R2 GARAGE AREA=283 R2 TOTAL UNIT AREA=1,737 R2	FIRST FLOOR AREA=673 R2 SECOND FLOOR AREA=781 R2 TOTAL LIVING AREA=1,454 R2 GARAGE AREA=283 R2 TOTAL UNIT AREA=1,737 R2	FIRST FLOOR AREA=673 R2 SECOND FLOOR AREA=781 R2 TOTAL LIVING AREA=1,454 R2 GARAGE AREA=283 R2 TOTAL UNIT AREA=1,737 R2	FIRST FLOOR AREA=673 R2 SECOND FLOOR AREA=821 R2 TOTAL LIVING AREA=1,494 R2 GARAGE AREA=475 R2 TOTAL UNIT AREA=1,969 R2
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NOTE: THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THIS BUILDING AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OF COMMON ELEMENT AS FINALLY CONSTRUCTED.

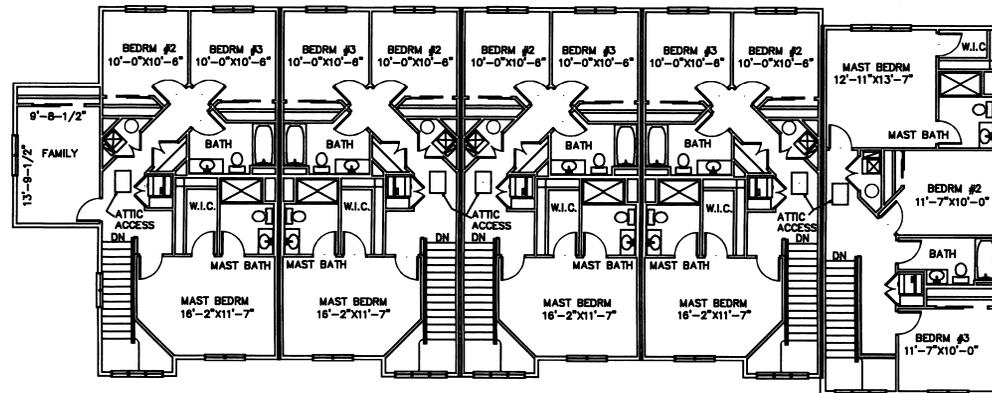
LCE = LIMITED COMMON ELEMENT

DIAGRAMATIC FLOOR PLANS  
 SCALE: 1" = 10'

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT, PO BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE: (262) 723-2098  
 FAX: (262) 723-5888  
 PROJ. 6269.2013 | DATE: 09/06/2017 | SHEET 3 OF 8

# PRAIRIE TOWNHOME CONDOMINIUM

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663  
 LOCATED IN PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE SW 1/4  
 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,  
 WALWORTH COUNTY, WISCONSIN



UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105
UNIT 501	UNIT 502	UNIT 503	UNIT 504	UNIT 505
UNIT 205 - MIRROR	UNIT 204 - MIRROR	UNIT 203 - MIRROR	UNIT 202 - MIRROR	UNIT 201 - MIRROR
UNIT 305 - MIRROR	UNIT 304 - MIRROR	UNIT 303 - MIRROR	UNIT 302 - MIRROR	UNIT 301 - MIRROR
UNIT 605 - MIRROR	UNIT 604 - MIRROR	UNIT 603 - MIRROR	UNIT 602 - MIRROR	UNIT 601 - MIRROR

5 UNIT BUILDING - SECOND FLOOR PLAN

NOTE: THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THIS BUILDING AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OF COMMON ELEMENT AS FINALLY CONSTRUCTED.

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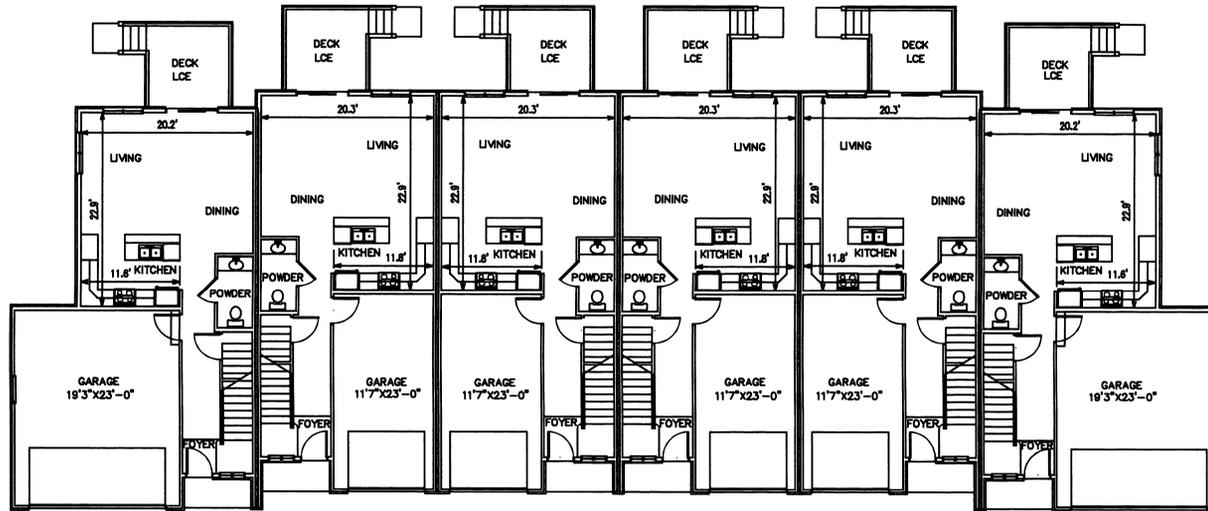
DIAGRAMATIC FLOOR PLANS  
 SCALE: 1" = 10'

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT, PO BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE: (262) 723-2098  
 FAX: (262) 723-5888  
 PROJ. 6269.2013 | DATE: 09/06/2017 | SHEET 4 OF 6

# PRAIRIE TOWNHOME CONDOMINIUM

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3663  
 LOCATED IN PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE SW 1/4  
 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,  
 WALWORTH COUNTY, WISCONSIN

6 UNIT BUILDING - FIRST FLOOR PLAN



UNIT 401      UNIT 402      UNIT 403      UNIT 404      UNIT 405      UNIT 406

FIRST FLOOR AREA=673 ft<sup>2</sup>  
 SECOND FLOOR AREA=821 ft<sup>2</sup>  
 TOTAL LIVING AREA=1,494 ft<sup>2</sup>  
 GARAGE AREA=475 ft<sup>2</sup>  
 TOTAL UNIT AREA=1,969 ft<sup>2</sup>

FIRST FLOOR AREA=673 ft<sup>2</sup>  
 SECOND FLOOR AREA=781 ft<sup>2</sup>  
 TOTAL LIVING AREA=1,454 ft<sup>2</sup>  
 GARAGE AREA=283 ft<sup>2</sup>  
 TOTAL UNIT AREA=1,737 ft<sup>2</sup>

FIRST FLOOR AREA=673 ft<sup>2</sup>  
 SECOND FLOOR AREA=781 ft<sup>2</sup>  
 TOTAL LIVING AREA=1,454 ft<sup>2</sup>  
 GARAGE AREA=283 ft<sup>2</sup>  
 TOTAL UNIT AREA=1,737 ft<sup>2</sup>

FIRST FLOOR AREA=673 ft<sup>2</sup>  
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FIRST FLOOR AREA=673 ft<sup>2</sup>  
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 TOTAL LIVING AREA=1,454 ft<sup>2</sup>  
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FIRST FLOOR AREA=673 ft<sup>2</sup>  
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NOTE: THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THIS BUILDING AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OF COMMON ELEMENT AS FINALLY CONSTRUCTED.

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DIAGRAMATIC FLOOR PLANS  
 SCALE: 1" = 10'

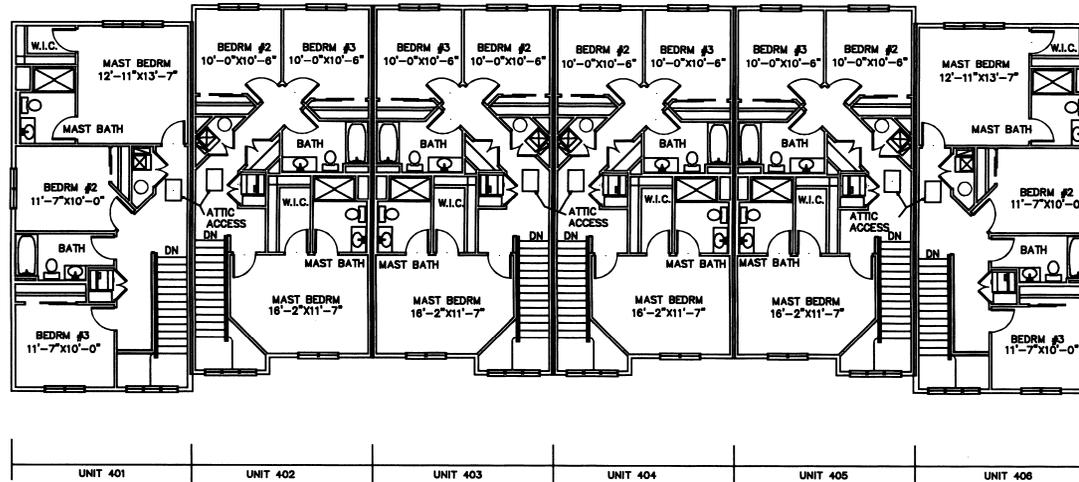
**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT, PO BOX 437  
 ELKHORN, WISCONSIN 53121  
 PHONE: (262) 723-2096  
 FAX: (262) 723-5886

PROJ. 6269.2013 | DATE: 09/06/2017 | SHEET 5 OF 6

# PRAIRIE TOWNHOME CONDOMINIUM

BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3863  
 LOCATED IN PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE SW 1/4  
 OF SECTION 32, TOWN 2 NORTH, RANGE 18 EAST, CITY OF LAKE GENEVA,  
 WALWORTH COUNTY, WISCONSIN



6 UNIT BUILDING - SECOND FLOOR PLAN

NOTE: THESE FLOOR PLANS HAVE BEEN PREPARED USING INFORMATION SHOWN ON THE ARCHITECTURAL PLANS FOR THIS BUILDING AND DO NOT REPRESENT MEASUREMENTS OF THE BUILDING IN PLACE. ANY PHYSICAL BOUNDARIES OF ANY UNIT OR COMMON ELEMENTS CONSTRUCTED OR RECONSTRUCTED IN SUBSTANTIAL CONFORMITY WITH THE CONDOMINIUM PLAT SHALL BE PRESUMED TO BE ITS BOUNDARIES, REGARDLESS OF THE SHIFTING, SETTLEMENT, OR LATERAL MOVEMENT OF ANY BUILDING AND REGARDLESS OF MINOR VARIATIONS BETWEEN THE PHYSICAL BOUNDARIES AS DESCRIBED IN THE DECLARATION OR SHOWN ON THE CONDOMINIUM PLAT AND THE ACTUAL PHYSICAL BOUNDARIES OF ANY SUCH UNIT OF COMMON ELEMENT AS FINALLY CONSTRUCTED.

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DIAGRAMATIC FLOOR PLANS  
 SCALE: 1" = 10'

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING

7 RIDGWAY COURT, PO BOX 437  
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PROJ 6269.2013 | DATE: 09/06/2017 | SHEET 6 OF 6

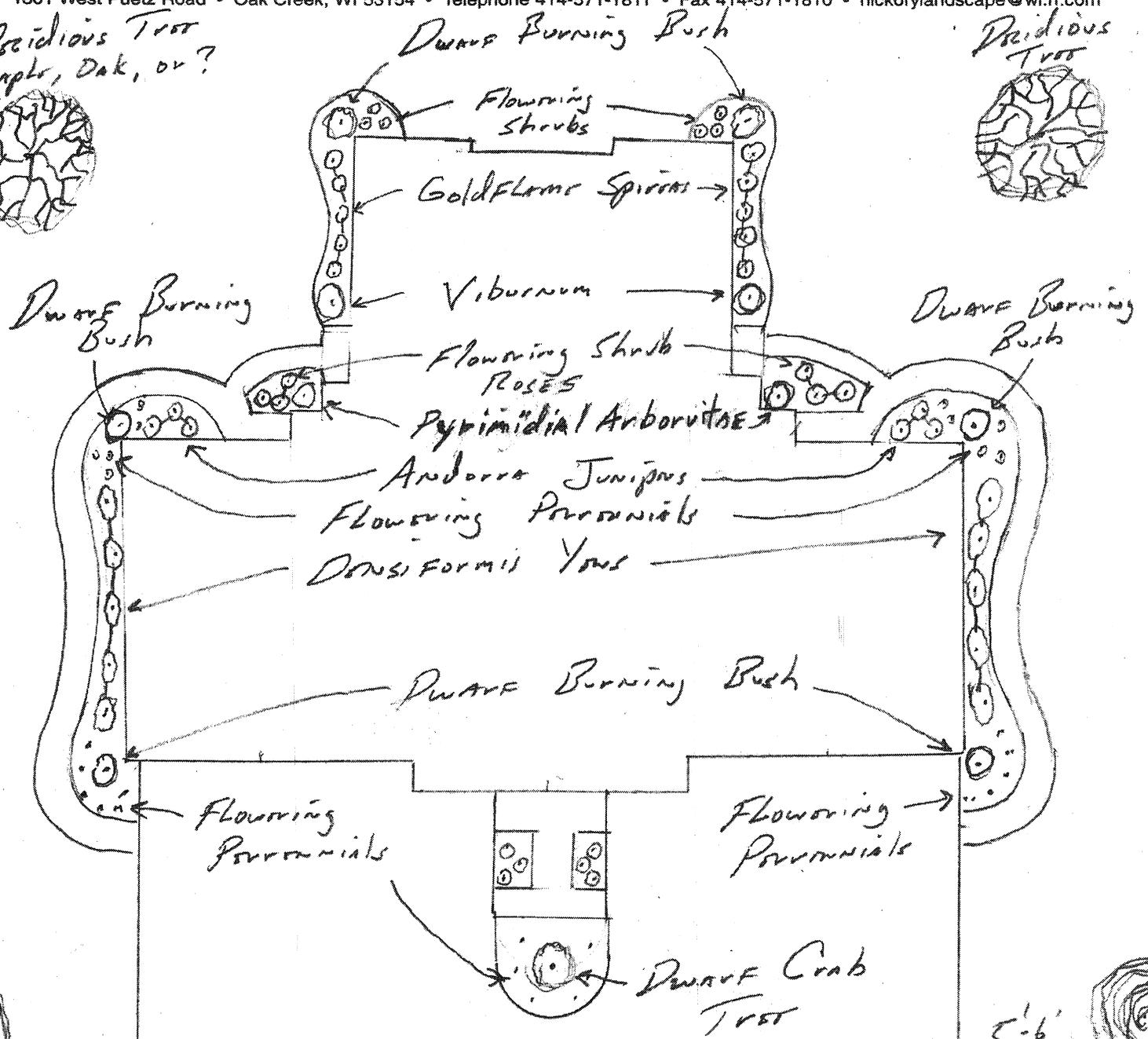
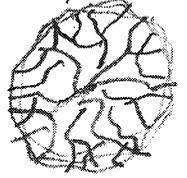
Southwind Prairie Apts, Community II  
 Landscap Plan, 12, 12, 2017



1301 West Puetz Road • Oak Creek, WI 53154 • Telephone 414-571-1811 • Fax 414-571-1810 • hickorylandscape@wi.rr.com

Deciduous Tree  
 Maple, Oak, or?

Deciduous Tree



All Beds Edged With Black Poly Edging,  
 Fabric + Mississippi Stone in Beds

**EXHIBIT E**

**City of Lake Geneva  
Finance, License, & Regulation Committee  
January 16, 2018**

**Prepaid Checks  
12/30/17 - 1/8/18**

**Total:  
\$142,047.57**

**Checks over \$5,000:**

**\$ 139,527.00** *R&R Insurance  
2018 Liability, Workers Comp, Crime Policy*



**City of Lake Geneva**  
**Finance, License, & Regulation Committee**  
**January 16, 2018**

**Accounts Payable**

	<u>Fund #</u>	
1. General Fund	11	\$ 103,335.54
2. Debt Service	20	\$ -
3. TID #4	34	\$ -
4. Lakefront	40	\$ 5,243.04
5. Capital Projects	41	\$ -
6. Parking	42	\$ 1,196.68
7. Cemetery	48	\$ 499.22
8. Equipment Replacement	50	\$ 29,817.00
9. Library Fund	99	\$ 1,531.41
10. Impact Fees	45	\$ -
11. Tourism Commission	47	\$ -
<b>Total All Funds</b>		<b><u><u>\$141,622.89</u></u></b>

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

**FINANCE, LICENSE, & REGULATION COMMITTEE  
FLR Meeting Date: 1/16/18**

**TOTAL UNPAID ACCOUNTS PAYABLE** **\$ 141,622.89**

**ITEMS > \$5,000**

Johns Disposal - January Refuse & Recycling \$ 38,743.53

Civic Systems - Software Upgrade - Payment #1 \$ 29,817.00

Alliant Energy - January Electric Bills \$ 20,783.39

YMCA - Jan/Feb Payment \$ 9,000.00

Lake Geneva Utility Commission - 4th Quarter 2017 Water/Sewer Bills \$ 7,383.06

\$ -

\$ -

\$ -

\$ -

\$ -

Balance of Other Items \$ 35,895.91

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ALLIANT	ALLIANT ENERGY						
RE0111118	01/11/18	01	ACCT #026273-HAVENWOOD FLSH	1134105222		01/23/18	11.53
		02	ACCT #057300-SOUTH/WELLS FLSH	1134105222			16.29
		03	ACCT #064442-WELLS ST FLSH	1134105222			18.33
		04	ACCT #072470-MAIN ST LITES	1134105223			479.85
		07	ACCT #108571-1055 CAREY	1132105222			240.77
		08	ACCT #111395-BROAD ST TRFC LT	1134105223			78.45
		11	ACCT #148614-HWY 50/12 FLASHER	1134105222			15.32
		12	ACCT #152472-W COOK SIREN	1129005222			21.48
		13	ACCT #161895-RIVIERA ELEC	4055305222			1,736.24
		14	ACCT #165231-BEACH HOUSE	4054105222			465.83
		15	ACCT #178450-INTCHG N/SHER SPR	1134105223			94.13
		16	ACCT #182684-HWY 120/BLMFLD LT	1134105223			107.04
		17	ACCT #243254-LIBRARY PARK	1152005222			26.06
		18	ACCT #252132-EDWDS BLVD/WM SIG	1134105223			87.42
		20	ACCT #293132-SAGE ST/DUNN SRN	1129005222			5.03
		21	ACCT #303645-MS2 STREET LTS	1134105223			303.49
		22	ACCT #327582-DUNN FIELD	1152005922			253.65
		23	ACCT #339772-SNAKE RD/HWY 50	1134105222			14.72
		24	ACCT #363673-VETS PK/TWNLN RD	1152015222			142.67
		25	ACCT #393713-MUSEUM 256 MILL	1151105222			785.81
		27	ACCT #401872-WELLS ST FLSH	1134105222			14.88
		28	ACCT #414694-HOST DR WATER TWR	1122005222			225.71
		29	ACCT #422323-GENEVA SQ TRF LT	1134105223			38.04
		30	ACCT #433371-LIBRARY	9900005222			959.45
		31	ACCT #457625-LOT LITE GNVA ST	1134105223			485.66
		32	ACCT #462852-WELLS ST FLSH	1134105222			91.35
		33	ACCT #549716-FLAT IRON PARK	1152005222			321.71
		34	ACCT #566211-W HWY 50 BLK FLSH	1134105222			14.72
		35	ACCT #595515-LIB PARK RESTROOM	1152005222			166.38
		36	ACCT #602235-724 WILLIAMS ST	1134105223			38.53
		37	ACCT #604445-S LAKESHORE DR FL	1134105222			11.56
		38	ACCT #622184-S LAKESHORE DR	1152005222			32.41
		39	ACCT #630016-COOK ST/HWY 50	1134105223			40.77
		40	ACCT #661112-OAK HILL CEMETERY	4800005222			193.71

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ALLIANT ALLIANT ENERGY							
RE011118	01/11/18	41	ACCT #684954-730 MARSHALL SRN	1129005222		01/23/18	28.73
		43	ACCT #688465-TENNIS CTS/SCHL	1152005222			18.42
		44	ACCT #718894-OAK HILL CEMETERY	4800005222			31.62
		46	ACCT #732492-389 EDWDS TRF LT	1134105223			145.81
		47	ACCT #734115-HWY 50/HWY 12 LTS	1134105222			31.39
		48	ACCT #738154-RUSHWOOD PARK	1152005222			30.10
		49	ACCT #758433-700 GENEVA ST LOT	1134105223			386.06
		50	ACCT #758940-1065 CAREY ST	1132105222			542.65
		51	ACCT #759513-STREET LIGHTS	1134105223			6,869.01
		52	ACCT #800930-VETS PK SCOREBRD	1152015222			189.72
		53	ACCT #837813-SEM PARK RESTROOM	1152005222			22.19
		54	ACCT #895526-HWY 50 TRF LT	1134105223			172.51
		55	ACCT #912610-GEORGE ST FLSHR	1134105222			11.86
		56	ACCT #923482-1070 CAREY ST	1132105222			178.20
		59	ACCT #926683-FLAT IRON PK/WRGL	1152005222			17.27
		60	ACCT #932215-DODGE ST FLSHR	1134105222			12.46
		63	ACCT #940353-IMPND 1070 CAREY	1121005222			60.30
		64	ACCT #952816-FIRE HOUSE	1122005222			958.22
		65	ACCT #957203-HWY 120/TWNLD RD	1134105222			82.92
		66	ACCT #965570-201 EDWARDS SIREN	1129005222			19.98
		67	ACCT #969933-CITY HALL	1116105222			2,807.99
		68	ACCT #973443-VETS PARK PAVLN	1152015222			213.24
		69	ACCT #980910-DONIAN PARK	1152005222			293.09
		70	ACCT #998403-COBB PARK	1152005222			27.39
		71	ACCT #2626179751-HVNWD/MAIN	1134105223			93.27
						INVOICE TOTAL:	20,783.39
						VENDOR TOTAL:	20,783.39
ARROW ARROW PEST CONTROL INC							
75136	12/29/17	01	PEST CONTROL-JAN	1116105360		01/23/18	55.00
						INVOICE TOTAL:	55.00
						VENDOR TOTAL:	55.00
AT&TL AT&T LONG DISTANCE							

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
AT&TL	AT&T LONG DISTANCE						
RE010518	01/04/18	01	LONG DIST-APR	1100001391		01/23/18	16.31
		02	LONG DIST-APR	** COMMENT **			
		03	LONG DIST-APR	4800005221			1.17
		04	LONG DIST-APR	1132105221			4.60
		05	LONG DIST-APR	1122005221			14.63
		06	LONG DIST-APR	9900005221			11.50
		07	LONG DIST-APR	1121005221			126.38
		08	LONG DIST-APR	1116105221			0.95
		09	LONG DIST-APR	** COMMENT **			
						INVOICE TOTAL:	175.54
						VENDOR TOTAL:	175.54
AUROE	AURORA EAP						
17361	12/27/17	01	1ST QTR FEE	1110205135		01/23/18	937.50
						INVOICE TOTAL:	937.50
						VENDOR TOTAL:	937.50
BATZN	BATZNER PEST CONTROL						
2391553	12/29/17	01	PEST CONTROL-RIV	4055205360		01/23/18	108.00
						INVOICE TOTAL:	108.00
						VENDOR TOTAL:	108.00
BLOOMPD	TOWN OF BLOOMFIELD POLICE DEPT						
WARRANT-CRANDALL	12/31/17	01	#308999592-WARRANT	1112002428		01/23/18	69.00
						INVOICE TOTAL:	69.00
						VENDOR TOTAL:	69.00
BUMPL	BUMPER TO BUMPER AUTO PARTS						
662-381136	01/04/18	01	BACKUP ALARM-TRK#22	1132105351		01/23/18	42.12
						INVOICE TOTAL:	42.12

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
BUMPL	BUMPER TO BUMPER AUTO PARTS						
662-381296	01/08/18	01	TRUCK FUSE	4800005351		01/23/18	3.02
						INVOICE TOTAL:	3.02
						VENDOR TOTAL:	45.14
CIVIC	CIVIC SYSTEMS LLC						
CVC16386	01/04/18	01	SOFTWARE UPGRADE-JAN	5000005800		01/23/18	29,817.00
						INVOICE TOTAL:	29,817.00
						VENDOR TOTAL:	29,817.00
DES	DATA EQUIPMENT SERVICES						
851	12/14/17	01	MODEM SVC-DEC	4234505221		01/23/18	1,035.00
						INVOICE TOTAL:	1,035.00
						VENDOR TOTAL:	1,035.00
DOGWA	DOG WASTE DEPOT						
191067	01/04/18	01	DOG WASTE BAGS	1152005352		01/23/18	471.96
						INVOICE TOTAL:	471.96
						VENDOR TOTAL:	471.96
DOMIN	DOMINION VOTING SYSTEMS INC						
DVS122393	12/11/17	01	ANNUAL MAINT,LICENSE	1114305311		01/23/18	910.72
						INVOICE TOTAL:	910.72
						VENDOR TOTAL:	910.72
DUNN	DUNN LUMBER & TRUE VALUE						
710242	01/03/18	01	TEFLAN TAPE	1152005350		01/23/18	0.89
						INVOICE TOTAL:	0.89
710330	01/04/18	01	PAINT,THINNER-TRK #16	1132105351		01/23/18	22.96

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN DUNN LUMBER & TRUE VALUE							
710330	01/04/18	02	DISCOUNT	1100004819		01/23/18	-1.15
						INVOICE TOTAL:	21.81
710335	01/04/18	01	PAINT,SUPPLIES-BENCHES,CANS	1152005352		01/23/18	35.82
		02	DISCOUNT	1100004819			-1.09
						INVOICE TOTAL:	34.73
710352	01/05/18	01	NUTS,BOLTS-#16	1132105351		01/23/18	1.19
		02	DISCOUNT	1100004819			-0.06
						INVOICE TOTAL:	1.13
710397	01/05/18	01	SAW SPRING	1132135430		01/23/18	4.49
		02	DISCOUNT	1100004819			-0.22
						INVOICE TOTAL:	4.27
710571	01/08/18	01	PIPE CUTTER	1132105340		01/23/18	14.69
		02	DISCOUNT	1100004819			-0.73
						INVOICE TOTAL:	13.96
710851	01/10/18	01	SIGN WOOD	1152005840		01/23/18	23.92
						INVOICE TOTAL:	23.92
710853	01/10/18	01	BOLT,HAMMER-VAC #43	1132135430		01/23/18	20.78
		02	DISCOUNT	1100004819			-1.04
						INVOICE TOTAL:	19.74
710940	01/11/18	01	GFCI,PLUGS,TAPE	1132105350		01/23/18	23.97
		02	DISCOUNT	1100004819			-1.20
						INVOICE TOTAL:	22.77
						VENDOR TOTAL:	143.22
DUO DUO SAFETY LADDER CORPORATION							
447222	12/23/14	01	RUNG REAMER TOOL RETURN	1122005351		03/16/16	-126.00

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUO SAFETY LADDER CORPORATION							
447222	12/23/14	02	REFUND CK RECD-TOOL RETURN	1122005351		03/16/16	126.00
						INVOICE TOTAL:	0.00
						VENDOR TOTAL:	0.00
ELKHORN CHEMICAL CO INC							
595535	01/03/18	01	BRUSH SLEEVE-FLOOR MACHINE	4055205350		01/23/18	46.80
						INVOICE TOTAL:	46.80
						VENDOR TOTAL:	46.80
JIM FLOWER							
12/8/17	12/08/17	01	INSP MTG-229 MILES	1124005330		01/23/18	122.52
		02	INSP MTG-2 MEALS	1124005331			21.00
						INVOICE TOTAL:	143.52
JAN 2018	01/09/18	01	HVAC TESTS-FLOWER	1124005332		01/23/18	80.00
		02	HVAC LIC-FLOWER	1124005332			35.83
		03	CONST INSP LIC-FLOWER	1124005332			34.17
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	293.52
FONTANA POLICE DEPT							
WARRANT-BECK	12/24/17	01	WARRANT #17000036	1112002428		01/23/18	321.60
						INVOICE TOTAL:	321.60
						VENDOR TOTAL:	321.60
FORD OF LAKE GENEVA							
57590C	04/18/17	01	OIL CHANGE-PARKING CAR	4234505351		01/23/18	30.95
						INVOICE TOTAL:	30.95
						VENDOR TOTAL:	30.95
GENERAL CODE LLC							

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
GENCODE GENERAL CODE LLC							
PG000013998	12/31/17	01	ANNUAL CODIFICATION	1114305218		01/23/18	4,065.95
						INVOICE TOTAL:	4,065.95
						VENDOR TOTAL:	4,065.95
GENON GENEVA ONLINE INC							
1058007	01/02/18	01	EMAIL SVC-JAN	1112005221		01/23/18	2.00
						INVOICE TOTAL:	2.00
						VENDOR TOTAL:	2.00
HESTA HE STARK AGENCY INC							
6089PARK-12/17	12/20/17	01	COLLECTION FEES-DEC	4234505216		01/23/18	48.63
						INVOICE TOTAL:	48.63
						VENDOR TOTAL:	48.63
HOME HOME DEPOT CREDIT SERVICES							
5297-12/17	12/21/17	01	WEED EATER PARTS	1152005250		01/23/18	89.86
		02	GLASS CLEANER, SFTNR SALT	1116105350			39.65
						INVOICE TOTAL:	129.51
						VENDOR TOTAL:	129.51
HWYC HWY C SERVICES INC							
275073	01/03/18	01	COUPLERS-BOBCAT	1132105351		01/23/18	107.03
						INVOICE TOTAL:	107.03
275139	01/05/18	01	BOBCAT WIPER	1132105351		01/23/18	54.52
						INVOICE TOTAL:	54.52
						VENDOR TOTAL:	161.55
ITU ITU ABSORB TECH INC							
6924450	12/28/17	01	MATS	1116105360		01/23/18	95.93
						INVOICE TOTAL:	95.93
						VENDOR TOTAL:	95.93

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
JERRY	JERRY WILLKOMM INC						
239250	12/29/17	01	1206 GALS GAS	1132105341		01/23/18	2,820.83
						INVOICE TOTAL:	2,820.83
						VENDOR TOTAL:	2,820.83
JOHNS	JOHNS DISPOSAL SERVICE INC						
158527	01/05/18	01	JAN SVCS	1136005294		01/23/18	27,486.33
		02	JAN SVCS	1136005297			11,257.20
						INVOICE TOTAL:	38,743.53
						VENDOR TOTAL:	38,743.53
JUREW	JUREWICZ, JUDY						
4162	01/05/18	01	POST POUNDER REPAIR	1132105250		01/23/18	84.54
						INVOICE TOTAL:	84.54
						VENDOR TOTAL:	84.54
LAFOR	LAFORCE						
1053709	01/05/18	01	KEYS	1116105350		01/23/18	116.50
						INVOICE TOTAL:	116.50
						VENDOR TOTAL:	116.50
LASERW	LASER WORKS UNLIMITED LLC						
1355	12/21/17	01	NAME PLATE-HALL	1115105310		01/23/18	15.00
		02	NAME PLATE-KROPF	1114305310			11.00
						INVOICE TOTAL:	26.00
						VENDOR TOTAL:	26.00
LENTZ	LENTZ SAW SERVICE						
12/29/17	12/29/17	01	BAND SAW BLADES	1132105340		01/23/18	84.00
						INVOICE TOTAL:	84.00
						VENDOR TOTAL:	84.00

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
LGELE	GARY ADAMSON						
2017	12/24/17	01	PIER AERATORS	4055305264		01/23/18	650.00
						INVOICE TOTAL:	650.00
						VENDOR TOTAL:	650.00
LGREG	LAKE GENEVA REGIONAL NEWS						
1240799	12/07/17	01	LN-281 EDWARDS BLVD CUP	1110005315		01/23/18	44.50
						INVOICE TOTAL:	44.50
1240800	12/07/17	01	LN-CORECOMM GDP	1110005315		01/23/18	44.50
						INVOICE TOTAL:	44.50
1240801	12/07/17	01	LN-CORECOMM PIP	1110005315		01/23/18	44.50
						INVOICE TOTAL:	44.50
1240805	12/07/17	01	LN-LARKIN REZONE	1110005315		01/23/18	48.97
						INVOICE TOTAL:	48.97
1240827	12/07/17	01	LN-MCMURR GDP	1110005315		01/23/18	41.15
						INVOICE TOTAL:	41.15
1240829	01/10/18	01	LN-MCMURR PIP	1110005315		01/23/18	41.15
						INVOICE TOTAL:	41.15
1240833	12/07/17	01	LN-FAIRWYN/SYMPHONY GDP	1110005315		01/23/18	45.62
						INVOICE TOTAL:	45.62
1240836	12/07/17	01	LN- FAIRWYN/SYMPHONY PIP	1110005315		01/23/18	46.73
						INVOICE TOTAL:	46.73
1241934	12/07/17	01	LN-BUDGET	1110005314		01/23/18	132.00
						INVOICE TOTAL:	132.00
1242101	12/07/17	01	LN-11/13 COUNCIL MEETING	1110005314		01/23/18	213.81
						INVOICE TOTAL:	213.81

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
LGREG	LAKE GENEVA REGIONAL NEWS						
1242106	12/07/17	01	LN-ORD 17-17 INSP FEES	1110005314		01/23/18	38.24
						INVOICE TOTAL:	38.24
1242234	12/14/17	01	LN-MAIN ST RECONST BID	1110005314		01/23/18	167.52
						INVOICE TOTAL:	167.52
1243419	12/21/17	01	LN-11/27 COUNCIL MINUTES	1110005314		01/23/18	316.52
						INVOICE TOTAL:	316.52
						VENDOR TOTAL:	1,225.21
LGUTI	LAKE GENEVA UTILITY						
RE011118	01/05/18	02	11.1999.00 VETS PK STORAGE BLD	1152015226		01/23/18	173.45
		03	11.2000.00 VETS PARK	1152015226			249.00
		04	11.2001.00 VETS CONCESSION	1152015226			153.73
		05	3.0420.00 1070 CAREY	1132105226			45.05
		06	3.0424.00 1065 CAREY	1132105226			109.14
		07	3.0425.00 1055 CAREY	1132105226			54.91
		09	4.0307.00 818 GENEVA	4234505220			28.80
		11	4.0402.00 918 MAIN ST LIB	9900005222			214.42
		12	4.0404.00 COOK & MAIN	1152005226			370.65
		13	4.0466.00 BEACH HOUSE	4054105399			183.31
		14	4.0468.00 WRIGLEY DR/TOP	4055105226			621.19
		15	4.0469.00 LOWER RIVIERA	4055205226			1,348.56
		17	4.0472.00 IRRIGATION LIB PARK	1152005227			795.05
		18	4.0474.00 LIB PK RESTROOM	1152005226			143.87
		19	5.0100.00 626 GENEVA	1116105226			474.53
		20	5.0101.00 626 GENEVA ST PF	1116105226			51.00
		21	5.0114.00 255 MILL/MUSEUM	1151105226			198.10
		22	5.0138.00 720 GENEVA	1152005227			28.80
		24	5.0253.00 FLAT IRON PK RESTRM	1152005226			1,259.96
		25	5.0255.00 CHAMBER OF COMMERCE	1152005226			45.05
		26	5.0257.00 WRIGLEY DR STATUE	1152005227			28.80
		27	5.0280.00 BAKER/WILLOW SMN PK	1152005226			101.03

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
LGUTI	LAKE GENEVA UTILITY						
RE011118	01/05/18	28	5.0300.00 255 MILL ST FP	1151105226		01/23/18	189.00
		29	6.0034.00 CEMETERY RD	4800005226			59.55
		30	6.0550.00 WILLIAMS ST PK	1152005227			28.80
		31	7.0415.00 730 MARSHALL	1122005226			326.28
		33	8.0452.00 SAGE ST/DUNN FLD	1152005226			101.03
						INVOICE TOTAL:	7,383.06
						VENDOR TOTAL:	7,383.06
MIDWED	MIDWEST DOOR COMPANY						
2168	07/05/16	01	REPAIR GARAGE DOOR	1121005342		12/31/17	850.00
		02	MIDW DOOR CO-PAY TO LG UTILITY	1100001391			-850.00
						INVOICE TOTAL:	0.00
2350	02/13/17	01	GARAGE DOOR REPAIRS	1132105360		12/31/17	410.00
		02	MIDW DOOR CO-PAY TO LG UTILITY	1100001391			-410.00
						INVOICE TOTAL:	0.00
						VENDOR TOTAL:	0.00
MKCEL	MKCELLULAR-LAKE GENEVA						
MKCLGIN8068	12/12/17	02	CELL PHONE-KROPF	1116105221		01/23/18	79.94
						INVOICE TOTAL:	79.94
						VENDOR TOTAL:	79.94
MUTUA	MUTUAL OF OMAHA						
RE010518	01/20/18	01	CEM DISABILITY-AUG	4800005137		01/23/18	29.16
		02	PKG DISABILITY-AUG	4234505137			16.81
		03	CH DISABILITY-AUG	1110205134			155.07
		04	LIB DISABILITY-AUG	9900005137			58.04
		05	PD DISABILITY-AUG	1110205134			530.00
		11	STR DISABILITY-AUG	1110205134			212.75
		12	UTIL DISABILITY-AUG	1100001634			115.77

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
MUTUA	MUTUAL OF OMAHA						
RE010518	01/20/18	13	WWTF DISABILITY-AUG	1100001634		01/23/18	94.35
						INVOICE TOTAL:	1,211.95
						VENDOR TOTAL:	1,211.95
NAPAE	ELKHORN NAPA AUTO PARTS						
103010	01/03/18	01	SANDER BULBS	1132125250		01/23/18	30.98
						INVOICE TOTAL:	30.98
						VENDOR TOTAL:	30.98
NEOPO	NEOPOST USA INC						
15287744	12/27/17	01	INK	1116105532		01/23/18	181.50
						INVOICE TOTAL:	181.50
						VENDOR TOTAL:	181.50
OBORN	OBORN, BLAINE						
REIMB WCMA DUES	01/01/18	01	WCMA 2018 DUES	1114205332		01/23/18	161.73
						INVOICE TOTAL:	161.73
						VENDOR TOTAL:	161.73
OFFIC	OFFICE DEPOT						
929330371001	01/05/18	01	ADDRESS LABELS	1116105310		01/23/18	12.28
						INVOICE TOTAL:	12.28
932792394001	06/02/17	01	TIMECARDS	4234505310		01/23/18	36.49
						INVOICE TOTAL:	36.49
991522841001	12/20/17	01	BINDER,CALC RIB	1115105310		01/23/18	21.66
		02	CORR TAPE	1114305310			4.45
						INVOICE TOTAL:	26.11
991522842001	12/20/17	01	PAPER	1115105310		01/23/18	12.19

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
OFFIC OFFICE DEPOT							
991522842001	12/20/17	02	DESK PAD	1124005310		01/23/18	59.49
						INVOICE TOTAL:	71.68
992914858001	12/29/17	01	CALC PAPER, TONER, LABELS	1116105310		01/23/18	71.31
						INVOICE TOTAL:	71.31
992915103001	12/29/17	01	CALENDAR	1124005310		01/23/18	18.99
						INVOICE TOTAL:	18.99
						VENDOR TOTAL:	236.86
ONE ONE CALL NOW							
SA71154	01/01/18	01	2018 ONE CALL SVC	1129005360		01/23/18	543.38
						INVOICE TOTAL:	543.38
						VENDOR TOTAL:	543.38
POWERTECH POWER TECH, LLC							
8564	01/03/18	01	COMM ELEC INSP-NOV/DEC	1124005219		01/23/18	1,130.00
						INVOICE TOTAL:	1,130.00
						VENDOR TOTAL:	1,130.00
RHYME RHYME BUSINESS PRODUCTS							
21888423	12/28/17	01	TASKALFA 3011-JAN	1124005310		01/23/18	208.24
						INVOICE TOTAL:	208.24
AR190968	12/28/17	01	M3550IDN-JAN	1112005361		01/23/18	20.00
						INVOICE TOTAL:	20.00
AR190969	12/28/17	01	SHARP-DEC B&W	1116105531		01/23/18	52.32
		02	SHARP-DEC COLOR	1116105531			84.75
						INVOICE TOTAL:	137.07
						VENDOR TOTAL:	365.31

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
ROTE	ROTE OIL COMPANY						
1736100412	12/27/17	01	104.4 GALS DYED DIESEL	1132105341		01/23/18	240.01
						INVOICE TOTAL:	240.01
1736100413	12/27/17	01	128.7 GALS CLEAR DIESEL	1132105341		01/23/18	335.78
						INVOICE TOTAL:	335.78
1800300618	01/03/18	01	17.9 GALS DYED DIESEL	1132105341		01/23/18	42.06
						INVOICE TOTAL:	42.06
1800300619	01/03/18	01	245.3 GALS CLEAR DIESEL	1132105341		01/23/18	652.26
						INVOICE TOTAL:	652.26
						VENDOR TOTAL:	1,270.11
SAFE	SAFE STEP LLC						
2819	09/27/17	01	SIDEWALK GRINDING	1132105270		01/23/18	992.25
						INVOICE TOTAL:	992.25
						VENDOR TOTAL:	992.25
SHERW	SHERWIN-WILLIAMS COMPANY						
3585-0	01/04/18	01	PARK BENCH PAINT	1152005352		01/23/18	84.58
						INVOICE TOTAL:	84.58
						VENDOR TOTAL:	84.58
SIMPLX	SIMPLEXGRINNELL						
84359627	12/15/17	01	6V4AH BATTERY REPAIR	1151105240		01/23/18	386.54
						INVOICE TOTAL:	386.54
						VENDOR TOTAL:	386.54
SWWEIA	SWWEIA						
DUES-2018	01/03/18	01	2018 MEMBERSHIP	1124005320		01/23/18	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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T0001603 PARTSTREE.COM							
6500127	10/16/17	01	CHAIN SAW PARTS	1132135420		01/23/18	41.63
						INVOICE TOTAL:	41.63
						VENDOR TOTAL:	41.63
T0001604 EMILY J. KROGSTAD							
KROGSTAD	01/02/18	01	KROGSTAD-CN80F3SSQ4	1112004510		01/23/18	244.70
						INVOICE TOTAL:	244.70
						VENDOR TOTAL:	244.70
TITANP TITAN PUBLIC SAFETY SOLUTIONS							
4344	01/02/18	01	2018 TIPSS SUPPORT	1112005361		01/23/18	4,999.00
						INVOICE TOTAL:	4,999.00
						VENDOR TOTAL:	4,999.00
TJS TJ'S PLUMBING & WATER SVC							
1253	01/04/18	01	RPZ TESTING	1116105360		01/23/18	105.00
						INVOICE TOTAL:	105.00
						VENDOR TOTAL:	105.00
UTILI UTILITY SALES & SERVICE							
0064216-IN	12/20/17	01	AERIAL LIFT INSPECTION	1132105351		01/23/18	1,112.32
						INVOICE TOTAL:	1,112.32
						VENDOR TOTAL:	1,112.32
UWM UNIVERSITY OF WI-EXTENSION							
450072	01/10/18	01	CUST SVC SEMINAR-WASWO	1132105332		01/23/18	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
VANDE VANDEWALLE & ASSOCIATES INC							

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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VANDE VANDEWALLE & ASSOCIATES INC							
201712023	12/18/17	01	PLANNING-DEC	1100001391		01/23/18	2,779.01
		02	PLANNING-DEC	1169305212			114.75
						INVOICE TOTAL:	2,893.76
						VENDOR TOTAL:	2,893.76
VERME VERMEER WISCONSIN INC							
22800	12/21/17	01	BELT,FUEL-CHIPPER	1132135420		01/23/18	540.52
						INVOICE TOTAL:	540.52
						VENDOR TOTAL:	540.52
WALCOT WALWORTH COUNTY TREASURER							
INV 64-246 12/17	12/31/17	01	COURT FINES-DECEMBER 2017	1112002420		01/23/18	752.40
						INVOICE TOTAL:	752.40
						VENDOR TOTAL:	752.40
WEENE WE ENERGIES							
RE010518	01/15/18	01	7891-194-618 JAN GAS BILL	1116105224		01/11/18	225.14
		03	7837-744-963 JAN GAS BILL	1122005224			47.47
		04	0480-524-472 JAN GAS BILL	4055105224			83.11
		06	0847-573-906 JAN GAS BILL-ST#2	1122005224			15.39
		07	5288-664-956 JAN GAS BILL	1151105224			35.98
		08	8052-439-940 JAN GAS BILL-1055	1132105224			8.41
		09	8017-524-022 JAN GAS BILL-1065	1132105224			10.00
		10	6602-046-262 JAN GAS BILL-1070	1132105224			10.00
		11	7283-171-261 JAN GAS BILL	1152015224			20.71
		12	1885-876-489 JAN GAS BILL	4800005224			180.99
		13	3843-358-997 JAN GAS BILL	9900005222			84.00
		14	5604-510-433 JAN GAS BILL	9900005222			204.00
						INVOICE TOTAL:	925.20
						VENDOR TOTAL:	925.20
WISC STATE OF WISCONSIN							

INVOICES DUE ON/BEFORE 01/23/2018

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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WISC	STATE OF WISCONSIN						
INV 64-246	12/17	12/31/17	01 COURT FINES-DECEMBER 2017	1112002424		01/23/18	2,231.15
						INVOICE TOTAL:	2,231.15
						VENDOR TOTAL:	2,231.15
WMCCA	WI MUNICIPAL COURT CLERKS ASOC						
2018 DUES	01/02/18	01	2018 DUES	1112004510		01/23/18	80.00
						INVOICE TOTAL:	80.00
						VENDOR TOTAL:	80.00
YMCA	YMCA						
RE010518	01/01/18	01	JAN/FEB PAYMENT	1170005760		01/23/18	9,000.00
						INVOICE TOTAL:	9,000.00
						VENDOR TOTAL:	9,000.00
ZARNO	ZARNOTH BRUSH WORKS INC						
0167924-IN	12/19/17	01	SWEEPER PARTS	1132105351		01/23/18	65.50
						INVOICE TOTAL:	65.50
						VENDOR TOTAL:	65.50
ZSCAPE	STEVEN ZLOTNIK AND ASSOC, LLC						
5733	01/11/18	01	POND MAINT-SEP	1152005362		01/23/18	300.00
						INVOICE TOTAL:	300.00
5739	10/31/17	01	POND MAINT-OCT	1152005362		01/23/18	300.00
						INVOICE TOTAL:	300.00
5745	11/30/17	01	POND MAINT-NOV	1152005362		01/23/18	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	900.00
						TOTAL ALL INVOICES:	141,622.89