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

FINANCE, LICENSE & REGULATION COMMITTEE

MONDAY, SEPTEMBER 26, 2011 - 6:00PM

COUNCIL CHAMBERS, CITY HALL

AGENDA

1. Call to Order

2. Roll Call

3. Approve Finance, License and Regulation Committee minutes of September 12, 2011 as distributed.

4. 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.

5. **ORDINANCES**

   A. **First Reading of Ordinance 11-27, amending Chapter 90, Waterways, of the Lake Geneva Municipal Code regarding the appointment of alternate representatives to the Geneva Lake Law Enforcement Agency** (*requested by Mayor Connors*)

   B. **First Reading of Ordinance 11-28, amending Chapter 2, Administration, of the Lake Geneva Municipal Code to provide for readings of ordinances by title only** (*requested by Mayor Connors*)

6. **LICENSES & PERMITS**

   A. Temporary "Class B" Retail License application filed by JAD Foundation – Walworth County Resource Center & Food Pantry, for sale of wine during "Inspiration Evening" at 234 Broad Street on October 15, 2011, from 5:00pm to 8:30pm

   B. Schedule for Change of Agent application filed by Geneva Lakes Convenience Corp., 728 Williams Street, Lake Geneva, to Cindy Todd, 3153 Lockwood Blvd., Lake Geneva, WI

   C. Original Operator License applications filed by Andrew Smith, Kimberly Link, Shari Cruz, Chelsea Elvin, Aaron Rathbone, Brian Olsen, Eric Wolff, and Joseph Wolkomir

7. Discussion/Recommendation on RFP for professional auditing services (*continued from 9/12/11*)

8. Discussion/Recommendation on renewal of M&I Bank CD in the amount of $456,104.70, maturing September 29, 2011

9. Discussion/Recommendation on renewal of liability, property, and workman's compensation insurance policy

10. Discussion/Recommendation on design of new skate park and authorization to solicit bids (*recommended by Board of Park Commissioners 9/7/11*)

11. Discussion/Recommendation on award of bid for downtown streetlight and sign pole painting (*recommended by Public Works Committee 9/20/11*)

12. Discussion/Recommendation on purchase of 24 hand dryers to replace paper towel dispensers in City restroom facilities, to be funded from TIF#4 (*recommended by Public Works Committee 9/20/11*)

13. Discussion/Recommendation on directing the City Administrator to notify property owners abutting private drives that the City will no longer be providing snow plowing, street sweeping, pavement maintenance, leaf and brush collection, or garbage collection services on private drives unless they are brought up to City standards and dedicated to the City (*recommended by Public Works Committee 9/20/11*)

14. Discussion/Recommendation on having the Street Department shovel delinquent snow-covered sidewalks (*recommended by Public Works Committee 9/20/11*)

15. Discussion/Recommendation on approving the removal of the Riviera flag poles to the top of the wood base and to flash over them (*recommended by Public Works Committee 9/20/11*)

16. **Presentation of Accounts**

    A. Purchase Order in the amount of $16,741.73

    B. Prepaid Bills in the amount of $954.99

    C. Regular Bills in the amount of $269,086.82

    D. Acceptance of Report of the City Treasurer for month ending August 31, 2011

17. Adjournment

This is a meeting of the Finance/License & Regulation Committee.
No official Council action will be taken, however a quorum of the Council may be present

09/23/11 2:30PM

cc: Committee Members: Alderman Krause, Hartz, O'Neill, Krohn, Marsala
Mayor & remaining Council, Administrator, City Clerk, Department Heads, Attorney, Treasurer

FINANCE, LICENSE & REGULATION COMMITTEE
MONDAY, SEPTEMBER 12, 2011 - 6:00PM
COUNCIL CHAMBERS, CITY HALL

Chairman Krause called the meeting to order at 6:00pm.

Roll Call. Present: Aldermen Krohn, O'Neill, Hartz, Marsala, and Krause. Also Present: Administrator Jordan, DPW Winkler, Comptroller Pollitt, and City Clerk Reale.

Marsala/Hartz motion to approve Finance, License and Regulation Committee minutes of August 22, 2011, as distributed. Unanimously carried.

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

RESOLUTIONS

Resolution 11-R51, amending the 2011 budget to transfer $850.00 from the Historic Preservation Account to the Undesignated Fund Balance
Comptroller Pollitt reported that the Historic Preservation Commission had received a $3,000.00 donation for historic preservation activities which the Council had previously allocated to a Historic Preservation Account. The Commission was now requesting to use $850.00 from those donated funds to cover IRS filing fees associated with the creation of a 501(c)3 organization to preserve the Geneva Theatre building on Broad Street.

Marsala/Krohn motion to forward to Council with recommendation for approval. Unanimously carried.

Resolution 11-R52, amending the 2011 Capital Projects Fund budget to transfer a total of $96,000.00 from various budgetary accounts associated with projects included in the 2011 Street Improvement Program to the 2011 Street Improvement Program Account
Comptroller Pollitt stated that the subject resolution would consolidate funds from the various separate capital budget accounts associated with projects included in the 2011 Street Improvement Program bid that the Council had previously awarded to Payne and Dolan. It was therefore proposed that the funding earmarked for thermoplastic lane markings, storm manhole replacements, alley rehabilitation, curb and gutter replacements, and Street Department parking lot paving be merged into the 2011 Street Improvement Program Account, as all of these items had been let as one contract.

Alderman O'Neill questioned whether merging the funds as proposed would be permissible under Wis. Stats. 67.12 (12)(ee) which, in referencing municipal borrowing through promissory notes, stated that appropriations cannot be used for any purpose other than that for which they were appropriated. DPW Winkler responded that the subject items had been earmarked separately during the fashioning of the capital budget request, as this afforded the Council an opportunity to approve or disapprove of each project before determining the final amount to be borrowed. Since all of the items were related, he reasoned that it made sense to combine them under the scope of the Street Improvement Program. Alderman O'Neill stated that the merging of the items should have taken place prior to the approval of the promissory note and resultant capital budget. In light of the legal issues raised, City Attorney Draper was to review the relevant statutes and report back to the Committee.

Chairman Krause announced that the Committee would continue with its remaining business in the interim, and would revisit Resolution 11-R52 after the City Attorney had returned.

ORDINANCES

First Reading of Ordinance 11-24, amending Chapter 26, Elections, of the Lake Geneva Municipal Code by establishing new boundaries for aldermanic districts
Hartz/O'Neill motion to waive the full reading of Ordinance 11-24 and to read by title only. Unanimously carried.

First Reading of Ordinance 11-25, amending Chapter 2, Administration, of the Lake Geneva Municipal Code regarding the appointment of positions designated as officers of the City (*recommended by Personnel 8/30/11*)
Alderman Hartz reported that the Personnel Committee had reviewed the listing of appointed officers of the City and the selection process for each of these positions, as currently specified in the Municipal Code. He noted that the Committee had recommended an amendment to bring the code into conformity with the hiring practices currently employed by the City with respect to department heads. In its present form, Chapter 2 specified that these officials were to be appointed by the Mayor, subject to confirmation of the Council. If approved, Ordinance 11-25 would have the effect of placing the appointment authority directly in the hands of the Council, which would make appointments by majority vote based upon recommendation of the Personnel Committee.

Hartz/Marsala motion to waive the full reading of Ordinance 11-25 and to read by title only. Motion carried by vote of 3 to 2, Aldermen Krohn and O'Neill opposed.

Alderman O'Neill questioned removing the positions of Building Inspector, Zoning Administrator, and Street Superintendent from the current listing of appointed officials of the City. Alderman Hartz responded that none of the proposed changes would impact the current employment or contracts for the incumbents in those positions, adding that the hiring of all fulltime personnel (excepting Police and Fire employees) was subject to Personnel Committee recommendation and Council approval. The Council would therefore continue to exercise approval authority over the hiring of individuals for those positions; they simply would no longer be identified by the Municipal Code as officers of the City. City Clerk Reale clarified that the application of "officer" status upon certain positions carried statutory implications for the appointment and removal procedures to be utilized with respect to those individuals. He noted, for example, that the process for removal of officers was to comply with the provisions of Wis. Stats. 17.12 and 17.16. Alderman O'Neill also suggested that it might be appropriate to change the specification that the term of the City Assessor was "indefinite", since the functions of the assessor's office were now handled by an outside firm operating under contract with the City.

Continued Discussion/Recommendation on Resolution 11-R52, amending the 2011 Capital Projects Fund budget to transfer a total of $96,000.00 from various budgetary accounts associated with projects included in the 2011 Street Improvement Program to the 2011 Street Improvement Program Account
City Attorney Draper reported that he had reviewed the statutes in question and offered the opinion that the proposed merging of the funds for the Street Improvement Program would be permissible under law, as the Council had already passed a resolution specifying that the City would spend proceeds from the promissory note on the Street Improvement Program. He stated that it was not viewed as separate borrowings for each of the capital items included in the budget. Comptroller Pollitt noted that the consolidation of the funds was really an accounting function because it would be virtually impossible for the contractor to separate out the amount priced for each item since the projects were let as one bid. City Attorney Draper further commented on the fact that Wis. Stats. 67.12 (12)(ee) pertained to the required tax levy to accompany the borrowing, specifying that the balance of funds remaining after appropriation were to be returned to the General Fund to reduce the levy.

Hartz/Marsala motion to forward to Council with recommendation for approval of Resolution 11-R52. Motion carried by vote of 4 to 1, Alderman O'Neill opposed.

First Reading of Ordinance 11-26, regarding the collection and assessment of delinquent municipal debts
Comptroller Pollitt noted that the City sends delinquencies into a collection agency, and a resolution had been passed in 2007 to address the assessment of collection fees and interest for these situations. In recent conversations with H.E. Stark, the collection agency employed by the City, she had been informed that these provisions needed to be established by ordinance in order to comply with State statutes. She stated that this would cover the late fees added by the City, and would provide the authority to the collection agency to charge a collection fee and interest in addition to the amount owed to the City. Comptroller Pollitt stated that delinquent parking tickets constituted the majority of items sent to collections by the City, with the Stark add-on being twenty-five percent. She noted that the City had not sent any tickets to collections while awaiting the approval of Ordinance 11-26.

Hartz/Marsala motion to waive the full reading of Ordinance 11-26 and to read by title only. Unanimously carried.

LICENSES & PERMITS

Request for Temporary Extension of Licensed Premises filed by Sprecher's Pub & Restaurant to include the lower surface parking lot on Center Street on October 1, 2011, from 11:00am to 12:00am (*continued from 8/22/11*)

Marsala/Hartz motion to suspend the rules to permit the applicant to address the Committee. Unanimously carried. Stephen Schroeder approached the podium to explain the proposed temporary use for the Oktoberfest event, which would serve as a fundraiser in which a portion of the proceeds would be donated to the Lake Geneva Fire Department. He noted that the event was to include amplified music between the hours of 2:00pm and 11:00pm, and that the applicant had received consent from the neighboring hotels (Mill Creek, Harbor Shores, The Cove of Lake Geneva) for the outdoor music. Chairman Krause inquired about the enforcement of the beer tent in the parking lot area. Mr. Schroeder responded that the tent would be staffed by licensed operators and would be sectioned off within a double-fenced area, adding that Sprecher's would be bringing in additional managers and employees from other locations to assist in staffing the site. The applicant would pay the Lake Geneva Police Department for manpower to have two liaisons posted at the event, along with two or three additional security enforcers hired from a private company. Mr. Schroeder added that the applicant was looking to possibly make this an annual event for the community.

Hartz/O'Neill motion to forward to Council with recommendation for approval. Unanimously carried.

Temporary Class "B" Retail License application filed by St. Francis de Sales Church for the sale of fermented malt beverages during Fall Festival/Pig Roast at St. Francis de Sales Church, 148 E. Main Street, on September 18, 2011, from 11:30am to 5:00pm

Marsala/Krohn motion to forward to Council with recommendation for approval. Motion carried by vote of 4 to 0, with Alderman O'Neill abstaining.

Park Permit application filed by Boy Scout Troop 235 for rocket launching contest at Dunn Field on September 17, 2011, from 8:00am to 2:00pm, with rain date of September 24, 2011 (*recommended by Board of Park Commissioners 9/7/11, including waiver of fees*)

Marsala/Hartz motion to forward to Council with recommendation for approval, including waiver of park rental fees. It was confirmed that the application fee had been paid. Unanimously carried.

Original Operator License applications filed by Jazzmine Behn, Todd Henricksen, Jodi Chapman, and Nicholas Jensen

Marsala/Krohn motion to forward to Council with recommendation for approval. Unanimously carried.

Discussion/Recommendation on RFP for professional auditing services

Administrator Jordan reported that the City had received responses to the Request for Proposals from four auditing firms: Baker Tilly, Deignan & Associates, Wipfli, and Schenck. The lowest bid had been submitted by Baker Tilly, with the three remaining firms providing bid prices in relatively close proximity to each other. A panel consisting of Mayor Connors, Administrator Jordan, Comptroller Pollitt, and City Clerk Reale had reviewed the proposals and had recommended that Wipfli be eliminated from further consideration due to a relative lack of presence in Wisconsin. A substantial difference in staff hours dedicated to the audit had been noted between Baker Tilly and the other firms, with Baker Tilly proposing significantly less time spent by its employees. He stated that the panel felt that Schenck had given the best presentation and had provided very positive client references; however, they were also the most expensive of the proposals. Administrator Jordan noted that the Council was not necessarily bound to accepting the lowest price for a professional services proposal. It was proposed that copies of the proposals be made available for the aldermen to review prior to the next regular meeting, so a final decision could be made on September 26, 2011.

The Committee reviewed a chart delineating the amount of staff hours proposed for audit-related services by each of the respondent firms. Chairman Krause noted that Deignan, the City's current auditor, had proposed 257 hours of work while Baker Tilly proposed 140 hours. Schenck and Wipfli had proposed 230 and 250 hours of staff time, respectively. Although Baker Tilly was less expensive that the other firms, he wondered whether the City would be getting the desired level of work dedicated to its audit. Alderman O'Neill requested a client list of governmental bodies currently served by each of the firms.

Hartz/Marsala motion to continue to the next regular meeting of September 26, 2011, subject to review of the proposals. Unanimously carried.

Discussion/Recommendation on award of bid for sale of 1988 E-One aerial ladder truck
Administrator Jordan noted that the Council had previously authorized listing the truck for sale, with an asking price of $100,000.00 or best offer. Advertisements had been placed in various Fire Department publications and through the League of Wisconsin Municipalities, with the City receiving one bid from the Brownsville Fire Department in the amount of $96,895.00. It was recommended that the Council approve the bid, with the proceeds to be returned to the General Fund.

Marsala/Hartz motion to forward to Council with recommendation to approve of the sale to Brownsville Fire Department in the amount of $96,895.00. Unanimously carried.

Discussion/Recommendation on award of bid for 2011 fall tree planting
DPW Winkler reported that three bids had been received, with the low bid supplied by Dan Larsen Landscaping in the amount of $13,351.30. Copies of the planting list and map, as recommended by the Tree Board and city arborist, had been included with the bid packages. Alderman O'Neill noted that he had received comments from residents on the number of trees that had been cut down recently and asked if there was a reason for this. Chairman Krause asked that DPW Winkler address those issues at a later date.

Marsala/Krohn motion to forward to Council with recommendation to authorize the award of bid to Dan Larsen Landscaping in the amount of $13,351.30. Unanimously carried.

Discussion/Recommendation on award of bid for Flat Iron Park pavilion replacement
DPW Winkler reported that the lowest bid had been submitted by Big Foot Construction in the amount of $45,900.00. The scope of the bid would include the assembly and installation of the pavilion materials purchased by the City, along with sidewalk and electrical conduit work, and was to be funded by TIF. It was noted that a purchase order for the pavilion materials in the amount of $16,440.00 was to be separately considered as part of the project.

Hartz/Marsala motion to forward to Council without recommendation. Motion carried by vote of 4 to 1, Alderman O'Neill opposed.

Discussion/Recommendation on contract with k-Consult, LLC, to negotiate changes with AT&T for City telecommunications packages
Marsala/O'Neill motion to suspend the rules to permit Joe Kitzinger to address the Committee. Unanimously carried. Mr. Kitzinger stated that he is a telecommunications analyst specializing in reviewing the bills of public and private sector entities to find ways to possibly save clients money for unnecessary charges and unused features in their current telecommunications plans. He told the Committee that he had reviewed the AT&T bills provided by the City of Lake Geneva and had preliminarily estimated that savings of $6,000.00 to $10,500.00 could be realized by eliminating components of the telecommunications packages for which the City was paying but not utilizing. If approved to contract with the City, Mr. Kitzinger would be compensated by collecting fifty percent of the total annual savings found for the City during the first year. The City would receive the full benefit of the savings for each subsequent year.

Marsala/Krohn motion to forward to Council without recommendation. Unanimously carried.

Discussion/Recommendation on disallowance of claim for water damages at 7253 Sheridan Springs Road filed by Robert Horvath, Geneva Lakes Carpet Cleaning, and Alan & SueAnn Gezunterman, pursuant to Wis. Stats. 893.80 (1g)
Administrator Jordan reported that the claimants had sustained water damage as a result of the discharge from hydrant flushing being conducted by the Water Department in the vicinity of the property. The City had submitted the claim to its insurance provider to be investigated, and it had subsequently been recommended that the claim be denied. It was noted that the City was entitled to governmental immunity, unless it could otherwise be proven that the City had knowledge of a defect and was negligent in its actions. City Attorney Draper noted that the City had an obligation to

follow the recommendation of the insurance provider, as the insurance company would not pay for any claims allowed by the City contrary to its recommendation. If, however, the City denied the claim and was subsequently contested by the claimant, insurance would cover the cost if the City lost the suit. Aldermen Hartz and O'Neill expressed concerns about the City Council consistently being placed in the position of having to deny claims for sewerage backups and other actions outside of the control of the City, as this was possibly engendering ill will with residents. Alderman O'Neill further noted that the total amount for the subject claim was approximately $1,000.00, and speculated whether it might be worth paying simply to build some good will. City Attorney Draper responded that paying the claim would admit to negligence on the part of the City, and would further establish an undesirable precedent.

Marsala/Hartz motion to forward to Council with recommendation to disallow the claim. Motion carried by vote of 3 to 2, Aldermen Krohn and O'Neill opposed.

Presentation of Accounts, Alderman Krause.
Hartz/Marsala motion to recommend approval of Purchase Order No. 46 in the amount of $19,510.56. Unanimously carried.

Hartz/Krohn motion to forward Purchase Order No. 47 in the amount of $16,440.00 without recommendation. Unanimously carried.

Marsala/Hartz motion to recommend approval of Prepaid Bills in the amount of $3,449.80. Unanimously carried.

Hartz/Marsala motion to recommend approval of Regular Bills in the amount of $242,300.05. Unanimously carried.

Hartz/Marsala motion to recommend approval of regular bill to Del's Service, Inc., in the amount of $100.00. Motion carried by vote of 4 to 0, Alderman Krohn abstaining.

Adjournment
Marsala/Krohn motion to adjourn at 7:27pm. Unanimously Carried.

_____
/s/ Jeremy A. Reale, City Clerk

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED BY THE FINANCE, LICENSE & REGULATION COMMITTEE

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

REGULAR CITY COUNCIL MEETING

MONDAY, SEPTEMBER 26, 2011 – 7:00 PM

COUNCIL CHAMBERS, CITY HALL

AGENDA

1. Mayor Connors calls the meeting to order

2. Pledge of Allegiance – Alderman O'Neill

3. Roll Call

4. Awards, Presentations, and Proclamations
   A. Announcement of Fire Department Open House on October 8, 2011, from 11:30am to 4:00pm, including the temporary closure of Marshall Street between Broad and Center Streets

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 September 12, 2011, as published and distributed

9. Establish "Trick or Treat" hours for the City of Lake Geneva for Sunday, October 30, 2011, from 1:00pm to 4:00pm

10. **Second Reading and Approval of Ordinance 11-24, amending Chapter 26, Elections, of the Lake Geneva Municipal Code by establishing new boundaries for aldermanic districts**

11. **Second Reading and Approval of Ordinance 11-25, amending Chapter 2, Administration, of the Lake Geneva Municipal Code regarding the appointment of positions designated as officers of the City** (*recommended by Personnel Committee 8/30/11*)

12. **Second Reading and Approval of Ordinance 11-26, amending Chapter 1, General Provisions, of the Lake Geneva Municipal Code regarding the collection and assessment of delinquent municipal debts**

13. **First Reading of Ordinance 11-22, amending Chapter 14, Buildings and Building Regulations, of the Lake Geneva Municipal Code regarding residential rental inspections and the adoption of a building maintenance code** (*continued from 9/12/11*)

14. Discussion/Action on parking station system proposal (*continued from 9/12/11*)

15. Finance, License and Regulation Committee Recommendations – Alderman Krause

A. ORDINANCES

1) **First Reading of <u>Ordinance 11-27</u>, amending Chapter 90, Waterways, of the Lake Geneva Municipal Code regarding the appointment of alternate representatives to the Geneva Lake Law Enforcement Agency** (*requested by Mayor Connors*)

2) **First Reading of <u>Ordinance 11-28</u>, amending Chapter 2, Administration, of the Lake Geneva Municipal Code to provide for readings of ordinances by title only** (*requested by Mayor Connors*)

B. LICENSES & PERMITS

1) Temporary "Class B" Retail License application filed by JAD Foundation – Walworth County Resource Center & Food Pantry, for sale of wine during "Inspiration Evening" at 234 Broad Street on October 15, 2011, from 5:00pm to 8:30pm

2) Schedule for Change of Agent application filed by Geneva Lakes Convenience Corp., 728 Williams Street, Lake Geneva, to Cindy Todd, 3153 Lockwood Blvd., Lake Geneva, WI

3) Original Operator License applications filed by Andrew Smith, Kimberly Link, Shari Cruz, Chelsea Elvin, Aaron Rathbone, Brian Olsen, Eric Wolff, and Joseph Wolkomir

C. Discussion/Action on RFP for professional auditing services (*continued from 9/12/11*)

D. Discussion/Action on renewal of M&I Bank CD in the amount of $456,104.70, maturing September 29, 2011

E. Discussion/Action on renewal of liability, property, and workman's compensation insurance policy

F. Discussion/Action on design of new skate park and authorization to solicit bids (*recommended by Board of Park Commissioners 9/7/11*)

G. Discussion/Action on award of bid for downtown streetlight and sign pole painting (*recommended by Public Works Committee 9/20/11*)

H. Discussion/Action on purchase of 24 hand dryers to replace paper towel dispensers in City restroom facilities, to be funded from TIF#4 (*recommended by Public Works Committee 9/20/11*)

I. Discussion/Action on directing the City Administrator to notify property owners abutting private drives that the City will no longer be providing snow plowing, street sweeping, pavement maintenance, leaf and brush collection, or garbage collection services on private drives unless they are brought up to City standards and dedicated to the City (*recommended by Public Works Committee 9/20/11*)

J. Discussion/Action on having the Street Department shovel delinquent snow-covered sidewalks (*recommended by Public Works Committee 9/20/11*)

K. Discussion/Action on approving the removal of the Riviera flag poles to the top of the wood base and to flash over them (*recommended by Public Works Committee 9/20/11*)

16. Plan Commission Recommendations – Alderman Hartz

A. First Reading of <u>Ordinance 11-29</u>, amending the Zoning Map of the City of Lake Geneva, Walworth County, Wisconsin, to designate Planned Development zoning for certain property in the City (817 N. Knoll Lane)

B. Discussion/Action on General Development Plan/Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd., Suite 145, Algonquin, IL 60102, on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147, to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane, Lake Geneva, WI 53147, Tax Key Nos. ZYUP 00106D and ZYUP 00106C, including all staff recommendations

C. Discussion/Action on application for Certified Survey Map filed by Doug Olson of Jensen & Olson Land Surveying, P.O. Box 322, Elkhorn, WI 53121, on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147, for land located in the Town of Linn, and within the City's Extra-Territorial review jurisdiction, including all staff recommendations except the recommendation of the deed restriction, and the recommendation of the City engineer on adding a note to explain the easement in question as referenced in a letter from Crispell-Snyder dated September 15, 2011

D. **Resolution 11-R53, authorizing the issuance of a Conditional Use Permit filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a restaurant (Indoor Commercial Entertainment) located at 131 Wells Street, Lake Geneva, WI 53147, Tax Key Number ZA896 00001, including all staff recommendations**

E. **Resolution 11-R54, authorizing the issuance of a Conditional Use Permit filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) located at 116-118 E. Geneva Square, Lake Geneva, WI, 53147, Tax Key Number ZA1100 00004, including all staff recommendations and the installation of a Knox Box**

F. **Resolution 11-R55, authorizing the issuance of a Conditional Use Permit filed by Lowell Management Services, Inc., P.O. Box 926, Lake Geneva, WI 53147, for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District, located at 9 Hillside Drive, Lake Geneva, WI 53147, Tax Key Number ZA1341 00001, including all staff recommendations**

G. **Resolution 11-R56, authorizing the issuance of a Conditional Use Permit filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a frozen yogurt establishment (Indoor Commercial Entertainment) located at 253 Center Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00282, including all staff recommendations and, specifically, that there be no seating outside on the sidewalk and no music to be heard outside**

H. Discussion/Action on application for Certified Survey Map filed by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121, for land located in the Town of Geneva and within the City's Extra-Territorial review jurisdiction, including all staff recommendations, the recommendations made by Crispell-Snyder in a letter dated September 15, 2011, and corrections made as suggested by the Department of Administration in a letter dated August 11, 2011

17. Presentation of Accounts – Alderman Krause

A. Purchase Order in the amount of $16,741.73

B. Prepaid Bills in the amount of $954.99

C. Regular Bills in the amount of $269,086.82

D. Acceptance of Report of the City Treasurer for month ending August 31, 2011

18. Mayoral Appointments – Mayor Connors

A. Appointment of City Clerk (*recommended by Personnel Committee 9/22/11*)

19. Motion to go into closed session pursuant to Wisconsin Statutes 19.85 (1)(g) to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation which it is or is likely to become involved in re: Peller Investments, LLC (City Attorney Draper).

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

21. Adjournment

9/23/11 12:00 PM

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.

CC: Mayor & Council
Administrator, Attorney, Treasurer, Department Heads, Media

REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 12, 2011 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL

Mayor Connors called the meeting to order at 7:32pm.

The Council observed a moment of silent reflection on the occasion of the tenth anniversary of the terrorist attacks of September 11, 2001.

The Pledge of Allegiance was led by Alderman Krohn.

Roll Call. Present: Aldermen Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik. Also present: Administrator Jordan, City Attorney Draper, DPW Winkler, Comptroller Pollitt, and City Clerk Reale.

Awards, Presentations, and Proclamations
Mayor Connors presented a plaque and proclamation declaring the week of September 11-17, 2011 as "National Assisted Living Week – Forever Proud" in the City of Lake Geneva to Andy Kerwin of Arbor Village Assisted Living Community.

Re-consider business from previous meeting. None.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.
Gary Milliette, 493 Wrigley Drive, commented on the parking station system proposal. He stated that he found a couple of issues surrounding the system to be troubling. First, he noted that the cost was already fifty percent over the budget as initially conceived, adding that he could not understand how the price could have increased so drastically over a two-year period. Mr. Milliette also remarked that there was a lack of specifications for the equipment and additional work required for the project, including electrical and connectivity, and questioned whether it was prudent to approve such a significant expenditure without having this information. As a data-driven system, he questioned whether there were any real advantages to using a Wi-Fi system since this would be more complex and less reliable than a cellular system. He noted that the Pro-Phoenix system utilized by the Police Department used cell card technology, and suggested that City officials discuss that technology with Pro-Phoenix representatives to see if there are any "blind spots" in the downtown area that cannot get coverage.

Robert Flemming, 315 Walworth Street, suggested that the rental registration and building maintenance code ordinance be delayed for consideration at a later date.

Pete Peterson, 1601 Evergreen Lane, addressed the Council with respect to the proposal from K-Consult, LLC, for a telecommunications audit of the City's AT&T packages. He stated that finding unnecessary and underutilized features within the systems engaged by the City should be an ongoing responsibility of the City Administrator, noting that AT&T and other telecommunications firms provide these services at no cost. To that point, he suggested that it was time for the Council to consider whether the current Administrator was effectively fulfilling the responsibilities of the office. Mr. Peterson also expressed the opinion that the City Attorney should resign.

Acknowledgement of Correspondence None.

Approval of Minutes
Kehoe/Marsala motion to approve Regular City Council Meeting minutes of August 22, 2011; Special City Council Meeting minutes of August 29, 2011; and Special City Council Meeting minutes of August 30, 2011, as published and distributed. Unanimously carried.

Second Reading and Approval of Ordinance 11-22, amending Chapter 14, Buildings and Building Regulations, of the Lake Geneva Municipal Code, regarding residential rental inspections and adopting a building maintenance code (*continued from 8/22/11*)
City Attorney Draper noted that, by ordinance, the Council was required to hold two consecutive readings of any ordinance prior to taking action. Because there had been no full first reading nor any vote to waive that reading, he instructed the Council that it would not be able to take any action with respect to Ordinance 11-22. He suggested that the ordinance should be continued to the next regular meeting and placed upon that agenda for a first reading.

Hartz/Marsala motion to continue to the next regular meeting of September 26, 2011 as a First Reading. Unanimously carried.

Discussion/Action on parking station system proposal (*continued from 8/22/11*)
Hartz/Krause motion to continue to the next regular meeting of September 26, 2011. Administrator Jordan addressed the previous comments made by Mr. Milliette regarding the cost of the parking stations, stating that the City initially planned for forty-eight to sixty stations. Under the current proposal, a total of seventy-four stations was being proposed for the new LUKE system; however, subsequent investigation by City officials had centered on the possibility of reducing that amount. If, for example, it was determined that sixty stations could reasonably service the City's parking areas, this would reduce the overall project cost to approximately $760,000.00. Administrator Jordan told the aldermen that City staff would continue to evaluate the situation and obtain more finite details before the proposal would return to the Council for action.

Alderman Marsala noted that he had taken an opportunity to look around the downtown area to visualize an appropriate number of stations that could be used, and he suggested that his colleagues should likewise conduct field investigations to help come to some consensus on that issue. Alderman Kehoe stressed the importance of looking into other options to address the City's parking issues, including the possibility of constructing a parking garage. Alderman O'Neill contended that the primary purpose of providing parking was not to create a revenue stream for the City, but rather to draw residents and visitors into the downtown and lakefront areas. He also commented on the possibility of an increase in parking fees, questioning whether this would reduce consumer traffic to downtown merchants. The concept of a minimum parking fee presented itself as problematic to Alderman O'Neill, as he speculated that this could drive business away from those establishments at which patrons generally may not spend more than a few minutes. He stated that the Council needed to specify the type of parking rates that would become effective with the new parking station system. He also raised questions about the handling of resident parking stickers and applicable time limits under the LUKE system. All of these issues needed to be addressed in a more detailed, specific plan for implementation.

Alderman Hartz responded that the proposal was being continued precisely for the purpose of getting the details sought by Alderman O'Neill and other members of the Council. He also disputed the notion that lower parking rates had any effect in improving revenues to local businesses, adding that studies of the issue appeared to indicate that the opposite was true. Alderman Krause suggested that the Council should consider holding a special meeting to focus entirely upon addressing the questions and concerns about the parking system proposal. Alderman Marsala noted that the City was looking into ways to bring its existing parking system up-to-date and improve efficiency. While he agreed that parking was not designed primarily as a revenue source, he acknowledged that it does in fact provide revenue to the City that would otherwise have to come from the taxpayers. Administrator Jordan asked the Council to consider the fact that the features of the new parking stations would provide ease of payment, pay-by-phone capabilities, multilingual display, and would have allowances for resident parking. From an organizational standpoint, the system would also address internal controls concerns about the City's collection and handling of parking fees. Alderman Kupsik asked if continuing to delay making a decision on the system would impact the ability of the City to get a new system in place and operational before the next season. Administrator Jordan asked that the aldermen provide him with any questions or concerns in writing as soon as possible, so these issues could be addressed at the next meeting.

Motion to continue carried unanimously.

Finance, License and Regulation Committee Recommendations – Alderman Krause

RESOLUTIONS

Resolution 11-R51, amending the 2011 budget to transfer $850.00 from the Historic Preservation Account to the Undesignated Fund Balance
Krause/Hartz motion to approve Resolution 11-R51.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Resolution 11-R52, amending the 2011 Capital Projects Fund Budget to transfer a total of $96,000.00 from various budgetary accounts associated with projects included in the 2011 Street Improvement Program, to the 2011 Street Improvement Program Account
Krause/Marsala motion to approve Resolution 11-R52.

Roll Call: Krohn, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". O'Neill voted "no". Motion carried by vote of 7 to 1.

ORDINANCES

First Reading of Ordinance 11-24, amending Chapter 26, Elections, of the Lake Geneva Municipal Code by establishing new boundaries for aldermanic districts
Krause/Kupsik motion to waive the full reading of Ordinance 11-24, and to read by title only. Unanimously carried.

First Reading of Ordinance 11-25, amending Chapter 2, Administration, of the Lake Geneva Municipal Code regarding the appointment of positions designated as officers of the City (*recommended by the Personnel Committee 8/30/11*)
Krause/Hartz motion to waive the full reading of Ordinance 11-25, and to read by title only. Unanimously carried. Alderman O'Neill stated that he had been bothered by the fact that Ordinance 11-25 would eliminate the positions of Street Superintendent, Building Inspector, and Zoning Administrator from the list of individuals designated as appointed officers of the City, which would effectively transfer the termination authority for those positions out of the hands of the Council. City Attorney Draper noted that the ordinance would accomplish two things: first, it would pare down the list of officers to include only those personnel identified as statutory officers (with the exception of the City Administrator, which is not a statutory officer) and it would provide the Council with the appointment authority for those officers. As currently written, City ordinances provided that officers were to be appointed by the mayor, subject to Council approval. City Attorney Draper reasoned that eliminating the mayor from the process would reduce the potential for the hiring process to become politicized, and would more closely conform to the actual hiring practices already being used by the City. Alderman O'Neill agreed with the elimination of the mayoral appointment; however, he continued to object on the basis that termination authority over the Street Superintendent, Building Inspector, and Zoning Administrator should remain with the Council.

First Reading of Ordinance 11-26, regarding the collection and assessment of delinquent municipal debts
Krause/O'Neill motion to waive the full reading of Ordinance 11-26, and to read by title only. Motion carried by vote of 7 to 1, Alderman Mott opposed.

LICENSES & PERMITS

Request for Temporary Extension of Licensed Premises filed by Sprecher's Pub & Restaurant to include the lower surface parking lot on Center Street on October 1, 2011, from 11:00am to 12:00am (*continued from 8/22/11*)
Krause/Kupsik motion to approve the request, including specification for live music between the hours of 2:00pm and 11:00pm. Unanimously carried.

Temporary Class "B" Retail License application filed by St. Francis de Sales Church for the sale of fermented malt beverages during Fall Festival/Pig Roast at St. Francis de Sales Church, 148 E. Main Street, on September 18, 2011, from 11:30am to 5:00pm
Krause/Marsala motion to approve. Motion carried by vote of 7 to 0, Alderman O'Neill abstaining.

Park Permit application filed by Boy Scout Troop 235 for rocket launching contest at Dunn Field on September 17, 2011, from 8:00am to 2:00pm, with rain date of September 24, 2011 (*recommended by Board of Park Commissioners 9/7/11, including waiver of fees*)
Krause/Kupsik motion to approve, including waiver of park rental fees. Unanimously carried.

Original Operator License applications filed by Jazzmine Behn, Todd Henricksen, Jodi Chapman, and Nicholas Jensen
Krause/Hartz motion to approve. Unanimously carried.

Discussion/Action on RFP for professional auditing services
Alderman Krause reported that this item had been recommended for continuation to afford each of the aldermen additional time to review the proposals from Baker Tilly, Deignan & Associates, and Schenck.

Krause/Marsala motion to continue to the next regular meeting of September 26, 2011, subject to review of the proposals by the aldermen. Unanimously carried.

Discussion/Action on award of bid for sale of 1988 E-One aerial ladder truck
Krause/Kupsik motion to authorize sale to the Brownsville Fire Department for the amount of $96,895.00, with proceeds of the sale to be directed to the General Fund. Mayor Connors suggested that the Council may wish to dedicate a portion of the proceeds to a vehicle replacement fund, which could be built to fund future vehicle purchases in accordance with the stated will of the Council to begin creating sinking funds for capital items. During subsequent discussion, Alderman Krohn noted that funding had previously been set aside for the purchase of a new fire truck, only to have those funds taken and applied toward an ambulance. To that point, she questioned how the Council could control access to capital replacement funds to ensure that they were spent only on those purposes for which they were intended. City Attorney Draper advised that the Council would not have the authority to bind future councils to a particular course of action with respect to the spending of these capital replacement funds, adding that the only way to regulate spending was through borrowing. Alderman O'Neill suggested the possibility of passing an ordinance to require unanimous approval by the Council for any request to spend money from capital replacement funds on items other than those originally intended. In the subsequent discussion, the consensus of the Council was that it had been previously specified that the proceeds from the sale of any City property would be returned to the General Fund. City Attorney Draper commented on the suggestion that an ordinance could be adopted to require unanimous approval for spending of capital replacement funds on other items. He stated that he would investigate the issue; however, his sense was that it probably would not be permitted, as such an ordinance would effectively bind future councils to a particular course of action with respect to the spending of those funds.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, and Kupsik voted "yes". Kehoe voted "no". Motion carried by vote of 7 to 1.

Discussion/Action on award of bid for 2011 fall tree planting
Krause/Marsala motion to authorize the award of bid to Dan Larsen Landscaping in the amount of $13,351.30, to be funded from TIF.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Discussion/Action on award of bid for Flat Iron Park pavilion replacement
Kupsik/Mott motion to authorize the award of bid to Big Foot Construction in the amount of $45,900.00, contingent upon the approval of the accompanying purchase order for materials. DPW Winkler reported that the bid would cover the installation of the pavilion materials purchased by the City, along with additional sidewalk and electrical work associated with the replacement of the existing gazebo. The pavilion was to be a 24' octagonal structure with masonry columns and tiled roof to complement the Riviera.

Roll Call: Krohn, Krause, Mott, Marsala, Kehoe, and Kupsik voted "yes". O'Neill and Hartz voted "no". Motion carried by vote of 6 to 2.

Discussion/Action on approval of contract with k-Consult, LLC, to negotiate changes with AT&T for City telecommunications packages
Administrator Jordan was asked to respond to previous comments made regarding the responsibility of the administrator to discern and negotiate possible cost-saving changes with the City's telecommunications services. He noted that the City had begun working with a representative from AT&T on this approximately three years earlier; however, the results had been less than satisfactory. He also stated that AT&T would confirm the existence of certain telecommunications features, but would not confirm whether or not they are being utilized without being pressed by the customer. He added that it was very difficult for a person without specialized knowledge to read the terms of the services and understand the nomenclature used by AT&T.

Krause/Marsala motion to suspend the rules to permit Joe Kitzinger to address the Council. Unanimously carried. Mr. Kitzinger stated that it required a highly specialized set of skills to be able to properly discern the scope of telecommunication services offered and identify possible areas in which savings could be realized. He noted that AT&T had recently downsized its staffing in the City's market and was unlikely to be of much assistance in identifying potential cost savings for the client. He also reminded the Council that it really was not in the best interests of AT&T to assist their clients in finding ways to reduce the amounts billed for services. Mr. Kitzinger stated that payment for his services would come entirely from a percentage of actual savings realized by the City for the first year of the agreement; there was no guaranteed minimum payment. Therefore, the contract provided him with an incentive to find as much savings as possible for the client.

Krause/Hartz motion to approve contract with k-Consult, LLC, for term of one year.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Discussion/Action on disallowance of claim for water damages at 7253 Sheridan Springs Road, filed by Robert Horvath, Geneva Lakes Carpet Cleaning, and Alan & SueAnn Gezunterman, pursuant to Wis. Stats. 893.80 (1g)
Krause/Kupsik motion to disallow the claim. Motion carried by vote of 6 to 2, Aldermen Krohn and O'Neill opposed.

Public Works Committee Recommendations – Alderman Mott

Discussion/Action on maintenance agreement for extended sidewalk from U.S. Highway 12 and STH 120 Interchange to Showboat Theatres (*recommended on 8/18/11*)
DPW Winkler reported that the Wisconsin Department of Transportation had proposed constructing a sidewalk from the Geneva Square area to the Showboat Theatres as part of the overall improvements at the U.S. Highway 12 and STH 120 interchange. This sidewalk was to be constructed at no cost to either the City or the Town of Lyons; however, the town had indicated that it would not accept maintenance responsibility for the sidewalk. Because the sidewalk would generally serve as a means of transportation for City residents to the theater, the Public Works Committee had discussed the possibility of having the City personnel accept responsibility for the routine clearing and maintaining of the sidewalk.

Alderman Krause expressed skepticism regarding the potential use of the sidewalk, noting that it was quite a distance from most of the residential districts in the City. He asked if the State had conducted any studies on the potential use of the sidewalk, and also inquired about the City's liability for maintenance. Alderman Marsala noted that Street Superintendent Carstensen had indicated to the Public Works Committee that maintenance of the additional sidewalk would not be problematic for his personnel. Alderman Hartz added that the sidewalk extension would provide a safe means for children to travel to the Showboat.

Mott/Kupsik motion to recommend acceptance of maintenance responsibility for the east/south sidewalk, subject to State construction of the sidewalk and clarification from the City's insurance provider as to liability.

During subsequent discussion, City Attorney Draper noted that the approval of the Town of Lyons would be required for the construction of the sidewalk, as the City could not authorize the project to proceed outside of its jurisdiction. He therefore suggested entering into a shared services agreement with Lyons. There were additional questions as to whether the location of the proposed sidewalk would place it under the jurisdiction of the town or the State. DPW Winkler stated that the sidewalk was to be situated within the State right-of-way and it was his understanding that the Town of Lyons had no standing to deny its construction.

Motion withdrawn.

Hartz/Mott motion to accept maintenance responsibility for the east/south sidewalk, subject to: State construction of the sidewalk, approval by Town of Lyons, approval of the City's insurance provider as to any potential liability concerns, and clarification of any jurisdictional issues between the State and the Town of Lyons.

Roll Call: Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Krohn, O'Neill, and Krause voted "no". Motion carried by vote of 5 to 3.

Presentation of Accounts – Alderman Krause
Krause/Marsala motion to approve Purchase Order No. 46 in the amount of $19,510.00.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Krause/Kupsik motion to approve Purchase Order No. 47 in the amount of $16,440.00.

Roll Call: Krohn, Krause, Mott, Marsala, Kehoe, and Kupsik voted "yes". O'Neill and Hartz voted "no". Motion carried by vote of 6 to 2.

Krause/Hartz motion to approve prepaid bills in the amount of $3,449.80.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Krause/Hartz motion to approve regular bills in the amount of $242,300.05.

Roll Call: Krohn, O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Unanimously carried.

Krause/Hartz motion to approve regular bill for Del's Service, Inc., in the amount of $100.00.

Roll Call: O'Neill, Krause, Hartz, Mott, Marsala, Kehoe, and Kupsik voted "yes". Alderman Krohn abstained. Motion carried by vote of 7 to 0, with 1 abstention.

Adjournment
Kehoe/Kupsik motion to adjourn at 9:48pm. Unanimously carried.

/s/ Jeremy A. Reale, City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL

ORDINANCE 11-24

AN ORDINANCE AMENDING CHAPTER 26, ELECTIONS, OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Section 26-1, of Chapter 26 of the Lake Geneva Municipal Code is repealed in its entirety and recreated as follows:

Sec. 26-1. Description of boundaries of each aldermanic district

(a) *Aldermanic District No. I.* Commencing at a point at the northwest corner of the junction of the center of the river channel of the White River and Geneva Lake; continuing northeasterly along the center of the main channel of the White River to the centerline of Mill Street; continuing northerly along the centerline of Mill Street to the centerline of Sage Street; thence northerly along the centerline of Sage Street extended as a line to the intersection with the centerline of Wisconsin Street; thence easterly along the centerline of Wisconsin Street to the intersection with the center of the main channel of the White River; thence northeasterly along the center of the river channel of the White River to a point at which it is intersected by the centerline of Water Street extended eastward; thence westerly along the centerline of Water Street to the centerline of Center Street; thence northerly along the centerline of Center Street to the centerline of the alley north of Marshall Street; thence westerly along the centerline of that alley to the centerline of Williams Street; thence southerly along the centerline of Williams Street to the centerline of Marshall Street; thence westerly along the centerline of Marshall Street to the centerline of Madison Street; thence southerly along the centerline of Madison Street to the centerline of Park Row; thence westerly along the centerline of Park Row to the centerline of Clover Street; thence northerly along the centerline of Clover Street to the centerline of Pleasant Street; thence westerly along the centerline of Pleasant Street to the centerline of High Street; continuing westerly along the centerline of Conant Street to the western City limit; thence southerly along the western City limit to a point; thence westerly along the western City limit to a point; thence southerly along the western City limit to a point; thence easterly along the western City limit to a point; thence southerly along the western City limit to a point; thence northwesterly along the western City limit to a point; thence southeasterly along the western City limit to a point; thence southwesterly along the western City limit to a point; thence northwesterly along the western City limit to a point; thence southerly along the western City limit to a point; thence southeasterly along the western City limit to the shore of Geneva Lake; thence northeasterly along the shore of Geneva Lake to a point; thence easterly along the shore of Geneva Lake to a point; thence southeasterly along the shore of Geneva Lake to the point of origin; including the area commonly known as Cobb Park.

Aldermanic District No. I shall be comprised of voting wards 1 and 2, as established by resolution of the Common Council.

(b) *Aldermanic District No. II.* Commencing at the southeast corner of the intersection of the centerlines of Wells Street and Townline Road and continuing easterly along the centerline of Townline Road to the eastern City limit; thence southerly along the eastern City limit to a point; thence westerly along the southern City limit to a point; thence northwesterly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence easterly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence northerly along the southern City limit to a point; thence westerly along the southern City limit to the centerline of Wells Street; thence southeasterly along the centerline of Wells Street to the southern City limit; thence westerly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence northerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence southerly along the southern City limit to a point; thence westerly along the southern City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence northeasterly along the western City limit to a point; thence southerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence southerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence northeasterly along the western City limit to a point; thence southeasterly along the western City limit to a point; thence northeasterly along the western City limit to a point; thence easterly along the western City limit to a point; thence northeasterly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence northwesterly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northeasterly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to the shore of Geneva Lake;

thence northerly along the shore of Geneva Lake to the western City limit; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence southerly along the western City limit to a point; thence easterly along the western City limit to a point; thence southerly along the western City limit to a point; thence westerly along the western City limit to a point; thence southerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence easterly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence southerly along the western City limit to a point; thence westerly along the western City limit to a point; thence northerly along the western City limit to a point; thence westerly along the western City limit to a point; thence southwesterly along the western City limit to a point; thence easterly along the western City limit to a point; thence southerly along the western City limit to a point; thence northwesterly along the western City limit to a point; thence southwesterly along the western City limit to a point; thence southeasterly along the western City limit to a point; thence southwesterly along the City limit to the shore of Geneva Lake; thence continuing generally northeasterly along the shore of Geneva Lake to the southeast corner of the junction of the center of the main channel of the White River and Geneva Lake; continuing northeasterly along the center of the main channel of the White River to the centerline of Main Street; thence easterly along the centerline of Main Street to the centerline of Wells Street; thence southerly and southeasterly along the centerline of Wells Street to the point of origin; including the area commonly known as Four Seasons Nature Preserve; excluding the Town of Bloomfield islands located therein. Aldermanic District No. II shall be comprised of voting wards 7, 8 and 9, as established by resolution of the Common Council.

(c) *Aldermanic District No. III.* Commencing at the southeast corner of the intersection of the centerlines of Main Street and Wells Street and continuing southeasterly along the centerline of Wells Street to the centerline of Townline Road; thence easterly along the centerline of Townline Road to the eastern City limit; thence northwesterly along the eastern City limit to a point; thence easterly along the eastern City limit to a point; thence northerly along the eastern City limit to a point; thence continuing northwesterly along the eastern City limit to a point; thence northerly along the eastern city limit to a point; thence northwesterly along the eastern city limit to a point, thence

westerly along the northern city limit to a point; thence northerly along the northern city limit to a point; thence easterly along the northern city limit to a point; thence northwesterly along the northern city limit to a point; thence southerly along the northern city limit to a point; thence easterly along the northern city limit to a point; thence southerly along the northern city limit to a point; thence easterly along the northern city limits to a point; thence southerly along the northern city limits to a point where the centerline of Sheridan Springs Road intersects with the centerline of Center Street; thence southerly along the centerline of Center Street to the Centerline of Grove Street; thence easterly along the centerline of Grove Street to the centerline of Sage Street; thence southerly along the centerline of Sage Street to the Centerline of Spring Street; thence easterly along the centerline of Spring Street to the centerline of Waverly Street; thence southerly along the centerline of Waverly Street to a point at which Waverly Street is intersected by a line extended eastward to the northern terminus of Pioneer Drive; thence southerly along the centerline of Pioneer Drive to the centerline of Walworth Street; thence westerly along the centerline of Walworth Street to the centerline of Waverly Street; thence southerly along the centerline of Waverly Street to the centerline of Water Street; thence easterly along the centerline of Water Street and continuing easterly along the centerline of Water Street extended to the middle of the river channel of the White River; thence southwesterly along the center of the river channel of the White River to a point at which it is intersected by the centerline of Wisconsin Street extended by a line eastward; thence westerly along the centerline of Wisconsin Street extended by a line eastward to the centerline of Sage Street; thence southerly along the centerline of Sage Street to the centerline of Mill Street; thence southerly along the centerline of Mill Street to the centerline of Main Street; thence easterly along the centerline of Main Street to the point of origin; excluding the Town islands located therein. Aldermanic District No. III shall be comprised of voting wards 5, 6 and 10, as established by resolution of the Common Council.

(d) *Aldermanic District No. IV.* Commencing at a point a which the centerline of Conant Street intersects with the western City limit and continuing easterly along the centerline of Conant Street to the centerline of High Street; continuing easterly along the centerline of Pleasant Street to the centerline of Clover Street; thence southerly along the centerline of Clover Street to the centerline of Park Row; thence easterly along the centerline of Park Row to the centerline of Madison Street; thence northerly along the centerline of Madison Street to the centerline of Marshall Street; thence easterly along the centerline of Marshall Street to the centerline of Williams Street; thence northerly along the centerline of Williams Street to the centerline of the alley north of Marshall Street; thence easterly along the centerline of that alley to the centerline of Center Street; thence southerly along the centerline of Center Street to the centerline of Water Street; thence easterly along the centerline of Water Street to the centerline of Waverly Street; thence northerly along the

centerline of Waverly Street to the centerline of Walworth Street; thence easterly along the centerline of Walworth Street to the centerline of Pioneer Drive; thence northerly along the centerline of Pioneer Drive to the northern terminus of Pioneer Drive; thence westerly along a line extended westward from the northern terminus of Pioneer Drive to the centerline of Waverly Street; thence northerly along the centerline of Waverly Street to the centerline of Spring Street; thence westerly along the centerline of Spring Street to the centerline of Sage Street; thence northerly along the centerline of Sage Street to the centerline of Grove Street; thence westerly along the centerline of Grove Street to the centerline of Center Street; thence northerly along the centerline of Center Street to the centerline of Sheridan Springs Road; thence westerly along the northern City limit to a point; thence northerly along the northern city limits to a point; thence westerly along the northern city limits to a point; thence northerly along the northern City limit to a point; thence easterly along the northern city limit to a point; thence northerly along the northern city limit to a point; thence westerly along the northern city limit to a point; thence northerly along the northern city limit to a point; thence westerly along the northern city limit to a point; thence southeasterly along the northern city limit to a point; thence southwesterly along the northern city limit to a point; thence southeasterly along the northern city limit to a point; thence northwesterly along the northern city limit to a point; thence northerly along the northern city limit to a point; thence westerly along the northern city limit to a point; thence southerly along the northern city limit to a point; thence westerly along the northern city limit to a point; thence southerly along the western city limit to a point; thence westerly along the western city limit to a point; thence southerly along the western city limit to the point of origin; excluding the Town of Geneva island located therein. Aldermanic District No. IV shall be comprised of voting wards 3 and 4, as established by resolution of the Common Council.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

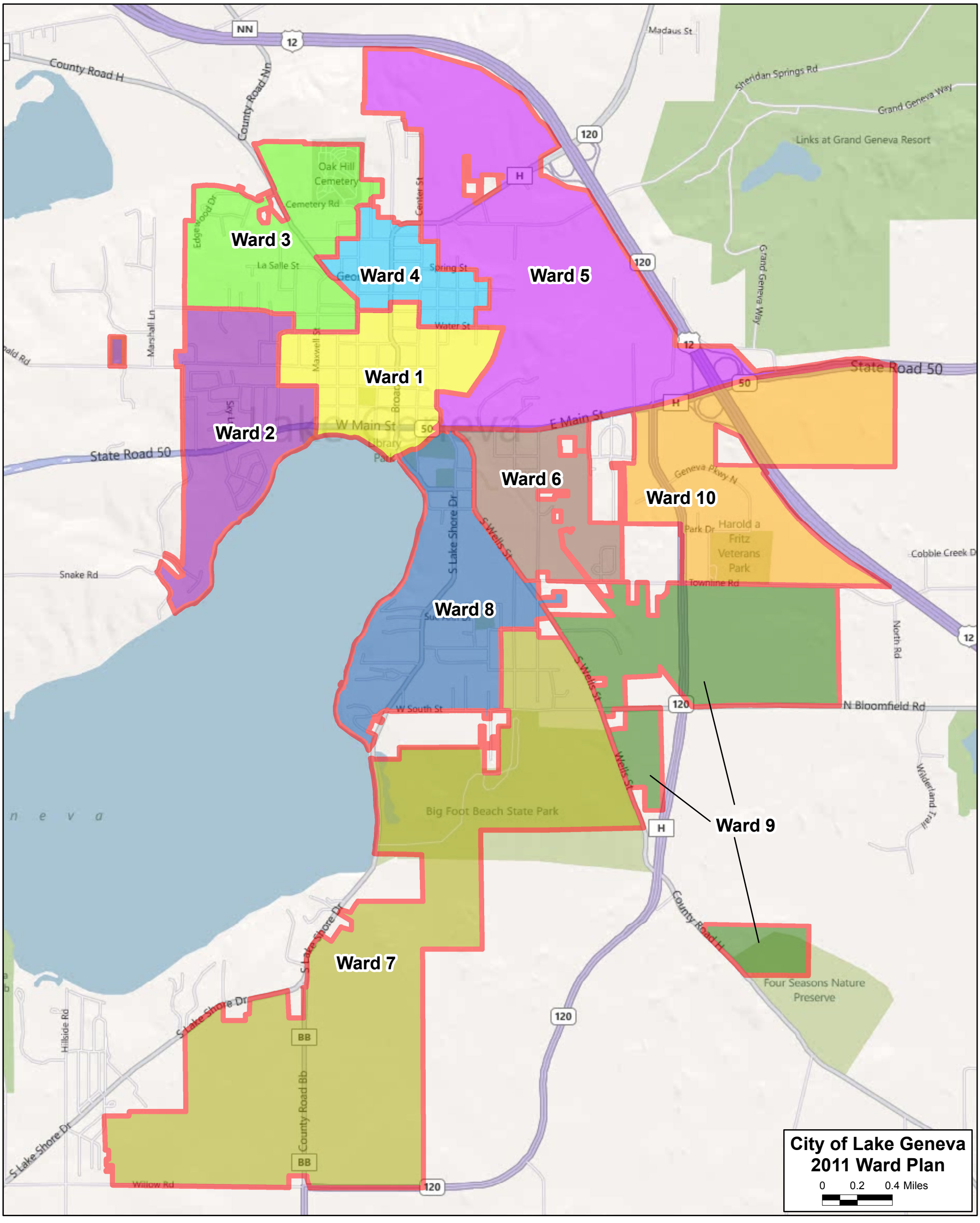
Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: 09/12/2011
Second Reading: _____
Adoption: _____
Published: _____


City of Lake Geneva
2011 Ward Plan
0 0.2 0.4 Miles
Ward 1
Ward 2
Ward 3
Ward 4
Ward 5
Ward 6
Ward 7
Ward 8
Ward 9
Ward 10
NN
12
120
H
50
BB
County Road H
County Road Nn
Madaus St
Sheridan Springs Rd
Grand Geneva Way
Links at Grand Geneva Resort
Oak Hill Cemetery
Cemetery Rd
Edgewood Dr
La Salle St
Center St
Spring St
Water St
Marshall Ln
Maxwell St
Broad St
Sky Harbor Dr
W Main St
E Main St
State Road 50
Library Park
Geneva Pkwy N
Park Dr
Harold a Fritz Veterans Park
Townline Rd
Cobble Creek Dr
Snake Rd
S Lake Shore Dr
S Wells St
Wells St
W South St
N Bloomfield Rd
North Rd
Wilderland Trail
Big Foot Beach State Park
County Road Bb
Four Seasons Nature Preserve
Hillside Rd
Willow Rd

ORDINANCE 11-25

AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Section 2-3, of Chapter 2 of the Lake Geneva Municipal Code is repealed in its entirety and recreated as follows:

Sec. 2-3. Appointed officials.

Appointed officials of the City shall be selected in the manner and for the terms prescribed as follows:

	Official	How Appointed	Term
(1)	City Clerk	City Council by majority vote of the members of the City Council	Indefinite
(2)	Fire Chief	Police and Fire Commission	Indefinite
(3)	Police Chief	Police and Fire Commission	Indefinite
(4)	Director of Public Works	City Council by majority vote of the members of the City Council	Indefinite
(5)	Assessor	City Council by majority vote of the members of the City Council	Indefinite
(6)	Comptroller	City Council by majority vote of the members of the City Council	Indefinite
(7)	Administrator	City Council by majority vote of the members of the City Council	Indefinite

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: 09/12/2011
Second Reading: _____
Adoption: _____
Published: _____

ORDINANCE 11-26

AN ORDINANCE AMENDING CHAPTER 1, GENERAL PROVISIONS, OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Chapter 1 of the Lake Geneva Municipal Code is amended by adding Sec. 1-18, which shall read as follows:

Sec. 1-18. Collection of Delinquent Municipal Debt.

All original fines, fees, penalties and unpaid bills to the City shall have late fees (as established by the City Council by resolution from time to time) added by the City when in delinquency and being collected for payment. The original debt and late fees shall be known as the total delinquent debt.

Finance charges (interest), at a rate as allowed by state statute or as set by the City Council by resolution from time to time, will be added to the total delinquent debt as allowed by law.

The total delinquent debt minus interest charges referred to an outside collection agency shall be increased by an amount of the collection fee imposed by said collection agency (as established by contract with the City from time to time) for the additional effort to collect the referred debt. Finance charges assessed as set forth above are in addition to the collection fee imposed by a collection agency on a referred debt.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: _____
Second Reading: _____
Adoption: _____
Published: _____

ORDINANCE 11-22

AN ORDINANCE AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Article IV, Section 14-122, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

As used in this article, the following terms shall have the following meanings, unless the context clearly indicates that a different meaning is intended:

CITY
The City of Lake Geneva, County of Walworth, Wisconsin.

DWELLING UNIT
A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

DWELLINGS

(a) **MULTIFAMILY DWELLING**

A building or portion thereof containing two or more dwelling units, including a duplex;

(b) BOARDINGHOUSE OR ROOMING HOUSE ~~LODGING HOUSE AND TOURIST HOUSE~~ — A building arranged or used for the lodging, with or without meals, for compensation, by individuals who are not members of the same family;

(c) **DORMITORY**

A space in a building where sleeping accommodations are provided for more than one person not members of the same family group, in one room; and

(d) **HOTEL**

A room or rooms in any building or structure kept, used, maintained, advertised or held out to the public to be an inn, motel, apartment hotel, lodging house, boardinghouse, rooming house, tourist house, dormitory or place where sleeping, rooming, office, conference or exhibition accommodations are furnished for lease or rent, whether with or without meals.

PERMANENT RESIDENT

A person or entity which occupies, or has the right to occupy, any room or rooms in a hotel or motel, or a dwelling unit, rooming unit or dwelling, for at least 30 or more consecutive days, without an intervening occupancy interval of less than 30 days.

PERSON

Any natural individual, firm, partnership, association, joint-stock company, joint venture, public or private corporation, limited liability company, or receiver, executor, trustee, conservator or other representative appointed by order of any court.

PREMISES

A lot, plot or parcel of land including the buildings or structures thereon.

PROPERTY

Any building containing a dwelling unit, rooming unit or dwelling.

ROOMING UNIT

Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

2. That Article IV, Section 14-123, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

No person shall hereafter occupy, allow to be occupied or let to another person for occupancy any property within the City for which a registration statement has not been properly made and filed with the Building Inspector. Registration shall be made upon forms furnished by the Building Inspector of the City for such purpose and shall specifically require the following minimum information:

(1) Name, address and phone number of the property owner and all persons or entities having any ownership interest in the property;

(2) Name, address and phone number of the designated local property manager if the property owner or owners live outside the City;

(3) The street address of the property;

(4) The number and types of units within the property;

(5) The maximum number of occupants permitted for each dwelling unit, rooming unit or dwellings in accordance with the applicable provisions of the Code of Ordinances; and

(6) The name, phone number and address of the person authorized to make, order or direct repairs or services for the property, if in violation of City or state codes, if the person is different than the owner, owners or local manager;

3. That Article IV, Section 14-126, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

A registration fee of ~~$5~~ $10 shall be charged for each registrations required under this article.

4. That Article IV, Section 14-127, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

(a) All dwelling units, rooming units, dwellings, boardinghouses, or rooming houses, ~~lodging houses, tourist houses and hotels~~ that rent to permanent residents and dormitories shall be inspected systematically in compliance with this article and all other applicable laws.

(b) These inspection requirements are not intended to conflict with licensing and inspection requirements promulgated by the state.

(c) The provisions of this section shall not apply to:

(1) Dwellings, buildings, structures and uses owned and/or operated by a governmental agency; and

(2) Hotels that ~~do not rent to permanent residents.~~ That are licensed and inspected by state authorities.

(d) Where a nonresidential business or activity, or a state licensed and inspected use occupies a portion of a building and premises, which would be otherwise subject to this article, the provisions of this article shall be applicable to the residential and common or public areas of such building and premises.

(e) If a multifamily building has 10 or more units, the Building Inspector shall inspect a sampling of dwelling units, of not less than 2 and not more than 10% of the dwelling units in the multifamily building. In no event will the Building Inspector charge a fee of more than 10 units in a building. If the Building Inspector determines upon inspection of the sampling of dwelling units there are code violations that affect the safe, decent and sanitary living conditions for the tenants of the multifamily building, then the department shall inspect another

sampling of units up to 100% of the dwelling units as deemed necessary to enforce the provisions of the code. The number of second sampling will be an additional 10% of the dwelling units in the multifamily building until satisfactory inspection is achieved.

5. That Article IV, Section 14-128, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

(a) All property subject to inspection shall be inspected no less than once every five years.

(b) Nothing in this section shall preclude the inspection of said dwellings more frequently than once every five years.

The Building Inspector may issue a temporary certificate of inspection which is valid until an inspection can be scheduled and completed on the dwelling unit. Priority shall be given to dwelling units based upon the age of the dwelling unit. If a certificate of occupancy has been issued for the dwelling unit within the last five years, the Building Inspector may issue a temporary certificate of inspection which will be valid until the fifth anniversary of the certificate of occupancy.

6. That Article IV, Section 14-129, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

No person shall rent, let or let for occupancy any dwelling unit, rooming unit or dwelling without having a valid, current certificate or temporary certificate of inspection for that dwelling unit, rooming unit or dwelling.

7. That Article IV, Section 14-130, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

(a) If, upon completion of the inspection, the premises or property is found to be in compliance with all applicable provisions of the Code of Ordinances, including but not limited to the Building Maintenance Code set forth in Article v of this Chapter, and the appropriate fee(s) has been paid, the City shall issue a certificate of inspection for the property;

(b) If, upon completion of the inspection, the premises or property is found to be in violation of one or more provisions of all applicable provisions of the Code of Ordinances, the City shall provide written notice of such violations and shall set a reinspection date before which such violation(s) shall be corrected. If such violation(s) has been corrected within that period, the City shall issue a certificate of inspection for the property. If such violation(s) has not been corrected within that period, the City shall not issue the certificate of inspection and may take any action necessary to enforce compliance with all applicable provisions of this article and the Code of Ordinances. If such uncorrected violation(s) does not pose an immediate threat to the health, safety, and welfare of the occupants or other

residents of the City, the Building Inspector or the Building Inspector's designee may authorize the occupancy of the premises for a period not to exceed 60 days.

8. That Article IV, Section 14-132, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

(a) A certificate of inspection issued pursuant to this article shall expire five years from the date of its issuance.

(b) The certificate of inspection shall have the expiration date prominently displayed on its face.

9. That Article IV, Section 14-136, of Chapter 14 of the Lake Geneva Municipal Code is amended as follows:

(a) Inspection fees and reinspection fees shall be established by resolution by the City Council from time to time and made available at the Building Inspectors Office.

(b) The units enumerated above shall include units used or occupied by the owner or the owner's representative(s).

(c) Where a property does not have a current certificate of inspection, then for purposes of calculating the fee therefor, the first required inspection date for the property shall be deemed the first inspection.

(d) For purposed of this section that term "unit" shall mean dwelling unit, rooming unit, or dwelling.

10. That Article V, Sections 14-200 through 14-222, of Chapter 14 of the Lake Geneva Municipal Code are hereby created as follows:

ARTICLE V
BUILDING MAINTENANCE CODE

Division 1 - Maintenance

14-200 Scope. This subchapter deals with the maintenance of structures and equipment.

14-201. Exterior Structure.

(1.) RESPONSIBILITY. The general welfare of the residents of the city requires that the exterior of structures, whether vacant or occupied, shall be kept in a good state of repair and maintained by the owner or operator in such a way as to protect the safety, health and welfare of the occupants and public and to prevent the blighting of city neighborhoods.

(2.) STRUCTURAL MEMBERS. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them.

(3.) EXTERIOR SURFACES. Every foundation, exterior wall and roof shall be reasonably weatherproof, watertight, rodent-proof, insect-proof and shall be kept in a reasonably good state of maintenance and repair.

(a.) Wood. All exterior wood surfaces shall be reasonably protected from the elements and against decay, by paint or other approved protective coating applied in a workmanlike manner.

(b.) Ferrous Metal. All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.

(c.) Previously Painted Surfaces. The following types of surfaces must be maintained to prevent blighting effect on the surrounding neighborhood:

i Painted masonry surfaces must be maintained painted or have the paint removed from the surfaces.

ii Other painted surfaces must be maintained painted.

(d.) Decorative Features. All cornices, entablatures, belt courses, corbels, terracotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

(e.) Signs, Marquees and Awnings. All canopies, marquees, signs, metal awnings, stairways, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment.

(f.) Chimneys and Supplied Smoke Pipes. Every chimney and every supplied smoke pipe shall be adequately supported, reasonably clean and maintained in a reasonably good state of repair.

(g.) Stairways and Porches. Every inside and outside stairway, porch and appurtenance thereto shall be constructed as to be reasonably safe to use and capable of supporting the load that normal use may cause to be placed thereon and shall be kept in sound condition and in a reasonably good state of maintenance and repair.

(h.) Stairways, Exits and Service Walk Stairways. Stairways, exits and all service

walk stairways shall be kept in a reasonable good state of repair and be unobstructed at all times.

i Required. h-1-a. Every stairway and service walk stairway of more than 3 risers shall have at least one handrail mounted on the left, as one mounts the stairs.

ii Stairways of more than 3 risers shall have a handrail on each open side.

iii Height. Handrails shall not be less than 30 inches nor more than 38 inches vertically above the nose of the stair tread.

iv Opening Below Top Rail.

v When handrails protecting the open sides of a stairway are replaced, they shall have an intermediate rail or rails, or an ornamental pattern designed to prevent the passage of an object with a diameter larger than 4 inches.

vi Handrails in industrial occupancies shall provide an intermediate rail at midheight.

vii Subdivision 3 does not apply to service walk handrails.

Guardrails. i-1. Opening Below Top Rail.

i When guardrails are replaced they shall have an intermediate rail or rails, or an ornamental pattern designed to prevent the passage of an object with a diameter larger than 4 inches.

ii Industrial occupancies shall provide an intermediate rail at midheight.

iii Height. All replacement guardrails shall comply with the following:

iv Guardrails in one and 2-family dwellings shall be not less than 36 inches in height.

v Guardrails in occupancies other than one and 2-family dwellings shall be not less than 42 inches in height.

(4.) WINDOWS, DOORS AND BASEMENT HATCHWAYS.

(a.) Condition. Every window, exterior door and basement hatchway shall be reasonably weathertight and rodent-proof, and shall be kept in a reasonably good working condition and a reasonably good state of maintenance and repair.

(b.) Openable Windows. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.

(c.) Door Hardware. Every exterior door, door hinge and door latch shall be maintained in good condition. Door locks in dwelling units shall be in good repair and capable of tightly securing the door.

(5.) ROOF DRAINAGE. All water shall be conveyed and drained from every roof so as not to cause dampness or damage to the exterior or interior of the structure. Water shall be drained and directed in a manner which will in no way damage the adjoining premises.

(6.) ROOF GUTTERS AND CONDUCTORS. Except for private detached accessory buildings not more than 1,000 square feet in area, all roofs of all buildings and structures shall

be provided with approved-type gutters and conductors. Gutters and conductors shall be properly installed and maintained in good repair at all times.

(7.) VACANT STRUCTURES.

Owners shall have the responsibility for maintaining all vacant dwelling units, dwellings, structures, principal buildings and accessory buildings in a locked or closed condition so that they cannot be entered without an unlawful break-in.

(8.) FENCES. Every fence shall be kept in a reasonably good state of maintenance and repair or shall be removed.

(9.) GARAGE DOORS. Garages and accessory buildings designed or utilized for the storage of motor vehicles shall be equipped with operative doors at all entranceways.

(10.) PUBLIC AREAS. All servicewalks, steps, driveways, parking spaces and similar paved areas for public use shall be kept in a proper state of repair.

(11.) ADDRESS NUMBERS. All dwellings and principal nonresidential buildings shall be provided with address numbers so that numbers placed on houses and buildings shall not be less than 3 inches, including background, in height, and shall be distinctly legible and shall be posted in a conspicuous place on the front of each house or building.

(12.) ROOFING MATERIAL. Rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

14-202 Interior Structure.

(1.) GENERAL. The interior of a structure and its equipment shall be maintained by the owner or operator in a structurally sound and sanitary condition so as not to pose a threat to the health and safety of the occupants, and protect the occupants from the environment. No person shall occupy as owner-occupant, or let to another for occupancy or use any structure, dwelling, dwelling unit or portion thereof, which does not comply with the requirements of this section and subchs. 4 to 7.

(2.) STRUCTURAL MEMBERS. The supporting structural members of every building shall be maintained structurally sound, not showing any evidence of deterioration which would render them incapable of carrying the imposed loads.

(3.) INTERIOR SURFACES.

(a.) Every interior partition, wall, floor and ceiling shall be capable of affording privacy, kept in a reasonably good state of repair and maintained so as to permit them to be kept in a clean and sanitary manner.

(b.) Every toilet, bathroom and kitchen floor surface shall be constructed and

maintained so as to be substantially impervious to water and so as to permit such floor to be easily kept in a clean and sanitary condition.

(4.) FREE FROM DAMPNESS. In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure.

(5.) INTERIOR STAIRWAYS. a. Every interior stairway shall be so constructed and maintained as to be safe to use and capable of supporting the anticipated loads.

(b.) Handrails for interior stairways shall comply with s. 14-201(3)(h)(i-vii).

(6.) INTERIOR DOORS. Every interior door, door hinge and door latch shall be maintained in a good state of repair.

(7.) MEANS OF EGRESS FOR ONE AND 2-FAMILY DWELLINGS. a. No owner or operator of a one or 2-family dwelling that has 2 or more means of egress from the dwelling unit or units shall reduce or permit to be reduced the number of means of egress from any dwelling unit to less than 2. Second floor airing porches may be counted as one of the required means of egress from second floor units if a second exit was not provided.

(b.) In a 2-family dwelling, no doors that serve as a common means of egress shall be locked against egress when the building is occupied. All locking devices which prevent egress or which require the use of a key to exit shall be prohibited.

14-203 Supplied and Furnished Equipment.

(1.) SUPPLIED FACILITIES. Every supplied facility, piece of equipment or utility which is required under this chapter shall be so constructed or installed that it will function properly, and shall be maintained in reasonably good working condition.

(2.) PLUMBING FIXTURES FURNISHED BY OCCUPANTS. Every plumbing fixture furnished by the occupant shall be properly installed and shall be maintained in reasonably good working condition, in a clean and sanitary state, and free from defects, leaks or obstructions.

(3.) STORM WINDOWS. In any rental dwelling or rental dwelling unit, storm windows or at least double glazed windows shall be supplied by the owner for each window in each habitable room of the rental dwelling unit except that such windows need not be provided if heat in the rental dwelling or rental dwelling unit is supplied by the owner. Storm windows shall cover the entire window surface and be capable of adequately sealing out cold air and be constructed of rigid, clear material. Clear, rigid plastic or film materials may be used instead of storm windows when installed on the interior of the primary window in a manner to prevent

air infiltration. Flexible film shall not be allowed on the exterior of buildings. Flexible film shall be removed during periods when screens are required. The responsibility of installing the storm windows or other approved materials shall be assumed by the owner, except in one and 2-family dwellings, the tenants shall be responsible for installation.

(4.) USE OF HEATING FACILITIES. Every occupant of a dwelling unit shall be responsible for the exercise of reasonable care, proper use and proper operation of supplied heating facilities.

(5.) DISCONTINUANCE OF SERVICES. No owner or operator may cause any service, facility, equipment or utility which is required or supplied to be removed from or shut off from, or discontinued for any occupied dwelling or dwelling unit, except for such temporary interruption as may be necessary while actual repairs, replacements or alterations are being made.

(6.) DAMAGE TO PROPERTY, No person may wilfully or wantonly damage, mutilate or deface any part of residential real estate, supplied fixtures and equipment, and supplied furnishings or any other property of another.

14-204 Graffiti Abatement.

(1.) DEFINITION. In this section, "graffiti" means any inscription, word, figure or design marked, scratched, etched, drawn or painted with spray paint, liquid paint, ink, chalk, dye or other similar substances on buildings, fences, structures, equipment and similar places without the express permission of the owner or operator of the property.

(2.) PUBLIC NUISANCE. The existence of graffiti on any real property within the city is expressly declared to be a public nuisance as it affects the public health, safety and welfare, and it shall be the duty of the owner or operator of the property to keep the property free of graffiti at all times.

(3.) GRAFFITI PROHIBITED. No owner or operator of any real property within the city may maintain or allow any graffiti to remain upon any structure located on such property when the graffiti is visible from the street or other public or private property.

(4.) NOTIFICATION BY DEPARTMENT. Whenever the department determines that graffiti on any building or structure within the city is visible from the street or other public or private property, the department may notify by letter the owner or operator of the property that the graffiti shall be abated in a timely manner.

(5.) GRAFFITI ABATEMENT.

(a.) The commissioner may issue an order to the property owner or operator of the property to abate the graffiti observed by the commissioner at the time of inspection within a

reasonable time after notification.

(b.) The minimum compliance of any order shall be the obliteration of graffiti by a primer paint. Removal of the graffiti with primer paint and matching building paint or other suitable removal system appropriate to the surface shall be encouraged. Upon the failure of the property owner or operator to comply with the order of graffiti abatement issued by the department by the designated date, the department may cause the graffiti to be abated by city forces or private contract. The city or private contractor shall be expressly authorized to enter on the property and abate the graffiti upon exterior walls, fences and other structures abutting public streets, property or right of way. All reasonable efforts to minimize damage from such entry shall be taken by the city, and any paint used to obliterate graffiti shall be as close as practicable to the background color or colors. The cost of the graffiti abatement and inspection costs shall be charged against the property, shall be a lien upon the property and shall be collected as a special charge.

14-205 Below-Grade Structure.

(1.) DEFINITION. In this section, "below-grade structure" means any underground space, of which all or a portion extends beyond the building line. This includes, but is not limited to sidewalk vaults, equipment vaults, retaining walls, pits, etc., but does not include underground storage tanks of steel or plastic.

(2.) INSPECTION. The department is authorized to perform an exterior and interior inspection of any below-grade structure which is deemed by the department to be a potential safety hazard.

(3.) CRITICAL EXAMINATION.

(a.) If upon inspection the department finds any below-grade structure which appears defective or unsafe, or creates a nuisance, the commissioner may order that a critical examination be performed by a registered architect or registered structural engineer employed by the owner or the agent.

(b.) The registered architect or registered structural engineer shall submit a written report showing the structural condition of the below-grade structure to the commissioner.

(c.) All defects noted on the written report submitted by the registered architect or registered structural engineer shall be corrected by the owner within a time period prescribed by the commissioner. Any structural repairs will require the owner to obtain a repair permit.

(d.) A written report showing that all defects noted in the prior report have been corrected shall be submitted in duplicate to the commissioner by a registered architect or

registered structural engineer.

(4.) ABANDONED BELOW-GRADE STRUCTURE. If an owner chooses to abandon a below-grade structure, the owner shall obtain a permit from the department of city development. If the structure is located within the public right-of-way, a permit shall be obtained from the department of public works.

Division 2
LIGHT, VENTILATION, SPACE

14-206 Scope; Responsibility.

(1.) SCOPE. This subchapter governs the minimum conditions and standards for the light, ventilation and space for the occupancy of a structure. All light, ventilation and space conditions shall comply with the requirements of this subchapter insofar as they are applicable.

(2.) RESPONSIBILITY. The owner or operator of the structure shall provide and maintain light and ventilation and space conditions in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any premises which does not comply with this subchapter.

14-207 Light.

(1.) GENERAL. All spaces or rooms shall be provided with sufficient light so as not to endanger health and safety.

(2.) WINDOW AREA. Every habitable room shall have at least one window facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be at least 8% of the floor area of the room. Whenever the only window in a room is a skylight-type window in the top of the room, the total window area of the skylight shall equal at least 15% of the total floor area of the room. Skylight-type windows existing on and after December 6, 1968, may, if less than 15% of the total floor area, be increased to 15% but no skylight-type window shall be installed in lieu of a window where a skylight has not previously existed.

(3.) LIGHTING OF COMMON HALLS AND STAIRWAYS.

(a.) Two to 4 Family Dwellings. Public pathways and stairways in buildings accommodating 2, 3 or 4 families shall be provided with convenient light switches controlling an adequate lighting system which may be turned on when needed. An emergency circuit is not required for this lighting.

(b.) Five or More Families. Public pathways and stairways in buildings accommodating more than 4 families, or more than 30 persons, and every building which accommodates transients shall be lighted at all times with adequate artificial lighting; except that

such artificial lighting may be omitted from sunrise to sunset where adequate natural lighting is provided. Whenever the occupancy of the building exceeds 100 persons, the artificial lighting as regulated herein shall be on an emergency circuit.

(c.) Intensity of Light. Adequate lighting system, as herein required, shall mean an intensity of 2-1/2 foot candles at a plane 30 inches above the floor line. The required intensity shall apply to both natural and artificial lighting.

(4.) OTHER SPACES. All other spaces shall be provided with natural or artificial light of sufficient intensity and so distributed as to permit the maintenance of sanitary conditions and the safe use of the space and the appliances, equipment and fixtures.

14-208 Ventilation.

(1.) GENERAL. All spaces or rooms shall be provided sufficient natural or mechanical ventilation so as not to endanger health and safety. Where mechanical ventilation is provided in lieu of natural ventilation, the mechanical ventilation system shall be maintained in operation during the occupancy of any structure or portion thereof.

(2.) ADEQUATE VENTILATION.
Every habitable room shall have at least one window or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total openable window area in every habitable room shall be equal to at least 50% of the minimum window area size or minimum skylight-type size, as required in s. 4-207(2), except where there is supplied some other device affording adequate ventilation.

(3.) BATHROOMS AND TOILET ROOMS. Every bathroom and toilet room shall comply with the light and ventilation requirements for habitable rooms contained in sub. 2 and s. 4-207(2) except that no windows or skylights shall be required in adequately ventilated bathrooms and toilet rooms equipped with an adequate mechanical ventilation system.

(4.) WINDOW SCREENS. a. Every window required for ventilation, including bath and toilet room, shall be supplied with approved screening having a wire mesh of not less than number 16 covering at least 1/3 of the window area, except that screens shall not be required for window areas above the 5th floor.

(b.) Every dwelling having 2 or more basement windows shall have at least 2 window screens which cover the entire window. Where there is only one basement window, it shall be similarly screened. Such screens shall have a wire mesh of not less than number 16.

(c.) In any rental dwelling or rental dwelling unit, the responsibility for installing the screens shall be assumed by the owner, except that in one and 2-family dwellings the tenants shall be responsible for insertion of pre-fit screens. Screens shall be hung not later than June 1 of each year. Tenants in multiple dwellings shall be responsible for the installation of adjustable frame screens when the same are provided by the owner or operator and can be easily installed

from the inside.

14-209 Dwelling Unit Limitations. Dwelling units shall be separate and apart from each other. Sleeping rooms shall not be used as the only means of access to other sleeping rooms or habitable spaces.

14-210 Space Requirements.

(1.) MAXIMUM OCCUPANCY.

(a.) The maximum occupancy for a one room dwelling unit shall be 2 people.

(b.) No dwelling unit consisting of 2 or more rooms shall be occupied by more occupants than the total number which is calculated on the following basis:

TYPE OF ROOM	OCCUPANCY SUBTOTAL
Kitchen	0
Each habitable room containing less than 70 square feet of floor area	0
Each habitable room containing at least 70 but less than 100 square feet of floor area	1
Each habitable room containing 100 or more square feet of floor area	2

(2.) RESTRICTIONS.

(a.) Sleeping in Kitchens or Hallways. No person may use any kitchen, nonhabitable space or public space for sleeping purposes.

(b.) Minimum Ceiling Height. At least 1/2 the floor area of every habitable room shall have a ceiling height of at least 7 feet. The floor area of that part of any room where the ceiling height is less than 5 feet shall not be considered as part of the floor area in computing the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.

(c.) Sharing a Toilet and Bath. No dwelling unit may be permitted where occupants share a toilet, bath or lavatory basin with the occupants of another dwelling unit in accordance with s. 14-212(1)(b), (2)(b), and (3)(b) unless the unit has been created as a boarding house or a rooming house according to applicable city zoning and building codes.

PLUMBING

14-211 Scope and Responsibility.

(1.) SCOPE. This subchapter governs the minimum plumbing facilities and fixtures to be provided. All plumbing facilities and fixtures shall comply with the requirements prescribed in this subchapter insofar as they are applicable.

(2.) RESPONSIBILITY. The owner or operator of the structure shall provide and maintain plumbing facilities and fixtures in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any structure or portion thereof or premise which does not comply with this subchapter.

14-212 Required Facilities. Every occupant of every dwelling shall have unrestricted access to a kitchen sink, toilet, bath and lavatory basin required in accordance with this section.

(1.) TOILET.

(a.) Every dwelling unit shall contain a toilet, except as otherwise permitted in par. b.

(b.) The occupants of 2 or more units may share a toilet if the total number of occupants sharing a single toilet does not exceed 8 and the building is legally established as a rooming house or boarding house.

(2.) LAVATORY BASIN.

(a.) When existing dwelling units are remodeled to include any change in floor plans or there are additions thereto, each unit, except as otherwise specified under par. b, shall contain a lavatory basin within the room in which the required toilet is located.

(b.) Every dwelling unit in a rooming house or boarding house shall contain lavatory basins within the rooms in which communal toilets are located and the total number of lavatory basins shall not be less than the number of toilets.

(3.) BATH.

(a.) Every dwelling unit shall contain a bath, except as otherwise permitted in par. b.

(b.) The occupants of every a unit in a rooming house or boarding house shall have access to a bath located within the rooming house or boarding house unit occupied by them or the occupants of 2 or more units in a boarding house or rooming house may share a bath, provided the total number of occupants in 2 or more units sharing a single bath does not exceed

(4.) KITCHEN SINK. Every dwelling unit shall contain an approved kitchen sink.

14-213 Toilet Rooms.

(1.) PRIVACY. Every toilet and every bath shall be contained within a room or within separate rooms which afford privacy to a person within the rooms.

(2.) DIRECT ACCESS. Toilet rooms and bathrooms shall not be used as a passageway to a hall or other space, or to the exterior. A toilet room or bathroom in a dwelling unit shall be accessible from any sleeping room without passing through another sleeping room.

(3.) LOCATION. Every communal toilet and bath, required to be provided in accordance with s. 14-212(1)(b) and (3)(b) shall be located within rooms accessible to the occupants of each dwelling unit sharing the facilities without going through a dwelling unit of another occupant and without going outside of the dwelling, and the rooms shall be located on the same floor of the dwelling, or on the floor immediately above or immediately below the dwelling units whose occupants share the use of the facilities.

14-214 Plumbing Fixtures.

(1.) CONDITION. All plumbing fixtures shall be maintained in a safe and useable condition. All plumbing fixtures shall be of approved material.

(2.) MAINTENANCE. Every supplied plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition.

(3.) ACCESS. Plumbing fixtures shall be installed as to permit easy access for cleaning both the fixture and the area about it.

14-215 Water System.

(1.) GENERAL. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to an approved water system. All sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water.

(2.) SUPPLY. The water supply systems shall be installed and maintained to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressure adequate to enable them to function satisfactorily.

(3.) HOT WATER. Each hot water heating facility shall be properly connected to the water system, as provided in sub. 1, and shall be capable of providing an adequate amount of hot water to be drawn at each sink, lavatory, bathtub and shower that is part of the water system at a

temperature of not less than 110EF.

14-216 Sewage System.

(1.) GENERAL. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other facility shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

(2.) MAINTENANCE. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. All repairs and installations shall be made in accordance with this code.

Division 4
MECHANICAL HEATING AND ELECTRICAL REQUIREMENTS

14-217 Scope; Responsibility.

(1.) SCOPE. This subchapter governs the minimum mechanical and electrical facilities and equipment to be provided. All mechanical and electrical facilities and equipment shall comply with the requirements of this subchapter insofar as they are applicable.

(2.) RESPONSIBILITY. The owner or operator of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with this subchapter. No person may occupy as owner-occupant or let to another for occupancy or use any premises which do not comply with this subchapter.

14-218 Heating Facilities.

(1.) GENERAL HEATING REQUIREMENTS.

(a.) Every dwelling unit shall be supplied with a heating facility unless the heat is provided by a central heating facility. Such facilities shall be properly installed, be maintained in reasonably good working condition, and be capable of adequately heating all habitable rooms, bathrooms and toilet rooms contained therein, or intended for use by the occupants thereof, to a temperature of at least 67EF. at a distance 3 feet above floor level when the outdoor temperature is at or above 10E below zero Fahrenheit.

(b.) Every owner or operator who rents, leases or lets any dwelling unit on terms, either expressed or implied, to supply heat to the occupants thereof, shall maintain a minimum temperature of 67EF continuously during periods of occupancy.

(c.) Whenever a dwelling is heated by means of a furnace, boiler or other heating apparatus under the control of the owner or operator of the dwelling, the owner or operator, in

the absence of a written contract or agreement to the contrary, shall be deemed to have contracted, undertaken or bound himself to furnish heat in accordance with this subsection to every dwelling unit which contains radiators, furnace heat duct outlets or other heating apparatus outlets, and to every communal kitchen, communal dining room, communal bathroom and communal toilet room located within each dwelling.

(2.) CENTRAL HEATING SYSTEMS. Every supplied central heating system shall comply with the following requirements:

(a.) The central heating unit shall be in reasonably good operating condition.

(b.) Every heat duct, steam pipe and hot water pipe shall be free of leaks and shall function so that an adequate amount of heat is delivered where intended.

(c.) Every seal between the sections of a hot air furnace shall be tight so noxious gases will not escape into heat ducts.

(3.) SPACE HEATERS. Every space heater shall be properly installed, maintained in reasonably good working condition and shall comply with the following requirements:

(a.) No space heater burning solid, liquid or gaseous fuels shall be a portable type.

(b.) Every space heater burning solid, liquid or gaseous fuels shall be properly vented to a chimney or duct leading to outdoor space.

(c.) Every coal-burning space heater shall have a fire-resistant panel beneath it,

(d.) Except as noted in par. f, every space heater located within 2 feet of a wall shall be equipped with insulation sufficient to prevent the overheating of the wall.

(e.) Every space heater smoke pipe shall be equipped with guards, properly constructed of nonflammable material at the point where the pipe goes through a wall, ceiling, or partition.

(f.) The clearance of automatically controlled gas space heaters to combustible construction shall be as set forth in s. Comm 23.17, Wis. Adm. Code, as amended.

(4.) COOKING AND HEATING EQUIPMENT. All cooking and heating equipment, components and accessories in every heating, cooking and water heating device shall be maintained free from leaks and obstructions, and kept functioning properly so as to be free from fire, health and accident hazards. All installations and repairs shall be made in accordance with the provisions of the building code, or other laws or ordinances applicable thereto. Portable cooking equipment employing flame is prohibited, except for approved residential type food trays or salvers which are heated by a candle or alcohol lamp.

(5.) INSTALLATION. All mechanical equipment shall be properly installed and safely maintained in good working condition, and be capable of performing the function for which it was designed and intended,

(a.) All fuel-burning equipment shall be connected to an approved chimney flue or vent.

(b.) All required clearances to combustible materials shall be maintained.

(c.) All safety controls for fuel-burning equipment shall be maintained in effective operation.

(d.) A supply of air for complete combustion of the fuel and for ventilation of the space shall be provided the fuel-burning equipment.

(6.) FIREPLACES. Fireplaces and other construction and devices intended for use similar to a fireplace shall be stable and structurally safe and connected to approved chimneys.

14-219 Electrical Facilities.

(1.) OUTLETS. Where there is suitable electric service available from supply lines which are not more than 300 feet away from a dwelling, including all existing dwellings now supplied with electrical services, every kitchen, living room, rooming unit and hotel unit within the dwelling shall contain at least 2 separate and remote floor or wall-type electric convenience outlets, or one such convenience outlet and one supplied ceiling or wall-type electric light fixture, and every bedroom, dining room, toilet room, bathroom, laundry room, furnace room and public hall shall contain at least one supplied ceiling-type or wall-type electric light fixture. In lieu of one supplied ceiling-type or wall-type electric light fixture, a bedroom and a dining room may each contain at least 2 separate and remote floor or wall-type electric convenience outlets. Every outlet and fixture shall be properly installed and shall be connected to the source of electric power in a proper manner.

(2.) INSTALLATION. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. All electrical equipment shall be of an approved type.

(3.) DEFECTIVE SYSTEM, Where it is found, in the opinion of the commissioner, that the electrical system in a structure constitutes a hazard to the occupants of the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the commissioner shall require the defects to be corrected to eliminate the hazard.

(4.) OCCUPANT TO HAVE READY ACCESS.

(a.) Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy.

(b.) In a multiple-occupancy building where electric service and electrical maintenance are provided by the building management and where these are under continuous building management supervision, the service overcurrent devices and feeder overcurrent devices supplying more than one occupancy shall be permitted to be accessible to authorized management personnel only.

Division 5
SANITATION AND PEST CONTROL

14-220 Scope. This subchapter governs the responsibility of persons for the maintenance if structures, equipment and premises thereof.

14-221 Sanitary Conditions.

(1.) CLEANLINESS.

(a.) Occupant's Responsibility. Every occupant of a structure shall keep in a clean and sanitary condition that part of a structure and premises thereof which the occupant occupies or controls, and prior to moving, vacating, or relinquishing occupancy or control.

(b.) Owner's Responsibility. Every owner or operator of a structure in which 2 or more occupants share a structure or premises shall be responsible for maintaining in a clean and sanitary condition all communal, shared or public areas of the structure and premises thereof which are used or shared by 2 or more occupants. The owner shall maintain vacant land in a clean and sanitary condition.

(2.) RUBBISH. Every occupant of a dwelling or dwelling unit shall dispose of rubbish in a clean and sanitary manner by placing it in rubbish containers required by sub. 4.

(3.) GARBAGE. Every occupant of a dwelling or dwelling unit shall dispose of all garbage and any other organic waste which might provide food for rodents in a clean and sanitary manner by placing it in the garbage disposal facilities or garbage storage containers required by Section 58-41 and 58-42.

(4.) GARBAGE AND RUBBISH CONTAINERS. The owner of every dwelling unit shall furnish each dwelling unit with adequate garbage and rubbish storage containers of a type and in a location as described in ss. 79-3 and 79-4 or as otherwise approved by the commissioner of public works.

(5.) MAINTENANCE OF PREMISES.

(a.) Every premises shall be graded and drained so that:

i No stagnant water accumulates or stands on the premises or within any building or structure located on the premises.

ii No soil spills onto the sidewalk, street or adjoining property as a result of soil erosion.

(b.) Every premises shall be maintained in an erosion-free and dust-free condition utilizing suitable landscaping, grass, trees, shrubs or other planted ground cover or, except in the case of a premises occupied by a single-, 2- or multi-family dwelling, other suitable means approved by the commissioner.

(c.) If an owner fails or neglects to comply with the provisions of this sub. within the time allotted by the commissioner, the commissioner may cause the premises to be restored to an erosion-free and dust-free condition. The cost of such action shall be charged against and be a lien upon the real estate and be assessed and collected as a special charge.

(6.) RAT HARBORAGES. Whenever accumulations of rubbish, boxes, lumber, scrap metal, motor vehicle bodies or any other materials upon a premises provide rat harborage, the person owning or in control of the premises shall cause the material to be removed or the materials shall be stored so as to eliminate the rat harborage. Lumber, boxes and similar materials shall be neatly piled at least one foot above the ground. If, after a reasonable notice, the owner fails to remove or properly store lumber, boxes, scrap metal or other materials that can provide a rat harborage, or to remove dilapidated and inoperative motor vehicles, the commissioner may, by city personnel or by private contractor, cause the materials or motor vehicles to be removed from the premises and disposed of. The cost thereof shall be charged against said real estate, shall be a lien upon the real estate and shall be assessed and collected as a special charge.

14-222 Extermination.

(1.) GENERAL. The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling the structure.

(2.) EXTERMINATION OF PESTS.

(a.) Owner's Responsibility. Every owner or operator of a structure in which 2 or more occupants share a structure or premises shall be responsible for the extermination of insects, rodents or other pests on the premises whenever infestation exists in portions of the premises controlled by more than one occupant or the infestation exists in shared or public portions of the premises.

(b.) Every owner or operator of a condominium unit shall be responsible for the extermination of insects, rodents or other pests in the condominium unit whenever an infestation exists within 2 or more condominium units that are part of a cluster of contiguous

condominium units or whenever an infestation exists in the common or limited common elements, in accordance with s. 703.02, Wis. Stets., of a cluster of contiguous condominium units.

(c.) Occupant's Responsibility. Every occupant of a structure containing a single occupancy shall be responsible for the extermination of any insects, rodents or other pests on the premises. Every occupant of a structure containing more than one occupancy shall be responsible for extermination within the occupancy whenever the occupancy is the only one infested. Whenever infestation is caused by failure of the owner to maintain a structure in a reasonably rodent-proof or reasonably insect-proof condition, extermination shall be the responsibility of the owner.

(3.) VACANT STRUCTURES AND LAND. The owner shall maintain all vacant dwelling units, dwellings, structures, principal buildings and yards free from rodents or vermin. If, after the issuance of an order to correct conditions and a reasonable time to comply, the owner fails to keep the property free from rodents or vermin, the commissioner may request the health department either by city personnel or by contract to correct the situation and charge the cost upon the tax rolls of the property, or the commissioner may perform this function if the health department's function under this subsection has been delegated to the department of neighborhood services by a memorandum of understanding.

11. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: 08/08/11
Second Reading: _____
Adoption: _____
Published: _____

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DENNIS E. JORDAN
CITY ADMINISTRATOR

TO: **MAYOR JIM CONNORS AND COMMON COUNCIL**

DEJ **FROM:** **CITY ADMINISTRATOR**

DATE: **SEPTEMBER 26, 2011**

RE: **PARKING SYSTEM**

Background: At the last Council meeting, staff asked Council Members to submit questions they had relating to the parking system. The list of all questions and the answers to those questions will be included in their entirety in this memo. Before I get to the questions, I will address some of the concerns that were raised at the Committee of the Whole meeting. The main question is why should the City of Lake Geneva purchase a new parking system? There are many reasons why staff was asked to investigate a new system for regulating parking and the collection of revenue derived from citizens parking their vehicles in Lake Geneva. From the City's point of view, first and foremost, was the method of collecting coins from the meters. The City's auditors had concerns that policies and procedures needed to be updated to ensure that revenues would be accurately accounted for. There were safety concerns for staff collecting the money, as sizable amounts of coins were deposited in the City truck as collections were taking place. There was no paper trail from the meter to the bank. The new parking stations alert staff when the bag is nearly full, and when staff retrieves the bag, a receipt is printed showing the amount of coins in the bag. When the bag is taken to the bank, the bank personnel use their key to open the bag, count the money and give city staff a receipt which should match the receipt printed at the pay station. During the summer, the City processes over 80,000 quarters weekly. The use of the parking stations would reduce this amount by over 60%. The stations would also cut down the amount of complaints from parkers relating to parking tickets.

From the consumer's point of view, the user would now be able to pay for parking with coins, paper currency or credit cards. They would no longer have to come to Lake Geneva with a roll of quarters. The pay station would allow pay-by-phone capability, the ability to pay for one's space from any parking station and the system can accommodate for residents 2 hours free parking. The unit can be programmed to show four different languages at a time.

About one-third of the meters in use today, date back to the 1950's. There are no longer parts available for the mechanical meters. If the City wished to change the rate for parking on these meters, the heads would have to be removed and sent to the company to

be configured. With the parking stations, changes of this nature can be done from a computer.

The City sent out a detailed RFP to vendors listing the system specifications. The vendors gave detailed responses to the City's proposal. The City Clerk has scanned and sent e-mails to all of you of Digitals response to the City's RFP. There is also a copy at the front desk area of City Hall that can be viewed by the Council or citizens.

The funds for the Parking Station system are coming from two sources. The parking station system was initially funded for $900,000 through TIF #4. When the TIF prioritization committee reviewed projects, it was decided to lower the amount to $600,000 and take the remainder out of parking funds. When the TIF Joint Review Board met to approve the 3rd Amendment to TIF #4, they agreed (knowing that the projected project costs were estimates) that a project could go over the estimated amount by 15%. Thus, the TIF can contribute up to $690,000 to the system and the remainder would come out of parking funds.

The costs associated with this system are as follows:

30 solar units		$280,170
31 regular units (one spare unit)		$280,054
If the Luke II upgrades are still available at intro price		$ 9,150
Set up fee for data accounting per unit	($15)	$ 900
Installation, delivery and training		$ 90,340
Annual charge for EMS (reports, alerts, etc.)		$ 25,200
Connectivity Plan proposed by Jeff Miskie		$ 34,100
Electrical connections for non solar stations		$ 20,000
Convert meter posts to allow space signage	w/installation	$108,960
If City staff installs ($51,980)		
Concrete bases where needed		$ 3,700
Spare parts		$ 9,618
	Total:	$862,192
City Install		- $ 51,980
		$810,212

Ongoing costs would be the $35 per month per unit ($25,200) for EMS charges and a software maintenance fee of $375 per unit per year $22,500.

The benefits would be derived in several ways. Better accounting of the parking station revenues and theft proof design to protect coins and bills. There are high levels of encryption for data security. Each new parker will have to pay for time at the parking station. There should be fewer complaints related to receiving parking tickets. People will have many options of payment at the stations and will not have to go searching for shops to buy quarters. The units have pay-by-phone applications, the ability to pay for violations at the parking station and the station has the ability to utilize coupons if the

Council so decides. Parkers can access and print out their expenses online and parking receipts can be directly e-mailed to the parker.

The system is very user friendly and easy to use. The individual parks there car in a space and in front of the space is a marker telling them the number of their space and to proceed to a parking station. The user goes to the parking station, by pushing the start button is prompted to punch in the parking space number. Then the user is prompted to enter how much time he/she wants and pays with change, paper currency or credit card. Upon payment, a receipt is retrieved from the station. The user takes the receipt with them, they do not have to return and place it in the vehicle. If the user wished to add more time, he/she can go to any parking station, enter the number on the receipt and add time to their space.

Once the Council decides it wants to proceed with the project, the delivery of the parking stations is 60 to 90 days. Once the units arrive it will take two to three weeks to install them and test them. Training will take approximately two days.

To prepare the public for the new system, staff would develop a video to play on the city's cable TV station showing users how to utilize the system. Instructions would be placed on the City's web site as well as placing ads in the newspaper instructing the citizens how to use the system. City staff would attend service group meetings prior to explain how the system operates and to answer questions members may have. Once the units are ready to use, City staff and Digital will have people on the streets to help parkers use the stations for the first weeks the units are in operation. Brochures will be provided to business and be available at banks, grocery stores and City buildings. Staff will meet with businesses to instruct them on how the stations work so they in turn can help their customers use the pay stations.

Questions

Many of the basic questions about the parking meter system remain unanswered. There are advantages to each method and disadvantages to each method of associating the payment with the parking stall or vehicle. Since, we were told that we would not be using the ticket displayed on the dashboard and seen through the windshield method it creates an additional list of scenarios and question about the details of implementation.

1.) What is the minimum service (processing) charge for using a credit or debit card to pay one's parking fee at a parking station? .085 cents.
2.) What % of the dollar value will the credit/debit card companies charge the city on each transaction? *.0275*
3.) What will the minimum parking fee be? *That is up to the Common Council.* Will it be the same for cash and credit or debit? *Again, this is up to the Common Council.*

4.) What will be the minimum parking time period be for the new parking system? *This is up to the Common Council.* Will it be the same for cash, credit and debit? *Again, this is up to the Common Council.*

5.) Why not use solar units, without solar panels and use wallboard chargers connected to the lighting system to maintain and recharge batteries when the lights are on at night? *By doing that, we would be voiding the warranty in place with the company. Plus what would be the gain? Would cost about the same.*

6.) Will the parking stations give back change? *NO.* If not, will the parking station add extra parking time for the over payment? *No. It would be no different than someone putting quarters in the current meters for two hours and leaving after 20 minutes.*

7.) Will the parking stations tell people when the parking is free and not accept payment or will it just let them continue to pay when parking is free? *The hours of operation will be stated on the parking station.*

8.) What % of parking fee payments do you expect to be credit, debit and cash?

9.) Will all credit and debit cards will be accepted? *This is up to the Common Council and will depend on the fees charged by each company.* If not list those that will be accepted.

10.) If a person pays for two hours can they add additional hours or will the system assume that the new entry is a new customer and delete any previous time left for that location? *There is a number on the receipt, and the individual can input that number to add time to their space.*

11.) What will be the minimum time and time increment? *Currently it is 30 minutes and will remain that way unless the Common Council deems otherwise.* Will it be the same for cash, credit and debit? *That is up to the Common Council.*

12.) What will be the maximum parking time period? *Currently, there are 5 different maximum time periods.* Will the maximum time vary with the parking location? *If we keep the same time periods, yes.* If so what will the time period be for each location? *Depends on the direction given by the Common Council.*

13.) What are the monthly internet / access point charges and how many access points will there be? *$71.19 per month. One access point.*

14.) Will the city maintain spare units (parking stations) for a backup? *Will have one at all times in reserve.*

15.) We were told that the change units will be opened at a bank will there be a bank fee for that service? *Currently, there is no charge and we expect that to remain the same.*

16.) Will the parking units be insured, what is the deductible and will it covered vandalism, riots and lightening strikes? What will that insurance cost? *The units will be insured under the City's current policy and covers vandalism, and all other risks. The deductible is $1000. The City has $30,000,000 coverage for Boiler and Machinery at a cost of $4,932.*

17.) If the parking unit notifies one by phone that their meter time is about to expire, then will there be an extra change for that service? *No.* If so how much? If not why not? *If the parker phones direct bypassing the parking station, then they would be charged by their vendor.*

18.) Periodically access points need to be rebooted. How will that be accomplished if they are hardwired? *In a residential environment Cable/DSL routers often require reboots when the ISP has dynamically reassigned the modem's IP address or reconfigured their network. (Businesses will pay extra for a fixed IP address which allows local hosting of web sites and email servers.) In the WIFI mesh environment, this reassignment of IP addresses at the access point does not occur. As a result, access points will often operate for years without needing to reboot. If a reboot is required, remote management capabilities will allow us to reconfigure or restart the device as needed.*

19.) Will there be special short term parking stalls for pickup at Starbucks, Jimmy Johns, Potbelly, Subway, the Bagel shop, Hartz bakery, etc. ? *That would be determined by the Parking Committee and the Common Council.* If so how will it be accomplished and how many stalls will there be and where will they be located? *Same answer.*

20.) How much time between parking your car and paying at the parking station will be permitted? *If this becomes a problem, a grace period can be programmed into the system.*

21.) Explain in detail how free parking for resident will be handled? *The resident would have to input their last 4 numbers off of their parking sticker into the parking station and it will register their two free hours.*

22.) Will the parking fee be the same for all parking stalls or will if vary by location? If so explain the cost for the various locations. *This is strictly up to the Common Council*

Parking Station

23.) How will the parking station ticket information be kept and maintained and by whom? *The system is web based and maintained by those we give credentials/passwords to.*

24.) Who will have access to the information; who will analyze it? *Same as above.*

25.) What information and service will the city get for the $35 /month service fee? *Real time reporting, real time credit card processing and real time alarms.*

26.) Will there be two printouts (one for the customer and one for an internal paper record of transactions)? *No. There will be a receipt to the customer, but the City will have the transaction in the EMS system software.*

27.) What information will the user's printout contain? [Time and date of transaction, time period and parking location paid for, method of payment, parking station No., credit card type, etc.] *All the above.*

28.) If we use a wireless system will wireless jammers block our signal? [jammers like those used in cell phone free areas] *Although it is unlikely, any wireless communication network can be blocked by the use of interference. Intentionally blocking a regulated communications systems is a violation of Federal law.*

29.) Who changes the paper and how many printouts per roll? What is the cost of the rolls and ink? *City staff will replace the paper. There are up to 2500 receipts per roll. There is a thermal printer so there are no ink costs.*

30.)Are all the changers numbered and will a maintenance log be kept for each parking meter station? Who will write the maintenance procedure? *All of the parking stations are numbered and maintenance logs are kept by the EMS system. Digital has prepared maintenance procedures for their customers.*

*31.)*What is the estimated additional **operational** cost of the new system? Please list itemized operational costs. *The internet line is currently priced at $79.11 per month. There is also the $35.00 per month fee per unit for the real time credit card processing, alarm notifications, etc. The staff time would be the same as it currently is, unless the Common Council wants the program staffed in a different manner.*

32.)There are no system specifications, no formal quotes, no time tables for delivery, construction and installation and no operator and maintenance manuals or training procedures. When will detailed system documentation be available? *It is available, and was part of the Council packet when the proposals in response to the City's RFP were received.*

*33.)*Only $600,000 of TIF funds were approved for this project. Where is the $350,000 plus coming from? *The initial numbers were guesstimates of what the system would cost. The Common Council approved $600,000 from the TIF (there is also a 15% contingency on use of the TIF funds as approved by the Joint Review Board and passed by the Common Council) and up to $300,000 was approved from the parking fund for the amount the TIF funds did not cover.*

34.)Increasing parking meter rates will reduce the number of visitors and tourists. Even our current meters reduce business customers by a few percent. To help business around Christmas and during the winter we have free parking –why because parking meters fees and parking tickets detour customers. Increasing the rates for parking will reduce tourists the following year. The same is true of the cost for a beach pass. Every time we raise the beach rates we have fewer people the following year. Please show a graph showing an estimate of use of a parking spot in down town Lake Geneva based on cost per hour fee from free ($0/min) to ($1/min.)? *This is editorializing, and unless you can provide facts substantiating these claims, staff does not agree with the assumptions being made.*

35.)The primary purpose of parking is to enable people to conveniently access the lake and down town businesses, not a revenue source. True or False? *This is something for the Council to decide.*

36.)To help their stores in this depression, other small local towns have gone to free parking, while Lake Geneva will have to increase our parking rates just to cover the operating expenses the new parking meter system. A simple Question is: **Will increasing parking meter rates help or hinder downtown businesses?** That is important because we have had several businesses closed this past year and their empty or vacant building hurt nearby businesses and the image of the town itself. *Staff does not agree with the opening assumption. Will increasing parking meter rates help or hinder downtown businesses depends on many factors and all cities do not have the same makeup relating to their economies and their downtowns. There have been some businesses that closed, but was that due to how it was operated, was it still relevant in this economy or was it the economy itself. There have been several new businesses filling in for those that have left.*

37.)The system will only know if a parking spot is paid for, not if there is a car parked in that spot. *True, but the meter maids will know.*

38.)Will there be visual, audio and tactile feedback? Will there be audio instructions for people who cannot read? Will it be in other languages? *Visual feedback only. Unit can have 4 languages available at one time. One would have to be able to read to pass a driving test.*

39.)Obtain a video showing the actual use of parking meter system*? We have a video prepared by the City of Bellingham, Washington which we will e-mail to all of you.*

40.)Can a user go to any parking spot and pay for it at any parking station? If so will the parking station question parking stalls outside of its normal use area for that parking station? (For example if a user transposes parking location digits.) *A user could go to any unit to pay for their parking space. No stall would be out of its range.*

41.)If we charge different rates for different location will the user would have to enter the parking location to find the rates? *The parking stations would be pre-programmed. If one parked in a certain area, it would be determined by the unit.*

42.)Will the parking rates be linear? [Because of credit card charges the city would make more money from one 4 hour fee than 4 one hour fees.]

43.)Will the city permit or have special codes to bypass parking meter charges or permit access to parking meter transactions? [for business or city personnel] *The system has the capability of having specific parking cards, but we do not plan to use that component.*

*44.)*Who will have access to changing parking meter programming and who will have the authority to direct changes to the parking meters? Please explain in detail! *The Parking Meter Supervisor and Comptroller will have that capability, but only with the direction of the Common Council.*

45.)If the system in available in multi-languages, then who will be responsible for changing the various languages when an instructional change is made? What will be the cost to make a change to the parking stations? *City staff will have the capability to change languages if that is necessary. The units can show up to 4 languages at a time.*

*46.)*Are we locked into the manufacture for repairs and maintenance or are others people or company's available? If so who? *The City could use others, but that would void any guarantees and warrantees provided by Digital.*

47.)If a person pays for 4 hours parking for stall 123, and then one hour later another person pays by mistake (or deliberate) for one hour for stall 123 will it cancel the original person's remaining 3 hours? *The station will always take the longer amount of time purchased.*

48.)How much will the parking rates have to be increased to cover the additional operating costs of the new system? [estimate: $50,000 to $100,000 per year] *This is up to the Common Council. The parking stations are projected to increase revenue by 20 to 30 per cent, so the units would derive enough revenue to more than cover the operational costs.*

49.)How much will the parking rates have to be increased to fund the replacement of the new parking meter system [i.e. about $100,000/per year assuming a 10 year replacement program.]? *There are several cities in which the system has been in use more than 10 years. On occasion units had to be replaced, but on a limited basis and not all at once.*

Again, there would be enough increase in parking revenue from the new system, that if the common council chose not to increase rates, the system would generate enough money to be placed into a replacement program without increasing rates.

50.) Does the $35 per unit per month charge cover updates to the parking meter station's software? *No.*

51.) Who is responsible for any errors in the software or mechanical malfunctions and the economic or financial impact they may cause? *The first year, Digital. Thereafter there are various maintenance contracts available depending on the depth of service.*

52.) Will there be cameras focused on the parking stations? *No, unless the Common Council directs staff to do so.*

53.) How much extra money will the new system cost the users (per transaction and per year)? *It would depend on how many times the user parks in metered spaces. If the user used change or currency, there is no difference in money spent. If one used a credit card every time he/she parked in the City, there would be an additional cost, but it would be minimal.*

54.) Can people pay their parking ticket at the parking station? If not why not? *Yes.*

55.) Since the parking stations can be modified remotely, who supplies security and who is responsible for security breaches? *If it is a simple modification, it would be done by City staff who have password access. If it is a major software change, it would be digital through or software maintenance agreement.*

Questions:

1. **Why Should the City of Lake Geneva Purchase a New Parking System?**
   During recent annual audits, the auditors have expressed concern on the policies and procedures the City follows in collecting revenue from the parking meters. There is a significant amount of currency involved and the auditors are encouraging a more exact tracking system from meter to the funds being deposited in the bank.
   There is also convenience to the visitors to the City. Many times visitors park in a space and do not have the exact change for a meter. They go to stores to get change, and sometimes while looking to get change, they get a parking ticket. With the new system, the station will take change, cash or credit cards.
   The current system dates back to the 1950's and many of the meters are outdated and parts are no longer available for them. Also, if the City wished to change their parking rates, all of the mechanical meters would have to be reprogrammed. With the new parking stations that could be done by computer.

2. **System Specifications**
   - If we go with the Wifi, then how do we expand the system? What are the limits?
     First, it is possible that adding additional kiosks may not require expanding the WiFi network if the new kiosks are physically located within the range of an existing wireless access point. If this is not the case, the network can be

easily expanded by the addition of new wireless access points. For further information see the answer to 2c below.

- What are the limits of the broadband width? If the Wifi is open to the public what are the possibilities of reaching the broadband capacity limits?
  The potential limits of a wireless mesh network would exceed the size of Lake Geneva. Metro WIFI mesh networks of a much larger scale have been successfully deployed in numerous urban markets including:
  - *Austin, TX (http://www.ci.austin.tx.us/help/mesh/currentsystem.htm)*
  - *Houston, TX (http://www.piersystem.com.go.doc/2155/999767/)*
  - *Mountain View, CA (http://wifi.google.com/city/mv/apmap.html)*
  - *Madison, WI (http://www.madcitybroadband.com/cover.htm)*

to name a few. Due to variables involved, this is a difficult question or it needs to be more specifically phrased. In general, each part of the network has both a theoretical and typical throughput. For example, from a kiosk to its wireless access point an 802.11b link has a 10 Mbps theoretical maximum, but in practice a sustained throughput of 3 – 6 Mbps is more realistic. The communication from access point to access point (or backhaul) will use an 802.11a standard which has a theoretical throughput of 54 Mpbs, but this degrade as you cascade from access point to access point. If we use "2nd generation" access points with dual radios (as proposed) we should see a sustained throughput from a worst case kiosk on the west end of Library Park back to City Hall of approximately 2 Mbps. This will be much more bandwith than required since our current information shows a high estimate of 450 Mb per month [1] based on data from a kiosk in Milwaukee. It is important to note that this throughput will improve as you get closer to City hall. The real limiting factor in this network is the actual gateway to the internet. Currently, the City uses AT&T DSL service with an approximate throughput of 1.5 Mbps downstream and 700 Kbps upstream. Not all traffic will require access to the internet and the current link should be adequate for credit card transactions and status monitoring of the kiosks.

Should we decide to utilize the unused network capacity to offer free WIFI internet access to pedestrians in the downtown parks, there are a number of software programs that will:

- ✓ *Maintain a high Quality of Service (Q.O.S.), guarantee bandwidth and a secure private connection for the parking kiosks;*
- ✓ *Limit the maximum bandwidth of the public users;*
- ✓ *Limit the maximum duration a public user can access the network;*
- ✓ *Limit the maximum number of simultaneous users; and*
- ✓ *Permanently block users who are abusing the network.*

In particular, please see http://www.antamedia.com/bandwidth-manager/ for one example. By effectively gating the bandwidth usage and limiting the number

of users to the public WIFI you will protect the network from being "swamped" and give quality access to the public on a first come, first serve basis.

Another option with little incremental cost would be to use "3rd generation" tri-band woreless access points to increase the backhaul capacity to the public WIFI hotspot areas. Because these units have multiple radios for the backhaul they can receive and transmit at the same time on different channels effectively doubling their throughput and reducing the degradation from multiple hops.

If we find the public WIFI offering to be extremely poor, the Quality of Service can be improved by increasing the size of the internet gateway with a faster connection either through AT&T or adding an additional dedicated connection just for the Public WIFI users.

[1] At 450 Mb/month, 61 kiosks would only use a 2 Mb/s link for approximately 36 hours per month. (or ~ 5%)

- What equipment is needed for Wifi and where is it located?
  A WIFI network serving the existing paid parking areas of the City would consist of approximately 16 – 21 weatherproof wireless access points located in strategic locations around the downtown area. The network would originate at City Hall and be designed with multiple paths to provide redundant self healing rings. Please see the attached preliminary maps showing both Time Warner's proposal and our alternative design.
- How will the Wifi equipment be maintained?
  The Time Warner proposal included maintenance as a part of their $2,785 monthly fee. If the City were to build a municipal network, City staff and subcontractors would provide any needed maintenance. Since the cost of the actual access point is relatively low, multiple spares could be maintained for quick substitution in the event of a failure. In practice most outages are power related and can be resolved by City staff or an electrician. In addition, the network would be designed so that key locations would be protected with self healing redundancy. This way, a failure would have minimal effect on the overall network.

  In a perfect world the access points should require little maintenance. There are no consumables and no moving parts. They are rated for extreme operational temperatures (-65° C to + 65° C). One access point (Cisco) has a published Mean Time Between Failures (MTBF) of 130,000 hours. Most manufacturers have a 5 year warranty. Because of their simplicity, there will be far less maintenance ob the WIFI network than on the kiosk themselves.

- What is the height of the screen from the ground? Is it ADA compliant?
  4' 9". It is ADA compliant.

- If cell phones are used for a connection, how is it powered? Can it be replaced if needed?
  The cellular solution does not really use a cell phone as we know it. It consists of a circuit board inside the kiosk that acts as a modem to connect the kiosk wirelessly to a cellular network. It receives its power from the kiosk's power supply. The circuit board is designed for use with a particular carrier (AT&T, Cincular, etc.) and is installed at the time of manufacture. It is our understanding that the boards can be replaced in the field.
- Is there the possibility of having a back up cell phone in each unit?
  That is not a known option.
- What is the equipment required if a cell phone is used for the connection?
  The same as a WiFi – A modem, antenna, sim card and cable. See 2f.
- Where is it located?
  Upper right-hand corner of unit.
- How is it maintained?
  By APT, the service provider.
- What languages are available on the screen?
  English, Spanish, French, German, Vietnamese and simplified Chinese are available, and the City can display up to four languages at a time.
- How easy is the screen to read in sunlight?
  The unit has two settings. One is for daylight hours and one is for darkness and these settings can be pre-programmed to change on set hours.
- How easy is the screen to read in darkness?
  The unit has two settings. One is for daylight hours and one is for darkness and these settings can be pre-programmed to change on set hours.

3. **Where are the funds coming from?**
   - Parking Fund
     Up to $300,000 from this fund.
   - Tax Increment District
     Up to $690,000 from this fund.
   - Not general fund
     Nothing
4. **Costs**
   - How much does each kiosk cost?
     $9,034 was the bid and it included all software, EMS setup and all parts as listed on proposal.
   - How much to maintain?
     First year covered under warranty.
   - What are the installation costs? Connectivity, power, concrete, etc.
     See above introduction.
5. **Benefits**
   - What are the benefits to the consumer of changing to the kiosk system?
     Multiple payment options including credit cards.
     The ability to pay or add time at any unit.

Ability to extend time by cell-phone.
Ability to purchase beach and/or launch passes.
Provides receipts for those keeping expense accounts.

- What are the benefits to the City of changing to the kiosk system?
  Greatly improve the tracking of collected funds and the auditing procedure.
  Downtown would be more aesthetically pleasing with the removal of meters.
  Will increase revenue.
  There will be less time used collecting revenues from the meters and there will be less inventory to maintain (945 meters compared to 60 parking stations).
  Eliminates parkers from piggy-backing on others time.
  Allows the City to change rates up or down for specific events and locations with the click of a button.
  The LCD screen would allow promotion of events ,public service announcements, advertising and be used to show amber alerts
- What are the benefits to the residents of changing to the kiosk system?
  Peace of mind that the revenues collected from the system are tracked by procedures set forth by the City's auditors.
  Makes the downtown area more aesthetically pleasing.
  If more revenue is generated, this will allow the Common Council to keep taxes down.
- What are the benefits to the downtown merchants of changing to the kiosk system?
  Not constantly being asked for quarters.
  Has the capability of utilizing a validation system.
  Allows parkers to add time from any parking station. Many times, if a parker needs to add money to a meter, once they have returned to their vehicle, they just leave.
- How many personnel does it take to monitor and maintain the current metered system? How many personnel will the new system require?
  The same as we use today (2). We will monitor the system to see if any adjustments will need to be made.

6. **How Will the system work, how do people park their cars?**

The driver parks his car, notes the space number and goes to the machine. He selects the space number and inserts the appropriate payment. The machine displays the amount of time purchased and a receipt is issued.

- What are the logistics of resident sticker parking? When a resident pulls into a parking space, what are the steps he or she has to take?
  The same as above. The resident would only have to punch in their resident parking sticker number.
- What is the procedure required by a consumer if there is a problem with the credit card connection?

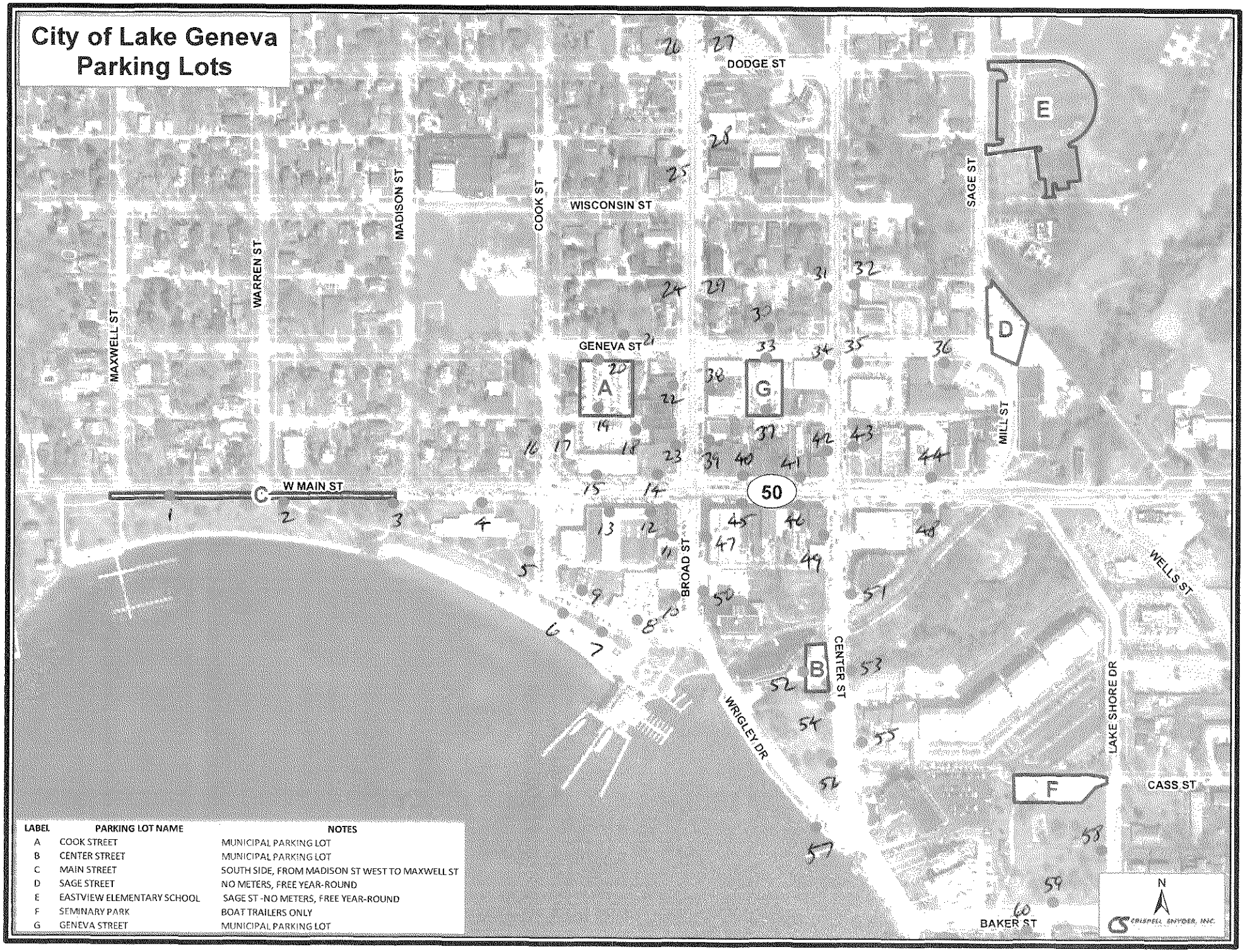
First of all, the units have the ability to accept cards off line if not able to connect and process in real time. When it does connect, the information will be sent off and processed.

- What will be the procedure for snow removal at all kiosk locations?
  The same as it is for the meters, the merchant. Snow can accumulate around the base and the unit will remain functional. However, it is a City Ordinance that sidewalks need to be cleared of snow within 24 hours.
- What will be the procedure for snow removal at all space number locations?
  The same as it is where the meter heads are now.
- What is the procedure for answering questions from the consumer?
  Call City Hall. Possibly set up a hot line explaining use of the parking station, mechanical difficulties or general information.
- Who is responsible for answering questions of the consumer both in the field and at City Hall?
  City Hall staff and parking staff.
- What is the training for the personnel?
  The personnel will be trained in the use of the hardware and software by APT. There will be two days of training in house and in the field on how to utilize the system.
- Is there unlimited time at each space?
  It can be configured as it is now or without limits. This would be a Common Council decision.
- Will there be variations of price at meters depending on location?
  It is capable of having variable prices in different locations, but again, that would be a Common Council decision.
- How does someone ask for help?
  City Hall's number could be shown on the unit for the individual to call and get help. There will also be ambassadors in the zones to help people who are experiencing difficulty.
- How long does it take for a consumer to get help?
  Would depend on the availability of staff. Most times, within a few minutes. On a busy weekend, it could take longer.
- Where do employees of downtown businesses park?
  Where they park now. There are still free lots – Dunn Field and the City Hall lot. There are also permits available for $200. annually to park in the Theatre Geneva Street lot.

7. **Plan for System Rollout**
   - How will it be marketed?
     See beginning introduction.
   - Will there be a grace period?
     Up to the Common Council.
   - Will there be a system of ticketing that allows for the first ticket to be a reminder notice?
     Up to the Common Council.

- How will the merchants be part of the process? They can be a big help rather than hindrance.
  We plan to have handouts for the merchants to share with visitors. Staff plans to meet with merchants to show them how the system works , so they in turn can help their customers use the system. Also, the ambassadors will be available to assist them during the day.
- What personnel will be part of the process? How will they be trained?
  City Hall staff and the parking attendants. *ADT has parking stations in many communities and will train our staff in the methods that have worked best in those communities.*
- How long before kiosk installation will the marketing begin?
  At least 30 days. I plan on addressing many service groups before that time.
- Will there be presentations made to business groups?
  See above.
- How will residents be informed? Clearly the brush pick up issue from this summer identified that we did a less than stellar job of notifying the residents that brush pick up had stopped.
  Public access TV.
  City web site.
  Lake Geneva City News.
  Lake Geneva Regional News
  Radio Ads.
  Postings in City buildings.
  Good signage.
  Mailings.

City of Lake Geneva Parking Lots



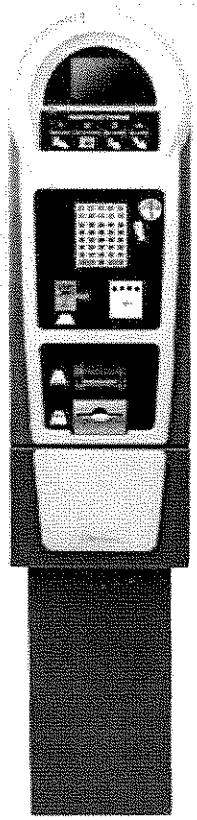
LABEL	PARKING LOT NAME	NOTES
A	COOK STREET	MUNICIPAL PARKING LOT
B	CENTER STREET	MUNICIPAL PARKING LOT
C	MAIN STREET	SOUTH SIDE, FROM MADISON ST WEST TO MAXWELL ST
D	SAGE STREET	NO METERS, FREE YEAR-ROUND
E	EASTVIEW ELEMENTARY SCHOOL	SAGE ST -NO METERS, FREE YEAR-ROUND
F	SEMINARY PARK	BOAT TRAILERS ONLY
G	GENEVA STREET	MUNICIPAL PARKING LOT

DIGITAL
PAYMENT TECHNOLOGIES

PRODUCT SHEET

Integrated Parking Management

Parking is more than just pay stations, and Digital Payment Technologies (DPT) believes that complete and integrated parking management yields superior results. To that end, DPT has built its solutions around an open system architecture that allows integration with complementary best-in-class technology partners. A complete integration with leading space sensor, Pay-by-Phone, smart card, credit card processing, enforcement handheld, and license plate recognition (LPR) platforms allows DPT to consolidate payment information in its PCI compliant Enterprise Management System (EMS) back-end in order to conveniently present it to enforcement, accounting, citation management, accounting or other applications.

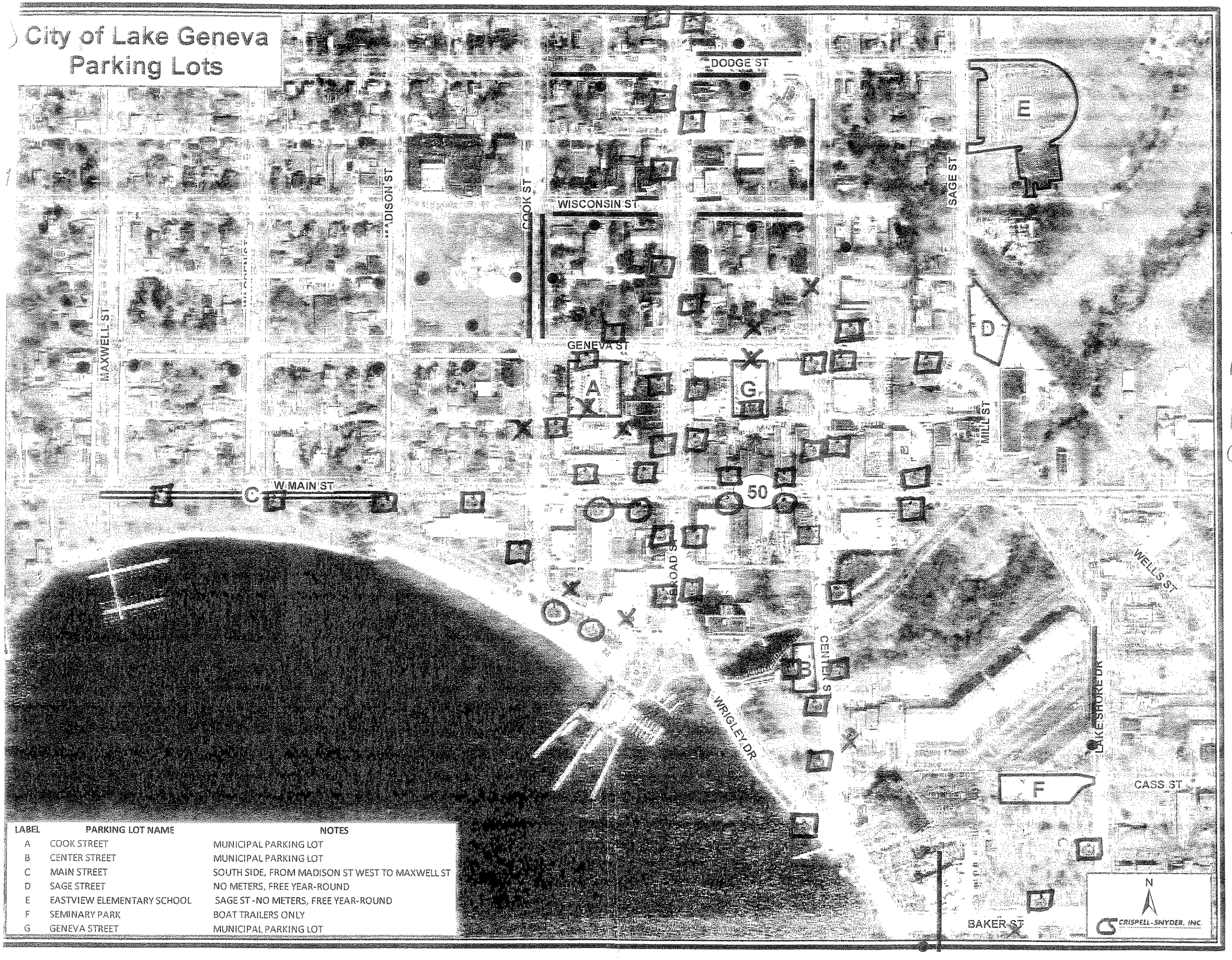


LUKE II Specifications

- Cabinet: 12-gauge zinc-coated cold rolled steel. Stainless steel optional
- Payment Options: Coins, bills, credit cards, contactless payment, smart cards, value cards, campus cards, coupons, Pay-by-Phone
- Card Reader: Cards are not ingested – no moving parts. Reads Track 1, 2, and 3 of all magnetic stripe cards conforming to ISO 7810 and 7811. Reads and writes to chip-based smart cards conforming to ISO 7810 and 7816
- Note Stacker: 1,000-bill capacity
- Printer: 2" receipt width
- Display: Color backlit LCD with 640 x 480 resolution
- Keypad: 12- or 38-key alphanumeric with tactile buttons
- Locks: Can be re-keyed twice without removal of lock cylinder. Electronic locks optional
- Access: Separate doors for maintenance and collections
- Communications Options: GSM/GPRS, CDMA, 802.11b/g Wi-Fi, Metro Scale Wi-Fi , Ethernet
- Environmental Requirements: Ambient range: -40° C to +60° C (-40° F to +140° F)* Relative humidity: up to 95%
- Power: AC 120 V or 240 V, 60 Hz for charging battery or 20 W solar panel
- Operational Modes: Pay-and-Display, Pay-by-Space, Pay-by-License Plate
- Multilingual Support: Up to four languages using roman or non-roman characters
- Audible Alarm: Senses shock and vibration
- Color: Silver on gray. Custom colors optional
- Standards: UL/CSA approved, ADA compliant, PCI compliant, PA-DSS validated

*using separately purchased heater/insulator option. Low end of range is -20° C (-4° F) ambient without heater/insulator option

City of Lake Geneva Parking Lots



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E	EASTVIEW ELEMENTARY SCHOOL	SAGE ST -NO METERS, FREE YEAR-ROUND
F	SEMINARY PARK	BOAT TRAILERS ONLY
G	GENEVA STREET	MUNICIPAL PARKING LOT

(61) 6 1st Phase green *

8 Orange

11 Black

X = 10 *
MUST BE SOLAR

O = 6
MUST BE A/C

□ = 45
CAN BE EITHER
Solar or A/C

9-23-11

AGENDA ITEM REQUEST FORM

CITY OF LAKE GENEVA, WISCONSIN

Please attach any information that you would like to be included with the agenda.

Two Aldermen, Mayor Or Administrator For City Council Requests: Article II, Section 2-42 (c) must be received two Fridays prior to the scheduled City Council meeting	Mayor
Item Requesting Be placed on agenda Please list as you would like it displayed on the agenda	Modify Sec. 90-34 Geneva Lake Law Enforcement Agency ordinance to allow an alternate elected official to represent their respective municipality.
Committee/Board/Commission which you are asking to Review this item	FLR & Council
Date of Meeting	Monday September 26, 2011

Signature Mayor Jim Connors

Digitally signed by Mayor Jim Connors
DN: cn=Mayor Jim Connors, o=City of Lake Geneva, Wisconsin, ou, email=jconnors@cityoflakegeneva.com, c=US
Date: 2011.09.16 15:20:46 -05'00'

DATE:

DATE:

REV 10/08

ORDINANCE 11-27

AN ORDINANCE AMENDING CHAPTER 90, WATERWAYS, OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Article II, Section 90-34, subsection (b), of Chapter 90 of the Lake Geneva Municipal Code is repealed and recreated as follows:

(b) Geneva Lake Law Enforcement Agency. The Geneva Lake Law Enforcement Agency shall be governed by a Board of Administrators to consist of the respective Town Board Chairperson, Village President and Mayor from each of the municipalities. Each Administrator may appoint one alternate elected official from his or her municipality to act on his or her behalf in the event of his or her absence at meetings of the Board of Administrators. The alternate elected official so designated shall be kept on file with the Board of Administrators. The Board of Administrators shall have the power to hire any personnel necessary for the operation of the unit. It shall also have the power to establish any staff to directly supervise the operation of this unit. Such staff shall be directly responsible to the Board of Administrators.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: _____
Second Reading: _____
Adoption: _____
Published: _____

AGENDA ITEM REQUEST FORM

CITY OF LAKE GENEVA, WISCONSIN

Please attach any information that you would like to be included with the agenda.

Two Aldermen, Mayor Or Administrator For City Council Requests: Article II, Section 2-42 (c) must be received two Fridays prior to the scheduled City Council meeting	Mayor
Item Requesting Be placed on agenda Please list as you would like it displayed on the agenda	Sec. 2-50 Ordinances (b)Reading Insert "by title" for reading.
Committee/Board/Commission which you are asking to Review this item	FLR and Council
Date of Meeting	Monday September 26, 2011

Signature Mayor Jim Connors

Digitally signed by Mayor Jim Connors
DN: cn=Mayor Jim Connors, o=City of Lake Geneva, Wisconsin, ou, email=jconnors@cityoflakegeneva.com, c=US
Date: 2011.09.13 09:43:41 -05'00'

DATE:

DATE:

REV 10/08

ORDINANCE 11-28

AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION OF THE LAKE GENEVA MUNICIPAL CODE

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

1. That Chapter 2, ADMININISTRATION, Article II, CITY COUNCIL, Section 2-50, subsection (b) of the Lake Geneva Municipal Code is repealed and recreated as follows:

   (b) *Reading.* Unless otherwise requested by majority vote of the members present, all ordinances shall be read by title at two consecutive Council meetings before adoption by the Council, except the Council may suspend this rule under Section 2-52 and bring the matter up for action after the first reading.

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Adopted, passed, and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____ day of _____, 2011.

_____
JAMES R. CONNORS, Mayor

Attest:

_____
JEREMY A. REALE, City Clerk

First Reading: _____
Second Reading: _____
Adoption: _____
Published: _____

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: Sept. 9, 2011

☐ Town of ☐ Village of ☑ City of 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. Stat.

at the premises described below during a special event beginning October 15 and ending October 15 and agrees to comply with all law, resolution, 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 ☐ Veteran's Organization ☐ Fair Association 501C3 Nonprofit
   (a) Name JAD Foundation - WC Resource Cntr & Food Pantry
   (b) Address 101 Terrace Dr Lake Geneva 53147
   Street ☐ Town ☐ Village ☐ City
   (c) Date organized ~~May 09~~ AD Oct 23 2009
   (d) If corporation, give date of incorporation
   (e) Names and addresses of all officers:
   President James Drescher
   Vice President Ardith Drescher
   Secretary
   Treasurer
   (f) Name and address of manager or person in charge of affair: Karin Bennett

2. **LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:** (Tasted)
   (a) Street number 214 Broad St, Lake Geneva 53147 Cornerstone Shop & Gallery
   (b) Lot 234 (KB 9/6) see a Hached (A) Block
   (c) Do premises occupy all or part of building? All Bev. & Food provided by Gooseberries
   (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 Inspiration Evening
   (b) Dates of event Oct 15th, 2011

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.

JAD Foundation
(Name of Organization)

Officer Ardith Drescher 9/9/11
(Signature/date)

Officer
(Signature/date)

Officer
(Signature/date)

Officer
(Signature/date)

Date Filed with Clerk

Date Reported to Council or Board

Date Granted by Council

License No.

AT-315 (R. 5-07)

Wisconsin Department of Revenue

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: (JAD Foundation) WL Resource Center & Food Pantry

Name of Event: Inspiration Event

Date of Event: Oct 15, 2011

Time of Event: 5pm – 8:30 pm
(Beginning) (Ending)

Event Contact Person: Karin Bennett

Contact Phone: 847-826-1520 (Day)

" " (Evening)

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

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

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

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

The undersigned duly authorized officer(s)/members/managers of Geneva Lakes Convenience Corp.
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Geneva Lakes Convenience Corp.
(trade name)

located at 728 Williams Street Lake Geneva WI 53147

appoints Cindy Todd
(name of appointed agent)

3153 lockwood blvd. Lake Geneva, WI 53147
(home address of appointed agent)

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

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

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

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 10 years

Place of residence last year ~~Same~~ 140 Seymour St. Sharon, WI 53585

For: Geneva Lake Convenience Corp.
(name of corporation/organization/limited liability company)

By: Jacqueline Brown
(signature of Officer/Member/Manager)

And: Cindy Todd
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Cindy Todd, (print/type agent's name), hereby accept this appointment as agent for the corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Cindy Todd (signature of agent) 9/13/2011 (date) Agent's age 32

3153 Lockwood Blvd. Lake Geneva, WI 53147 (home address of agent) Date of birt

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

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

Approved on 9/14/11 (date) by [signature] (signature of proper local official) Title ASSISTANT CHIEF (town chair, village president, police chief)

City of Lake Geneva

Date: 9/23/2011
Time: 1:16 PM
Page: 1

Licenses Issued between 9/26/2011 and 6/30/2012

Operator's Regular

License No	Customer	Address		Total
2011 - 243	Brian P. Olsen	403 Franklin Street	Elkhorn, WI 53121	50.00
Employer:	Lake Geneva Mobil	Prairie State Enterprises	350 Edwards Blvd. Lake Geneva, WI 53147	
2011 - 241	Joseph G. Wolkomir	140 Williams Street	Williams Bay, WI	50.00
Employer:	Carvetti's of Lake Geneva	Samson Enterprises, LLC	642 Main St. Lake Geneva, WI 53147	
2011 - 239	Kimberly A. Link	1445 LaSalle St.	Lake Geneva, WI 5	50.00
Employer:	Carvetti's of Lake Geneva	Samson Enterprises, LLC	642 Main St. Lake Geneva, WI 53147	
2011 - 238	Shari A. Cruz	917 German St., Apt. 7	Elkhorn, WI 53121	50.00
Employer:	Sprecher's Restaurant & Pub	Capitol Geneva LLC	111 Center Street Lake Geneva, WI 53147	
2011 - 236	Chelsea L. Elvin	N2020 Cty. Rd. H, Lot 18	Lake Geneva, WI 5	50.00
Employer:	Stop N Go #265	Stop N Go Of Madison, Inc	896 Wells St. Lake Geneva, WI 53147	
2011 - 240	Eric Wolff	400 S. Edwards Blvd, #203	Lake Geneva, WI 5	50.00
Employer:	Self		Lake Geneva, WI 53147	
2011 - 237	Andrew L. Smith	1370 Elkhorn Rd., Apt. C	Lake Geneva, WI 5	50.00
Employer:	Geneva Corner Market, Inc.	1231 Grant St.	Lake Geneva, WI 53147	

Operator's Regular **Count:** 7 **Totals for this Type:** 350.00

City of Lake Geneva
CD and CDARS Investments
As of 8/31/11

Bank	Amount Invested	Time Period	% rate	Maturity Dates	Fund	#
M&I Bank						
Regular CD	$ 140,000.00	15 months	1.25	12/21/11	TIF 4	46150170
Regular CD	$ 456,104.70	6 months	0.50	9/29/2011	TIF 4	46150170
Sub-Total	$ 596,104.70					
Talmer Bank						
Regular CD	$ 54,262.35	12 months	0.50	06/01/12	TIF 4	4020101292
Sub-Total	$ 54,262.35					
Community Bank of Delavan						
Regular CD	$ 305,650.13	26 week	0.50	11/08/11	TIF 4	39618
Regular CD	$ 303,011.26	26 week	0.30	02/18/12	TIF 4	39710
CDARS	$ 600,000.00	26 week	0.40	11/17/11	TIF 4	1012202977
CDARS	$ 600,000.00	26 week	0.20	02/16/12	TIF 4	1012622925
Sub-Total	$ 1,808,661.39					
TOTAL invested	**$ 2,459,028.44**					
Interest to Re-invest	$ 7,062.17					
	$ 2,466,090.61					

CITY OF LAKE GENEVA

626 GENEVA STREET
LAKE GENEVA, WISCONSIN 53147
(262) 249-4098 • Fax (262) 248-4715
www.cityoflakegeneva.com

DENNIS E. JORDAN
CITY ADMINISTRATOR

TO: **MAYOR JIM CONNORS AND THE COMMON COUNCIL**

DEJ **FROM:** **CITY ADMINISTRATOR DENNIS JORDAN**

DATE: **SEPTEMBER 26, 2011**

RE: **LWMMI RENEWAL**

Background: I just received a call from our insurance agent telling me that our insurance policy with the Wisconsin League of Municipalities has been renewed effective October 1, 2011. There was no rate increase, but we will be paying a higher premium. Our Workman's Compensation insurance multiplier rose from .97 to 1.16 because of losses we have suffered. This increases our premium by approximately $26,000. The other increases were because of increased amounts of values for vehicles and buildings. That amount was approximately $9,000 for a total increase of $35,000. He was going to e-mail me the information, but I had not received it by the time I started this memo.

Recommendation: Approve renewing our insurance policy with LWMMI for the year Oct. 1, 2011 to September 30, 2012.

City of Lake Geneva

Ray Yager / Holly Rabe

Effective Date: 10/1/11 to 10/1/12

Company	Prior Year LWMMI	Current Year - By Companies Quoting **LWMMI**		
Year	2010	2011	Difference	
Coverages				
General Liability	$27,745.00	$27,745.00	$0.00	0%
Public Officials	$14,562.00	$14,562.00	$0.00	0%
Law Enforcement	$14,567.00	$14,567.00	$0.00	0%
Auto Liability	$12,525.00	$13,821.00	$1,296.00	10%
Auto Physical Damage	$16,672.00	$20,936.00	$4,264.00	26%
Subtotal	**$86,071.00**	**$91,631.00**	**$5,560.00**	6%
Crime	$1,576.00	$1,576.00	$0.00	0%
Property & Boiler	$43,659.00	$46,461.00	$2,802.00	6%
Subtotal	**$131,306.00**	**$139,668.00**	**$8,362.00**	6%
Workers Comp	$110,673.00	$137,345.00	$26,672.00	24%
Estimated Premium	**$241,979.00**	**$277,013.00**	**$35,034.00**	14%

Package

Number of vehicles increased from 58 to 64

Total value of vehicles increased from 3,704,953 to 4,652,475

Property

Values increased from 53,149,526 to 54,226,082

1 year loss ratio is 43% with 7 occurrences; 3 year is 34% with 16 occurrences

Chubb feels that City Hall/Police Station is underinsured (currently insured for 5,028,095)

They provided optional increases:

6,500,000 City Hall/Police Station: Total of $47,106 ($645 more)

7,500,000 City Hall/Police Station: Total of $47,561 ($1,100 more)

8,500,000 City Hall/Police Station: Total of $47,955 ($1,494 more)

They also offered optional deductibles on the original quote: (currently have $1,000)

2,500 deductible: $45,530 (save $931)

5,000 deductible: $43,900 (save $2,561)

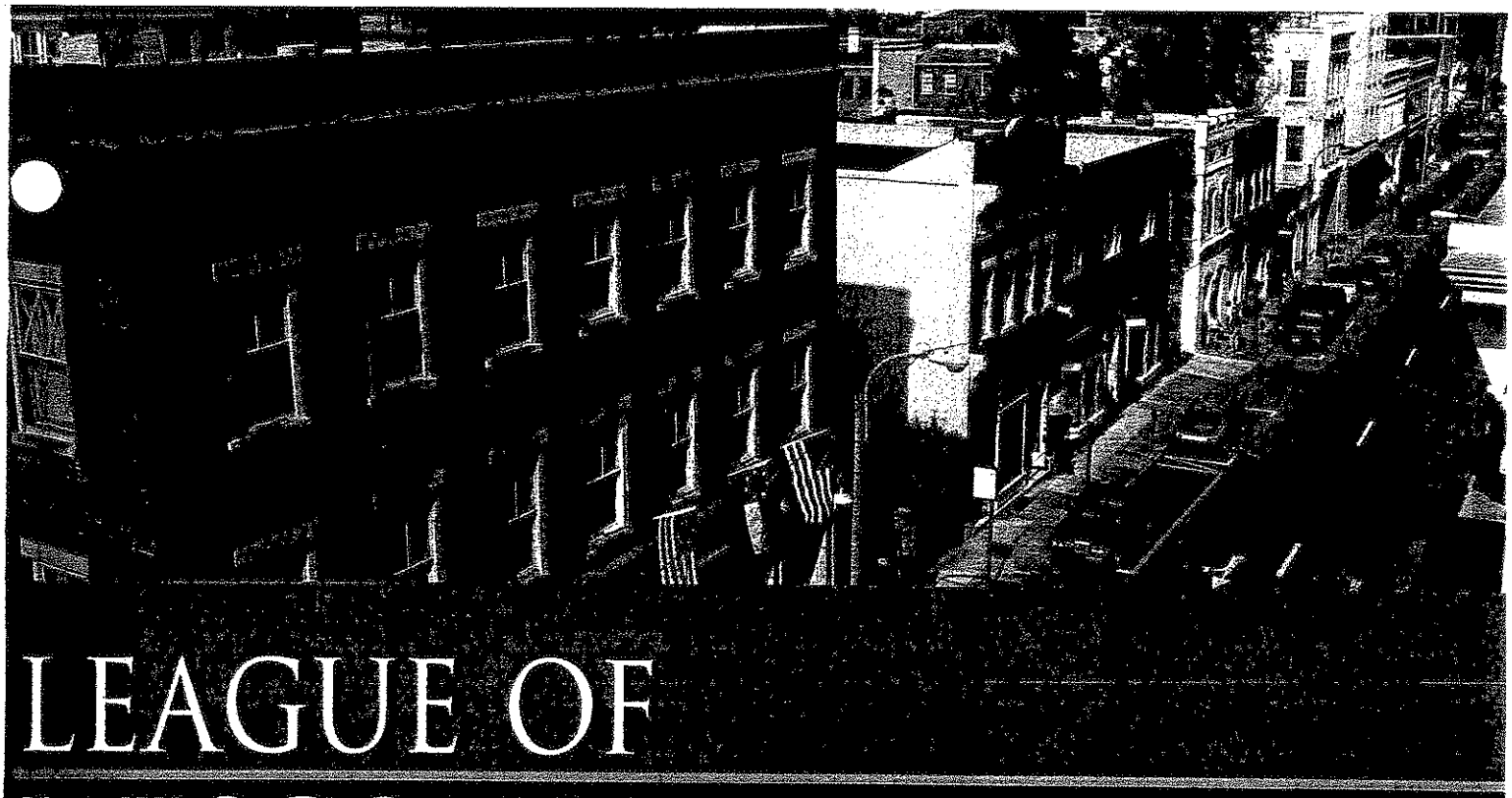
10,000 deductible: $40,800 (save $5,661)

Work Comp

SEE NEXT PAGE

City of Lake Geneva
Work Comp Comparison

Code	Class	2011 Exposure	2011 Rate	2011 Premium	2012 Exposure	2012 Rate	2012 Premium	Exposure Difference	Rate Difference	Premium Difference
7709	Volunteer Fire Dept	7,689	*56.05*	$4,310	7,651	*57.56*	$4,404	-38	*1.51*	$94
7520	Waterworks Ops	428,388	*4.85*	$20,777	432,672	*4.47*	$19,340	4,284	*-0.38*	-$1,437
7720	Police Officers	1,511,048	*3.30*	$49,865	1,526,159	*3.72*	$56,773	15,111	*0.42*	$6,908
8810	Clerical Office	1,669,023	*0.30*	$5,007	1,685,714	*0.30*	$5,057	16,691	*0.00*	$50
9412	Municipal Ops	993,587	*4.01*	$39,843	1,003,523	*3.91*	$39,238	9,936	*-0.10*	-$605
8810	Public Library	46,085	*0.30*	$138	46,546	*0.30*	$140	461	*0.00*	$2
8810	Clerical - Oak Hill	9,515	*0.30*	$29	9,610	*0.30*	$29	95	*0.00*	$0
9412	Muni Ops - Oak Hill	106,416	*4.01*	$4,267	107,480	*3.91*	$4,202	1,064	*-0.10*	-$65
	Payroll/Exposure Total	**4,771,751**			**4,819,355**			**47,604**	***1.00%***	
	Premium Sub-Total			***$124,236***			***$129,183***			
	Experience Mod		**0.97**	-$3,727		**1.16**	$20,669		**0.19**	$24,396
	Premium Discount		8.3	-$10,056		8.5	-$12,727			
	Expense Constant			$220			$220			
	Terrorism			$0			$0			
	Total			**$110,673**			**$137,345**			**$26,672**



LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

In league with you

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Proposal Prepared Especially for:

City of Lake Geneva

10/1/11 – 10/1/12

Contents

SECTION 1 **PROPOSAL**

A. Coverage/Limits Summary .....Page 1-2

B. Cost Comparison.....Page 3

SECTION 2 **COVERAGE SUMMARY**

A. Coverage Enhancements.....Page 4

B. Accessibility and Reinsurance.....Page 5

SECTION 3 **LOCAL REPRESENTATION**

Local Plan Representatives .....Page 6

SECTION 4 **PROGRAM PARTICIPATION**

Current Program Participants.....Page 7

This proposal is intended to be only a summary of coverages and services. For specific details on coverage terms and conditions, please refer to the insurance coverage documents or talk to an authorized LWMMI Agent.

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Proposal

Proposal

In league with you

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Section 1

LWMMI PROPOSAL

Coverage/Limits Summary

Coverage	Limit of Liability
General Liability **(NoTerrorism, Mold or Fungi Exclusions)**	**$5,000,000**
Personal Injury Liability and Law Enforcement Liability	**Included**
Premises Medical Payments	**$10,000**
Public Officials Liability $0 deductible per occurrence **(Applies to Settlements Only)**	**Included**
Automobile Liability	**Included**
Automobile Medical Payments	**$10,000**
Uninsured/Underinsured Motorist	**Statutory**
Workers Compensation Part A Benefits **(Including "Terrorism")**	**Statutory**
	$100,000/$500,000/$100,000
Part B Employers Liability	**$2,000,000**

- **The LWMMI Program offers a single limit of liability, combining General Liability, Law Enforcement, Public Officials Liability and Auto Liability in one policy with no aggregate limits and no "claims made" triggers.**
- **Defense Costs are paid "In Addition to Policy Limits" displayed above**
- **Terrorism is an included benefit without charge on Workers Comp. and Liability coverage has no "Terrorism" or "Mold" exclusions.**

Section 1

LWMMI PROPOSAL

Coverage/Limits Summary

Coverage		Limit	Deductible	(company name)
Property:	All Risk Extra Expense Valuable Papers Accounts Receivable Inland Marine Equipment	**Per Schedule**	**$1,000**	**Chubb**
Automobile Physical Damage				
	Comprehensive	**Per Schedule**	**$500**	**LWMMI**
	Collision	**Per Schedule**	**$500**	
Computer/EDP	Hardware Software Extra Expense			
Employee Dishonesty Blanket (Includes Faithful Performance)		**$100,000**	**$1,000**	**Ohio Casualty**
Forgery/Check Alteration		**$2,000**	**$250**	
Money and Securities Inside Outside				
Boiler & Machinery Comprehensive		**Included**		**Chubb**

Section 1

Cost Comparison

Cost Comparison for: City of Lake Geneva

COVERAGE / LIMITS	EXPIRING PREMIUM		*VS*	LWMMI PREMIUM / CARRIER	
General Liability / $5,000,000	$ 27,745			$ 27,745	
Public Officials E&O Liability	$ 14,562			$ 14,562	
Law Enforcement Liability	$ 14,567			$ 14,567	
Automobile Liability	$ 12,525			$ 13,821	
Auto Physical Dmg (Comp/Collision)	$ 16,672			$ 20,936	
Crime	$ 1,576	(Ohio Cas)		$ 1,576	(Ohio Cas)
Property–Per Schedule (with Boiler)	$ 43,659	(Chubb)		$ 46,461	(Chubb)
No Fault Sewer Back up Extension* Optional Coverage	If quoted, see footnote			Not Quoted	
Subtotal	$ 131,306			$ 139,668	
Workers Compensation	$ 110,673 @ .97 exp mod			$ 137,345 @ 1.16 exp mod	
TOTAL:	$ 241,979			$ 277,013	

Special Conditions/Options:

- All Liability and Work Comp premiums are eligible for dividends on a group basis
- No Fault Sewer Back Up- extends coverage for main line backups to even those events for which you are not "Legally Liable" for. *Coverage is limited to $100,000 per Claim/$300,000 Aggregate and subject to an application and underwriting. (_____) Add'l. Premium.
- Chubb suggests increasing the value of City Hall/Police Station: 6,500,000 - $47,106. 7,500,000 - $47,561. 8,500,000 - $47,955. (Would be new property totals).
- Chubb offers optional deductibles on original quote: 2,500 is $45,530. 5,000 is $43,900. 10,000 is $40,800.

LWMMI - Auto Physical Damage Application

Municipality:	City of Lake Geneva	Contact Person:	Dennis Jordan
Effective Date:	October 1, 2011	Phone:	262-249-4098
Expiration Date:	October 1, 2012	Fax:	262-248-4715
		Email:	DJordan@cityoflakegeneva.com

Cover will be provided for both Comprehensive and Collision coverages on the basis selected below, either Original Cost New (OCN) or Agreed Upon Value (AUV)

Dennis E. Jordan — *Signature for the Municipality*

8-8-2011 — *Date*

Vehicle Schedule *(attach additional schedules if needed and enter the total on the last line)*

	Year	Make	Model	(1) Vehicle Type Code	Last 4 VIN# Digits	Street Address Garaged at Night	Is Garage Location in a Flood Zone?	Parked Inside (i) or Outside (o)	Deductible **(Must be completed for all vehicles - $500, $1,000, $2,500, or $5,000):**	(2) Original Cost New **(Must be completed for all vehicles)**	(3) Agreed Upon Value **(Complete only if AUV is requested.** Show both original cost in previous column and the AUV in this column)
1	CMT 1995	Ford	350	3	7049	730 Marshall St., Lake Geneva	no	i	500	26,577	
2	CMT 2007	Chevy	Silverado		3803				500	25,000	
3	FD 1917	Republic	Fire Truck	9	498M	730 Marshall St., Lake Geneva	no	i	500	14,000	
4	FD 1988	Emergency One	Fire Truck	13	7588	730 Marshall St., Lake Geneva	no	i	500	312,072	450,000
5	FD 1995	Ford	Ambulance		0971	730 Marshall St., Lake Geneva			500	18,000	
6	FD 1996	Pierce	Fire Truck	13	0204	1003 Host Drive, Lake Geneva	no	i	500	262,076	450,000
7	FD 1997	Ford	Ambulance		1746	730 Marshall St., Lake Geneva			500	80,000	
8	FD 2001	Ford	350	3	4744	730 Marshall St., Lake Geneva	no	i	500	24,259	
9	FD 2001	Pierce	Fire Truck	13	1432	730 Marshall St., Lake Geneva	no	i	500	372,692	450,000
	FD 2007	Pierce	Rescue Pumper		7824				500	478,461	
12	FD 2008	Ford	350		9067	730 Marshall St., Lake Geneva			500	32,000	
13	FD 2009	Ford	Explorer		8098	730 Marshall St., Lake Geneva			500	33,000	
14	FD 2010	Ford	Medtech Ambulance		2820	730 Marshall St., Lake Geneva	no	i	500	145,000	
15	PD 1980	Ford	Van	3	2644	730 Marshall St., Lake Geneva	no	i	500	30,000	
16	PD 1993	Ford	350	15	9525	626 Geneva			500	10,000	
17	PD 1997	Ford	F150		3673	Marshall			500	5,000	
18	PD 2003	Harley	Motorcycle	15	1832	626 Geneva St Lake Geneva	no	i	500	25,000	
19	PD 2003	Suzuki	Motorcycle	15	0147	626 Geneva St Lake Geneva	no	i	500	5,000	
20	PD 2003	Suzuki	Motorcycle	15	1975	626 Geneva St Lake Geneva	no	i	500	5,000	
21	PD 2004	Chevy	Impala	15	9337	626 Geneva St. Lake Geneva	no	i	500	19,000	
LD 22	~~FD PD 2007~~	~~Chevy~~	~~Impala~~	~~1~~	~~2919~~	~~404 Haskins St., Lake Geneva~~	~~no~~	~~i~~	~~500~~	~~20,000~~	
24	PD 2008	Ford	Crown Vic		6637	626 Geneva			500	26,000	
25	PD 2008	Ford	Explorer		7335				500	29,345	
26	PD 2009	Ford	Crown Vic		7060	626 Geneva			500	27,000	
27	FD ~~PD~~ 2009	Ford	Crown Vic		7061	~~626 Geneva~~ 730 MARSHALL ST			500	27,000	(TRANSFERRE
28	PD 2009	Ford	Explorer		1418	626 Geneva			500	33,000	
29	PD 2010	Ford	Crown Vic		6469		no	i	500	22,354	

Total from additional schedules (if needed): ~~1,223,697~~ -

Policy Totals: ~~$ 3,330,443~~ $ ~~1,350,000~~

4,249,315 1,350,000

(1) Vehicle Codes:

1 = Private passenger OCN	8 = Dump Trucks, Heavy Trucks AUV	15 = Police Cars OCN
2 = Private passenger AUV	9 = Parade/Antique Fire Units OCN	16 = Police Cars AUV
3 = Pickups, Vans, Light Trucks OCN	10 = Parade/Antique Fire Units AUV	17 = Busses OCN
4 = Pickups, Vans, Light Trucks AUV	11 = Rescue Units OCN	18 = Busses AUV
5 = Garbage Trucks OCN	12 = Rescue Units AUV	19 = Trailers OCN
6 = Garbage Trucks AUV	13 = All Other Fire Units OCN	20 = Trailers AUV
7 = Dump Trucks, Heavy Trucks OCN	14 = All Other Fire Units AUV	

(2) Original Cost New is the retail cost the original purchaser paid for the auto and its equipment. This includes the value of any trade-in auto and any delivery/special equipment charge.

(3) Original Cost New must also be shown even if AUV is selected.

LWMMI - Auto Physical Damage Vehicle Schedule Continued

	Year	Make	Model	(1) Vehicle Type Code	Last 4 VIN# Digits	Street Address Garaged at Night	Is Garage Location in a Flood Zone?	Parked Inside (i) or Outside (o)	Deductible **(Must be completed for all vehicles - $500, $1,000, $2,500, or $5,000):**	(2) Original Cost New **(Must be completed for all vehicles)**	(3) Agreed Upon Value **(Complete only if AUV is requested.** Show both original cost in previous column and the AUV in this column)
30	PD 2010	Ford	Crown Victoria		6470		no	i	500	22,355	
31	PD 2010	Ford	Expedition		9767		no	i	500	25,941	
32	PD/ST 2009	Ford	F550		2065	106 S Carey			500	40,000	
33	PD/ST 2009	Ford	F550		2064	106 S Carey			500	40,000	
34	ST 1990	GMC	Truck		4498	106 S Carey			500	16,000	
35	ST 1990	International			6199	106 S Carey			500	4,000	
36	ST 1993	IHC	Dump	7	2742	1065 Carey St., Lake Geneva	no	i	500	40,795	
37	ST 1995	Chevy	Truck	3	0125	1065 Carey St., Lake Geneva	no	i	500	27,512	
38	ST 1996	Chevy	Van	3	1784	106 S Carey	no	i	500	20,000	
39	ST 1996	Ford	Pickup	3	3542	1065 Carey St., Lake Geneva	no	i	500	34,000	
40	ST 1996	IHC	Truck	7	1921	1065 Carey St., Lake Geneva	no	i	500	63,143	
41	ST 1996	International	Dump	7	3444	1065 Carey St., Lake Geneva	no	i	500	65,497	
42	ST 1997	Chevy	1/2 ton PU	3	4570	1065 Carey St, Lake Geneva	no	i	500	20,000	
43	ST 1997	IHC	Truck w Plow	7	0477	1065 Carey St., Lake Geneva	no	i	500	67,000	
44	ST 1998	Int'l	Truck	7	4684	1065 Carey St, Lake Geneva	no	i	500	138,000	
45	ST 1999	Ford	Pickup	3	1472	1065 Carey St, Lake Geneva	no	i	500	22,701	
46	ST 1999	Ford	Ranger	1	1492	401 Haskins St., Lake Geneva	no	i	500	10,000	
47	ST 1999	IHC	Truck	7	3046	1065 Carey St, Lake Geneva	no	i	500	75,000	
48	ST 2004	IHC	5 YRD		6007				500	70,000	
49	ST 2007	Int'l	4300 Truck		3977				500	65,000	
50	UTL 1989	Chevy	Truck	3	0425	401 Haskins St., Lake Geneva	no	i	500	42,000	
51	UTL 1989	Chevy	Van	3	9702	361 Main St, Lake Geneva	no	i	500	25,000	
52	UTL 1996	Chevy	Pickup	3	0706	361 Main St, Lake Geneva	no	i	500	18,331	
	UTL 1996	Chevy	Truck	3	6329	401 Haskins St., Lake Geneva	no	i	500	11,967	
	UTL 1999	Chevy	Pickup	3	3885	361 Main St, Lake Geneva	no	i	500	18,441	
55	~~UTL 2002~~	~~Ford~~	~~F350~~		~~1860~~				~~500~~	~~22,000~~	(SOLD)
56	UTL 2003	Chevy	Silverado	3	3817	401 Haskins St., Lake Geneva	no	i	500	20,630	
57	UTL 2005	Ford	F250	3	8486	401 Haskins St., Lake Geneva	no	i	500	30,000	
58	UTL 2006	Western	Star Chassis		3884				500	99,000	
59	UTL 2007	Chevy	Trailblazer		5256	361 Main St, Lake Geneva			500	18,000	
60	UTL 2009	Ford	Cargo Van		9845	361 Main St, Lake Geneva			500	28,000	
61	UTL 2010	Chevy	Silverado		2028	361 Main St, Lake Geneva			500	20,744	
62											
63											
64											
65											
66											
67											
68	**Trailers:**										
69	PD 2002	Roadmaster	Trailer 6x10	19	0134				500	1,200	
70	PD 2008	Carry On	Trailer	19	4405				500	1,350	
71											
72	**Other:**										
73	FD 1995	Airboat			L595						
74	PD 2002	Honda	4 Wheeler		0501						
75											
76											
77	PD 2011	FORD	CROWN VIC.		9463	626 GENEVA	NO	i	500	22,336	
78											
79	PD 2011	FORD	CROWN VIC.		9464	626 GENEVA	NO	i	500	22,336	
80											
81	UTL 2011	CHEVY	SILVERADO		4653	361 MAIN ST.	NO	i	500	31,450	
82											
83	PK 2009	FORD	RANGER		5780	626 GENEVA	NO		500	20,042	
84											
	FD 2011	PIERCE	TOWER LADDER		1521	730 MARSHALL	NO	i	500	864,708	
87											
88											

Totals for this page: $ ~~1,223,607~~ $ -

Workers Compensation Insurance Quotation

Classification	Code #	Premium Basis Total Estimated Annual Remuneration	Rate Per $100 Of Remuneration	Estimated Annual Premium
Wisconsin				
FIRE DEPARTMENT - VOLUNTEER	7709	7,651	57.56	4,404
WATERWORKS OPERATION & D	7520	432,672	4.47	19,340
POLICE OFFICERS & D	7720	1,526,159	3.72	56,773
CLERICAL OFFICE EMPLOYEES NOC	8810	1,685,714	0.30	5,057
MUNICIPAL OPERATIONS - MISCELLANEOUS CITY	9412	1,003,523	3.91	39,238
PUBLIC LIBRARY OR MUSEUM: PROFESSIONAL EMPLOYEES	8810	46,546	0.30	140
MUNICIPAL OPERATIONS - MISCELLANEOUS CITY	9412	107,480	3.91	4,202
CLERICAL OFFICE EMPLOYEES NOC	8810	9,610	0.30	29
Base Premium				129,183
Experience Modification			1.16	20,669
Premium Discount(Stock)	0063		8.5%	(12,727)
Expense Constant	0900			220
Terrorism Coverage	9740	4,819,355	0.00%	0
Estimated Annual Premium				137,345

Total Estimated Annual Premium $ 137,345.00

Policy Number: 3590-08-73
Company: Great Northern Insurance Company
Effective Date: October 1, 2011 to October 1, 2012

Premises Summary:

1) 626 GENEVA ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
2) 191 HASKINS ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
3) 730 MARSHALL ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
4) 812 WRIGLEY DR, LAKE GENEVA (WALWORTH COUNTY), WI 53147
5) 918 W MAIN ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
6) 255 MILL ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
7) BAKER STREET, LAKE GENEVA (WALWORTH COUNTY), WI 53147
8) MCDONALD RD, LAKE GENEVA (WALWORTH COUNTY), WI 53147
9) SAGE STREET, LAKE GENEVA (WALWORTH COUNTY), WI 53147
10) 200 BLOCK WRIGLEY DR, LAKE GENEVA (WALWORTH COUNTY), WI 53147
11) 361 W MAIN ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
12) 201 HASKINS ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
13) STH 50 EAST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
14) EDGEWOOD DR, LAKE GENEVA (WALWORTH COUNTY), WI 53147
15) 1401 CENTER ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
16) HILLMOOR GOLF COURSE AREA, LAKE GENEVA (WALWORTH COUNTY), WI 53147
17) 830 WRIGLEY DR, LAKE GENEVA (WALWORTH COUNTY), WI 53147
18) 1065 CAREY ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
19) 1070 CAREY ST, LAKE GENEVA (WALWORTH COUNTY), WI 53147
20) 1101 CEMETERY RD, LAKE GENEVA (WALWORTH COUNTY), WI 53147

21) 901-1001 TOWNLINE RD, LAKE GENEVA (WALWORTH COUNTY), WI 53147

22) 132 E SHERIDAN SPRINGS RD, LAKE GENEVA (WALWORTH COUNTY), WI 53147

PROPERTY INSURANCE

Deductible: $1,000
The deductible shown above applies to all coverages except Business Income and Extra Expense, and all premises, unless a specific deductible is shown following a coverage.

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Blanket #1 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 1/1 1/1	$6,140,807
Blanket #2 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 2/1 2/1	$255,014
Blanket #3 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 4/1 4/1	$3,688,840
Blanket #4 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 5/1 5/1	$3,095,570
Blanket #5 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 6/1 6/1	$1,902,257

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Blanket #6 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 11/1, 11/2, 11/3, 11/4, 11/5, 11/6 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7	$5,967,699
Blanket #7 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10	$9,105,822
Blanket #8 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 14/1 14/1	$80,762
Blanket #9 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 15/1 15/1, 15/2	$465,754
Blanket #10 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 16/1 16/1	$243,083
Blanket #11 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 17/1, 17/2 17/1	$634,994

PREMISES COVERAGES BLANKET LIMITS	PREMISES/BUILDING	LIMITS OF INSURANCE
The manner in which the Blanket applies is shown on a Premises/Building basis. For example, "1/1" means Premises 1/Building 1.		
Blanket #12 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 18/1, 18/2, 18/3 18/1, 18/2, 18/3	$1,786,605
Blanket #13 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 19/1, 19/2 19/1	$1,082,303
Blanket #14 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 20/1, 20/2, 20/3, 20/4 20/1, 20/2, 20/3, 20/4	$263,383
Blanket #15 Building Coinsurance 100% Personal Property Coinsurance 100% Building Personal Property	 21/1, 21/2, 21/3 21/1, 21/2, 21/3	$750,142

PREMISES COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Premises #1	
Money and Securities on Premises Money and Securities Off Premises	$50,000 $50,000
Premises #3/Building #1	
Building Coinsurance 100%	$1,192,988
Premises #7/Building #1	
Building Coinsurance 100%	$98,580
Premises #8/Building #1	
Building Coinsurance 100%	$67,993
Premises #9/Building #1	
Building Coinsurance 100%	$120,094
Premises #10/Building #1	
Building Coinsurance 100%	$211,929

PREMISES COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Premises #13/Building #1	
Building Coinsurance 100%	$55,828
Premises #22/Building #1	
Building Coinsurance 100%	$436,968
Machinery Breakdown	INCLUDED

ADDITIONAL COVERAGES – SPECIFIC LIMITS	LIMITS OF INSURANCE
Contractors Equipment	$1,817,821
Pier and Wharf	$751,332
Property in the Open	$14,009,514

SELECTED EXCLUSIONS, ENDORSEMENTS OR OTHER FORMS	
80-02-1658*	CAP ON CERT. TERRORISM LOSSES (ALL PREMISES)
80-02-5250*	ORD OR LAW & EXISTING GREEN STANDARDS LPB
80-02-9009*	PREMIUM SUMMARY - VER. 2 (BY SECTION/W/TOTAL)
State Mandatories where required	
* or State Specific Other endorsements may apply, please refer to your producer for details.	

CUSTOMARQ PROPERTY HIGHLIGHTS

The precise coverage afforded is subject to the terms and conditions of the policies issued. The following features are subject to change based upon underwriting and may or may not be available or apply to your policy.

VALUATION

Replacement Cost
Cost of Replacement at any Location
Brands & Labels
Construction Fees
Customs Duties
Extended Warranties
Ordinance or Law
Selling Price on Finished Stock and Sold Personal Property
Replacement Cost on Personal Property of Others, Business Personal Property You Lease and
Personal Property of Employees
Replacement Cost on Research and Development Property if repaired, replaced or reproduced
Valuation on Tenants' I & B when not replaced – ACV
24 Months to Decide to Repair or Replace

$ 250,000 BLANKET LIMIT OF INSURANCE

The automatic blanket limit applies to:

Accounts Receivable
Electronic Data Processing Property
Fine Arts
Leasehold Interest - Bonus Payment, Prepaid Rent, Sublease Profit, Tenants' Lease Interest
Leasehold Interest - Undamaged Tenants' Improvements & Betterments
Non-Owned Detached Trailers
Outdoor Trees, Shrubs, Plants or Lawns
Pair and Set
Personal Property of Employees
Public Safety Service Charges
Research and Development Property
Valuable Papers

The Blanket Limit of Insurance applies over all of the coverages shown above and may be apportioned at the time of loss. This Blanket Limit of Insurance applies separately at each covered premises shown in the Declarations and is subject to the Property Deductible specified in the Declarations.

Separate specific Limits of Insurance may be purchased for any of these coverages. If purchased, the blanket limit of insurance will apply in addition to the specific limit.

ADDITIONAL PROPERTY COVERAGES

The following Additional Coverages apply separately at each of your premises. In this proposal, any additional limits for these coverages that you have purchased are indicated at the described premises to which the increased limits apply. A policy level deductible applies to each of the Additional Coverages, unless otherwise indicated at the described premises.

Any other location for:	
Accounts Receivable	$ 15,000
Building Components	$ 15,000
EDP Property	$ 50,000
Fine Arts	$ 15,000
Personal Property	$ 15,000
R&D Property	$ 15,000
Valuable Papers	$ 15,000
Debris Removal	
25% of direct damage loss, plus:	
Premises Shown in the Declarations	$ 100,000
Any Other Location	$ 25,000
In Transit	$ 25,000
Deferred Payments	$ 25,000
Exhibition, Fair or Trade Show:	
EDP Property	$ 15,000
Fine Arts	$ 15,000
Personal Property	$ 15,000
Extra Expense	$ 100,000
Fungus Clean-Up or Removal	$ 25,000
Impairment of Computer Services - Malicious Programming:	
Inside Attack	$ 100,000
Outside Attack - Per Occurrence	$ 10,000
Outside Attack - Annual Aggregate	$ 50,000
Installation:	
Any Job Site	$ 25,000
In Transit	$ 25,000

In Transit for:	
Accounts Receivable	$ 15,000
Building Components	$ 15,000
EDP Property	$ 50,000
Fine Arts	$ 15,000
Personal Property	$ 15,000
Valuable Papers	$ 15,000
Loss of Master Key	$ 15,000
Loss Prevention Expenses	$ 10,000
Mobile Communication Property	$ 5,000
Minimum Deductible $3,500	
Money & Securities:	
On Premises	$ 15,000
Off Premises	$ 10,000
Pollutant Cleanup or Removal	$ 25,000
Processing Water	$ 10,000
Preparation of Loss Fees	$ 10,000
Newly Acquired Premises Or Newly Acquired Or Constructed Property for 180 days	
Building	$1,000,000
Personal Property	$ 500,000
Personal Property at Existing Premises	$ 100,000
EDP Equipment	$ 250,000
Electronic Data	$ 50,000
Communication Property	$ 50,000
Fine Arts	$ 15,000

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Summary

Summary

In league with you

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

League of Wisconsin Municipalities Mutual Insurance Coverage Enhancements

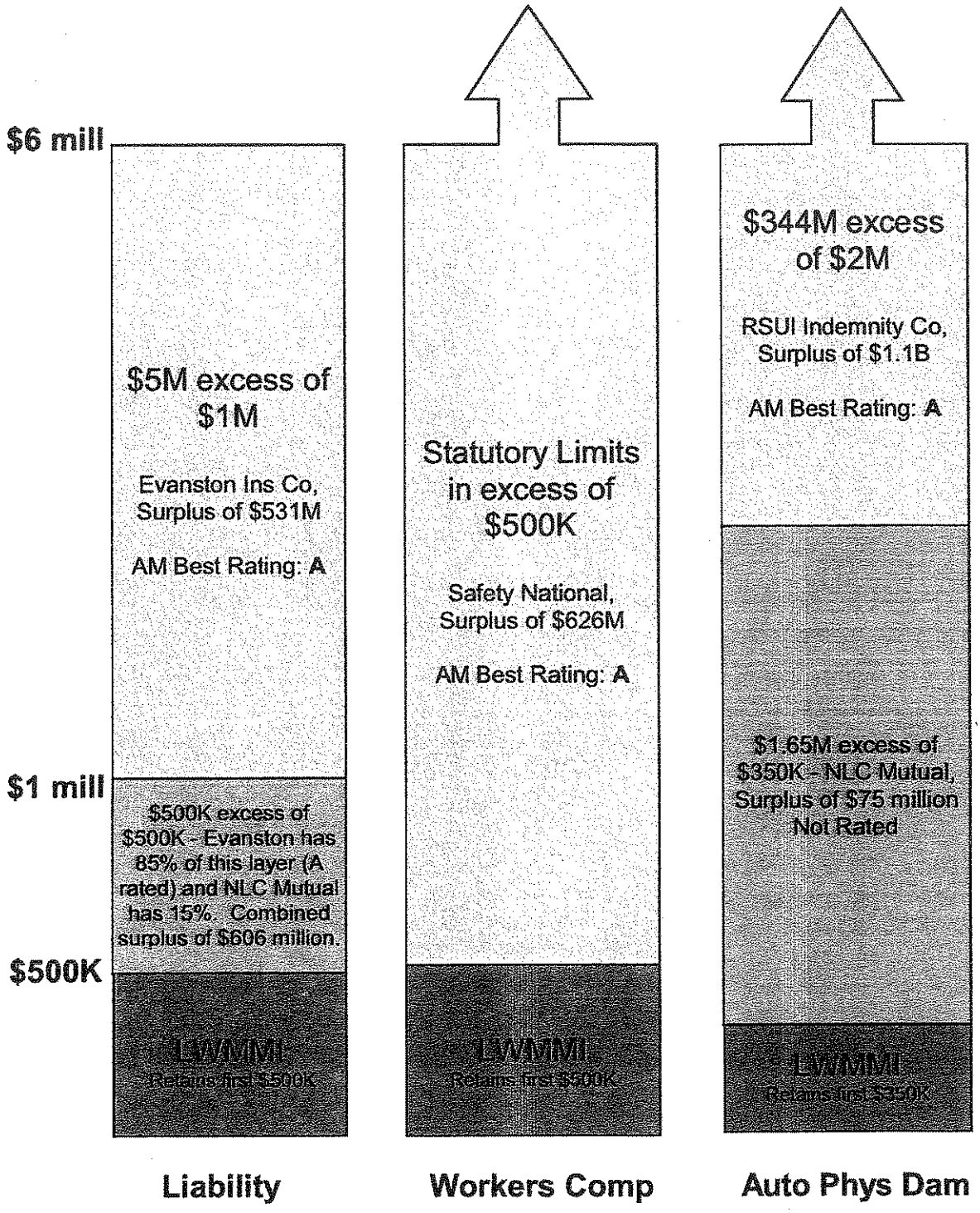
LWMMI is pleased to offer major coverage enhancements many issuers exclude, including:

- A single policy combining General Liability, Law Enforcement, Public Officials Errors & Liability and Auto Liability, reducing the chance for gaps between policies
- No "Aggregate Limits." The "Per Occurrence" policy limit applies to all liability claims
- All coverage is on an "Occurrence" basis, including Public Officials and Employee Benefits Liability
- Prior Act coverage is provided for "Claims-Made" Policies
- Defense costs outside of policy limit for all liability coverage, including Law Enforcement Liability
- Police and public official claims will not be settled without your approval
- Limited defense cost coverage for alleged criminal acts
- Non-Monetary E&O Claims Coverage up to $50,000 Per Wrongful Act; subject to a $250,000 Aggregate Limit
- Sudden and Accidental Above Ground Pollution – $250,000
- Back Wage and Benefits Covered
- Automobile and Premise Medical Payments
- $2,000,000 Added to Limits for Workers Compensation Part B - Employers Liability of the League's Policy
- Expanded Contractual Liability for Mutual Aid Agreements
- No-Fault Sewer Back-Ups (subject to underwriting acceptability) – $100,000 per occurrence, $300,000 annual aggregate.

These are highlights. Other enhancements are in place.

Combined with local claims, loss control, and company representation LWMMI will serve your needs in the years ahead.

2010/2011
LWMMI REINSURANCE PROGRAM



LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

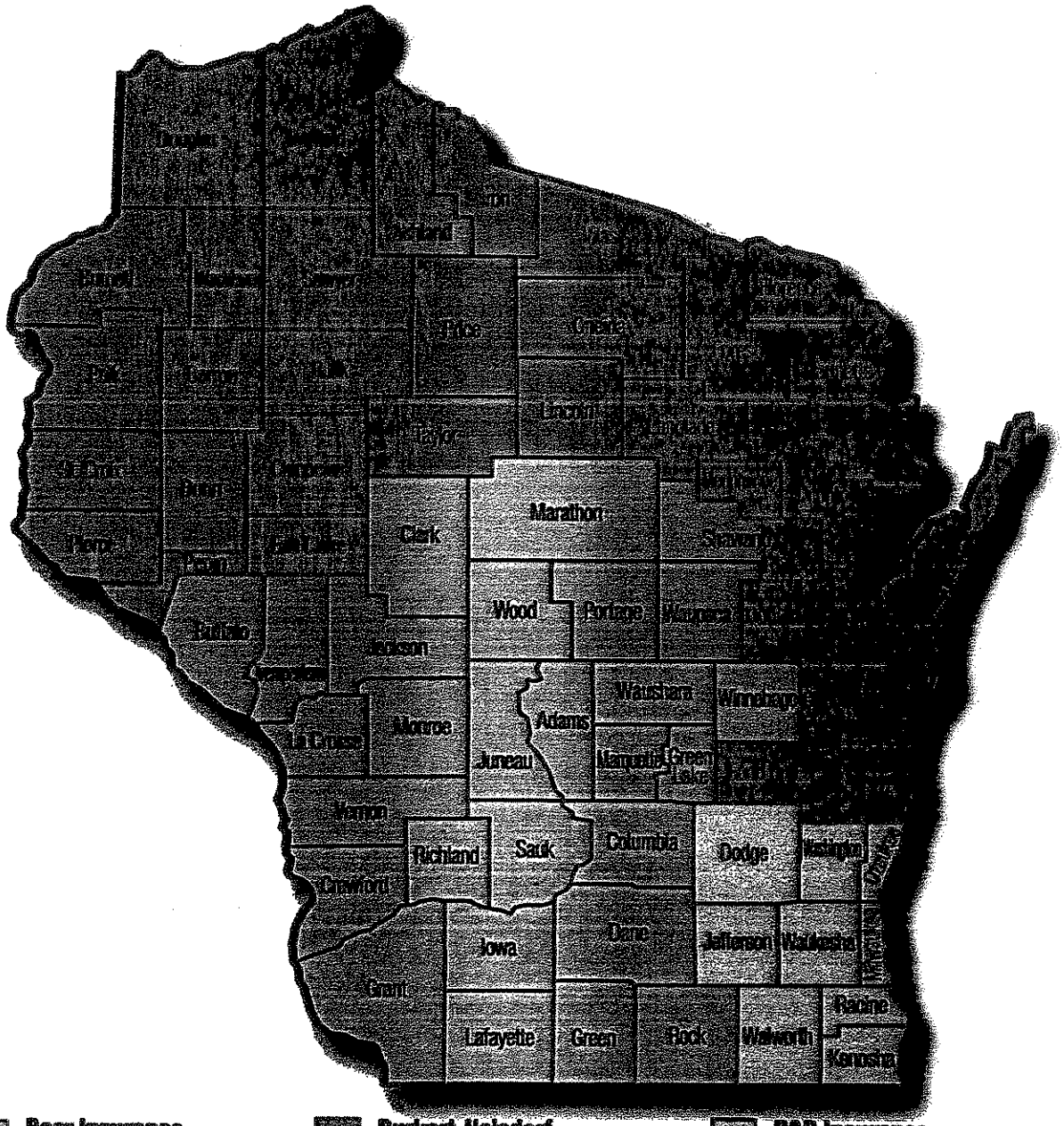
Local Plan Representative

Local Plan Representative

In league with you

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Our LWMMI professionals are available anywhere, anytime – to service you!



Baer Insurance Services, LLC
Mike Zagrodnik
9701 Brader Way, Suite 100
P.O. Box 46490
Madison, WI 53744
888.729.2237 p
608.664.2233 f
mikez@baerinsurance.com

Burkart-Heisdorf Insurance Agency, Inc.
Phil Burkart
1807 Erie Ave.
P.O. Box 1320
Sheboygan, WI 53082-1320
800.989.6174 p
920.458.1363 f
philb@burkart-heisdorf.com

R&R Insurance Services, Inc.
Rick Kalscheuer
1581 E. Racine Ave.
P.O. Box 1610
Waukesha, WI 53187-1610
800.566.7007 p
262.574.7080 f
rick.kalscheuer@rrins.com

Robertson Ryan & Associates, Inc.
Bill Barnes
3716 Country Dr., Suite 3
Rhinelander, WI 54501
715.362.5557 p
715.362.5572 f
bbarnes@robertsonryan.com

Spectrum Insurance Group, LLC
Darrel Zaleski
4257 Southtowne Dr.
Eau Claire, WI 54701
877.858.9874 p
715.858.9866 f
darrel.zaleski@spectruminsgroup.com

Westland Insurance Services, Inc.
Terry Christen
909 Superior Ave.
P.O. Box 490
Tomah, WI 54660
608.374.5119 p
608.374.2358 f
terry.christen@westlandinsurance.com

Willis HRH is the Designated Agent for 13 Cities and Villages • Mary Hosmer • 122 E. College Ave. • P.O. Box 877
Appleton, WI 54912-0877 • **800-236-3311 p** • **920-739-1543 f** • mary.hosmer@willis.com

Dennis Tweedale
402 Gammon Place
Suite 225
Madison, WI 53719
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dennis@lwmmi.org

LEAGUE OF WISCONSIN MUNICIPALITIES
MUTUAL INSURANCE

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

Program Participation

Program Participation

In league with you

LEAGUE OF WISCONSIN MUNICIPALITIES MUTUAL INSURANCE

League of Wisconsin Municipalities Mutual Insurance

Plan Participants

Adell
Albany
Algoma
Algoma Utilities
Allouez
Amherst
Aniwa
Arcadia
Arena
Arlington
Arpin
Athens
Auburndale
Avoca
Badger Power Marketing Authority
Balsam Lake
Bangor
Bangor First Responders
Barneveld
Bayfield
Bayside
Beaver Dam
Belleville
Bellevue
Belmont
Benton
Big Bend
Birchwood
Birchwood Four Corners EMD
Biron
Black Creek
Black Earth
Blanchardville
Blue Mounds
Bonduel
Boyceville
Boyd
Brillion
Brooklyn
Bruce
Butternut
Calumet Sanitary District #1
Cambria
Cambridge
Cambridge Oakland Wastewater
Camp Douglas
Campbellsport
Cashton
Chenequa
Chilton
Chippewa Falls
Clear Lake
Cleveland
Clintonville Area Ambulance
Clintonville
Cobb
Cochrane
Colfax
Coloma
Combined Locks
Coon Valley
Cornell
Cottage Grove
Crandon
Cross Plains
Cumberland Fire District
Cumberland
Dane
Darien
Deer Grove EMS
Deerfield
DeForest
Delafield, City of
Delafield -Hartland Water Pollution Control Comm.
Dodgeville
Door County Tourism Zone Commission
Dorchester
Dousman
Doylestown
Eagle River
Edgerton
Egg Harbor
Eland
Eleva
Elk Mound
Elkhart Lake
Elm Grove
Elroy
Embarrass
Endeavor
Ephraim
Everest Metro Police
Fairwater
Fall Creek
Fond du Lac
Fontana-Walworth Water Pollution Control Comm.
Fontana, Village of
Footville
Fox Lake Community Fire Association
Fox Lake, City of
Francis Creek
Frank L. Weyenberg Library
Franklin
Frederic
Friesland
Galesville
Garners Creek Storm Water Utility
Geneva Lake Law Enforcement
Genoa
Germantown
Gillett
Gilman
Glenbeulah
Grand Chute Menasha West Sewerage Commission
Granton
Grantsburg
Gratiot
Green Lake
Green Lake Sanitary District
Greenfield
Greenwood
Gresham
Hales Corners
Hammond
Hartland
Hayward
Highland
Hilbert
Hixton
Hollandale
Holmen
Howards Grove Volunteer Fire Department
Howards Grove
Hudson
Hudson Area Joint Library
Hurley
Hustisford
Hustler
Independence
Ingram
Iola
Jefferson, City of
Jefferson Housing Authority
Johnson Creek
Junction City
Kaukauna Utilities
Kaukauna
Kekoskee
Kendall
Kewaskum
Kewaunee
Kiel
Kingston
Knapp
Kohler
Kronenwetter
La Farge
Lac La Belle
Ladysmith
Lake Country Fire Department
Lake Delton
Lake Geneva
Lake Hallie
Lake Nebagamon
Landfill Venture Group
L.W.M.M.I.
Lena
Linden
Little Chute
Little Elkhart Lake Rehabilitation District
Livingston
Lodi
Loganville
Lohrville

*As of May 2011

League of Wisconsin Municipalities Mutual Insurance

Plan Participants

Lomira
Lone Rock
Lowell
Luck
Lyndon Station
Lynxville
Madison Metropolitan Sewage District
Maiden Rock
Marathon City
Marshfield Utilites Electric & Water
Marshfield
Mazomanie
MBPS&M Joint Fire District
Medford
Merrill
Merrillan
Merrimac
Merton
Milltown
Milwaukee Area Domestic Animal Control Comm.
Milwaukee Housing Authority
Milwaukee Police Department
Mineral Point
Mishicot
Montello
Montfort
Monticello
Montreal
Mosinee
Mount Calvary
Mount Horeb
Mukwonago
Municipal Court for Western Waukesha County
Muscoda
Muskego
Nashotah
Necedah
Neillsville
Nelsonville
Neosho
Neshkoro
New Auburn
New Holstein
New Lisbon
Niagara
North Bay
North Fond Du Lac
North Freedom
North Hudson
North Shore Water Commission
Northern Waupaca County
Norwalk Area Fire District
Norwalk Wilton Police Comm.
Norwalk, Village of
NOW Court Comm.
Oakdale
Oconomowoc Lake
Oconomowoc, City of
Oconto Falls
Oregon
Orfordville
Oshkosh
Oxford
Pabst Farms Joint Stormwater Utility District
Paddock Lake
Pardeeville
Park Falls
Park Ridge
Patch Grove
Pewaukee, City of
Pewaukee, Village of
Phillips
Pittsville
Plain
Pleasant Prairie
Pleasant Springs Sanitary Dist.
Port Edwards
Portage
Poynette
Prairie du Sac
Prairie Village Water Trust
Prentice
Prescott
Randolph
Random Lake
Readstown
Redevelopment Authority of the City of Oshkosh
Reeseville
Rewey
Rib Lake
Rice Lake Protection
Rice Lake
Ridgeway
Rio
Rockdale
Rockland
Rosendale
Rudolph
Sauk City
Sauk Prairie Community Recreation
Sauk Prairie Court Commission
Sauk Prairie Police Commission
Sauk Prairie Sewerage Commission
Scandinavia
Schofield
Shawano
Shell Lake
Shorewood Hills
Shorewood
Siren
Sister Bay
Soldiers Grove
Solon Springs Development Commission
Solon Springs Gordon Airport Commission
Somerset
South Wayne
Sparta
Spring Green
St. Cloud
Stoddard
Sturgeon Bay Utilities
Sturgeon Bay
Sturtevant
Suamico
Sullivan
Summit
Summit Fire District
Sussex
Thiensville
Tomah
Tomahawk
Trempealeau
Turtle Lake
Unity
Upper St. Croix Lake Sanitary District
Vanguard Electric Commission
Verona Fire Dept.
Viola
Viroqua
Waldo
Walworth
Warrens
Washburn
Waterford
Watertown
Waunakee
Wausaukee
Wautoma
Wauzeka
Webster
West Bend
West Milwaukee
West Salem
Westfield
Weston
Wheeler
Whitehall
Whitelaw
Whitewater
Wisconsin Dells – Lake Delton Sewerage Commission
Wisconsin Rapids Water Works & Lighting
Wisconsin Rapids
Withee
Wyeville
Wyocena

*As of May 2011

City of Lake Geneva
Board of Park Commissioners
Regular Meeting

September 7, 2011 6:30 PM

MINUTES

Call to Order:
The Board of Park Commissioners was called to order by President Doug Skates. DPW Dan Winkler read the roll.

Roll Call:
President Doug Skates __X_, Lynn Hassler __X_, Barb Philipps-Hartigan _X__, Rick Steinberg _X__, Peggy Schneider _X_, Dave Quickel _X__, John Swanson __X__, Ald. Al Kupsik __X__, Mayor Jim Connors __X__.

Staff & Aldermen Present:
DPW Daniel Winkler __X___

Public Present:
Paul Lewis, BSA Troop.

Approve the Minutes of the Prior Meeting:
It was moved by Hartigan to approve the minutes of the August 3, 2011 Meeting, seconded by Hassler, and the meeting minutes were approved 9-0.

Public Input:
Mr. Lewis spoke on behalf of the Rocket Launch request his troop made to the Commission for Dunn Field on September 17, 2011.

Permits:
Mr. Lewis was present to answer questions regarding his request of September 17, 2011 for use of Dunn Field for the Boy Scout troop's rocket launch competition. The request was approved 9-0 after a motion by Quickel and second by Swanson.

Park Assignments/Repair Update:
President Skates handed out all Commissioner park assignments. There was some question as to where Gateway Park and Hidden Woods were located. Mayor Connors was going to check with Mr. Brugger. Commissioner Swanson brought up some work needed to the split rail fence along the bike trail by Curtis Street and some silt fencing still in the ground along the path on the way to the YMCA. Also mentioned was consideration of mowing paths around and through the dog park at Four Seasons in lieu of mowing the entire area.

Old Business:

Skate Park Location Update/Progress/Next Steps-President Skates said the next step is to bring Mike from ASD to the September 26th Council meeting to get final approval of the design, verification on funding, and the nod to bid. DPW Winkler mentioned that ATC didn't appear to have an easement document but requested a site plan with grades to review.

Dog Park Discussion-There was discussion of the timing of moving forward with the dog park & fencing. Kupsik wished to proceed. Swanson and Steinberg wished to see the previously discussed location expanded in size as did Mayor Connors. The consensus was to look at the area now that is has been mowed for unevenness. Skates mentioned the area is peat based and will always have some unevenness. Quickel and Hassler thought the dog park discussion should wait until after the skateboard park had moved forward so the Commission doesn't lose focus on its priority project. This item was by consensus continued to the next meeting to give all a chance to see the mowed site for themselves.

Eagle Scout Project at Veterans Park, Plan & Schedule Discussion- DPW Winkler provided copies of scout Fleer's Eagle Scout proposal with paint color selections. It was moved by Kupsik and seconded by Hartigan to proceed with the project with Winkler choosing the colors onsite with the scout.

Footnote: DPW Winkler met with the Boy Scout on 9/8/11, gave him the signed project agreement, discussed the project details, and selected matching colors. The tentative schedule is to do the work the weekend of 9/17 or 9/24. This includes the storage garage, columns on the concession building and baseboards on Field #5.

Park Signage Verbiage – Ald. Kupsik-This item was continued to either the January or February 2012 meeting.

New Business:

Steinberg inquired as to the status of the replacement of the name plates and signage at Donian Park. President Skates indicated he would follow up on this item. DPW Winkler said the Women's Garden Club already provided a $1,200 check (which was verified) for replacement of the boards and name plates.

Mayor Connors mentioned the Donian Park sign at Center Street was cracked and in need of repair.

Adjourn:

The meeting was adjourned 9-0 at 7:34 PM after a motion by Skates which was seconded by Kupsik.

Next Regular Meeting-October 5, 2011 at 6:30 PM.

Respectfully Submitted,

Daniel S. Winkler, P.E.
Park Commission Secretary
& Director of Public Works & Utilities
09/09/11

LAKE GENEVA UTILITY COMMISSION

Daniel S. Winkler, P.E.
Director of Public Works & Utilities

MEMBER OF AMERICAN WATER WORKS ASSOCIATION

Birdell Brellenthin
Utility Commission President

Kent Wiedenhoeft
Water Superintendent

Scott Tesmer
Wastewater Superintendent

361 Main Street • P.O. Box 187 • Lake Geneva, WI 53147 • Phone (262) 248-2311 • Fax (262) 248-0589

DATE: September 21, 2011

MEMORANDUM

TO: Chairman Bill Mott & Members of the Public Works Committee

FROM: Daniel S. Winkler, P.E. DSW
Director of Public Works & Utilities

SUBJECT: September 20, 2011 Public Works Committee Meeting Minutes

The Public Works Committee is scheduled to meet at **6:00 PM** at City Hall.

Members in attendance:
Chairman Bill Mott ___X___
Alderman Ellyn Kehoe___X___
Alderman Arleen Krohn___X___
Alderman Tom Hartz ____X____
Alderman Frank Marsala ___X___

Staff Present:
City Administrator Dennis Jordan___X___
Director Daniel Winkler (DPW)___X___
Ron Carstensen (Street Supt.)___X___
Mayor Jim Connors: _____
Other: ____City Attorney Dan Draper_____

Public in attendance:_____

Approval of the Minutes of the Prior (August 2011) Meeting:
The minutes of the August meeting were approved 5-0 on a motion by Ald. Marsala and second by Ald. Krohn.

Public Comments:
Ald. Kehoe asked if the TIF funded projects could be identified by the line number on the plan.

Communications:
None.

Agenda Items:

1. Museum Parking Area on North Side of Building –Discussion & Recommendation.
2. Street Light and Sign Pole Painting Bids – Recommendation.
3. Riviera Roof Repairs Project Update – Discussion & Recommendation.
4. North Broad Street Lighting Replacements – Discussion. (Continued).
5. Hand Dryers to Replace Paper Toweling in City Bathroom Facilities – Discussion. (Continued).
6. Private Drives – Discussion (Continued).
7. Shoveling of Sidewalks – Discussion.
8. Concrete Repair Work – TIF #4 Area.
9. Paving Brick Work – Starbucks & Launch Ramps Area.
10. Riviera Flag Pole Replacements – Discussion.
11. Veterans Park Player Benches Concrete Slabs.
12. Veterans Park Scoreboard Replacements – Discussion.

(The rules were unanimously suspended and Items Nos. 6, 4, and 5 were taken 1st, 2nd and 3rd in that order)

Agenda Item No. 1– Museum Parking Area on North Side of Building – Discussion & Recommendation.
DPW Winkler introduced the plan sheets and the museum boards' desire to have use of the 21 spaces north of the building for patrons. Chair Mott said he was on the board and they are in favor of exclusive use of the lot. He then discussed that the Parking Commission was considering charging to park in the west side of the lot. Ald. Krohn expressed that she was not in favor of charging to park for either side as employees of the downtown park there. Ald. Marsala noted that it was still a revenue generating idea worth further discussion.

It was moved by Ald. Marsala and seconded by Ald. Hartz to continue the discussion to the next meeting. The motion passed 5-0.

Agenda Item No. 2- Street Light and Sign Pole Painting Bids – Recommendation.
DPW Winkler explained we opened bids for the cleaning, priming and painting of 185 light and sign poles in the downtown. The results were:

Contractor	Address	Base Bid	Alt Bid #1
Ruffalo Decorating	**Kenosha, WI**	**$33,523.00**	**$ 2,843.00**
Stateline Surface Solutions, Inc.	Lake Geneva, WI	$46,613.00	$ 760.00
Porta-Painting	Waukesha, WI	$76,035.00	$ 1,665.00
Big Foot Construction	Fontana, WI	$122,400.00	$16,200.00
Aero Painting, Inc.	Elkhart Lake, WI	$146,050.00	$ 2,400,00
TMI Coatings	St. Paul, MN	$264,060.00	$ 6,100.00

It was staff's recommendation to award the work to the low bidder, Ruffalo Decorating of Kenosha, WI in the amount of $36,366.00 for both the base and alternate railing painting work. Staff indicated we could not touch the work for the bid pricing and that Ruffalo was anxious to proceed early next week if awarded the work.

It was moved by Ald. Hartz and seconded by Chair Mott to award the pole painting project to Ruffalo Decorating in the amount of $36,366.00 with funding to come from TIF #4. The motion passed 5-0.
(This item needs to go before the Finance Committee and Common Council for consideration and approval)

Agenda Item No. 3- Riviera Roof Repairs Project Update – Discussion & Recommendation.
DPW Winkler explained he had prepared Pay Estimate No. 1 for Renaissance Roofing and that the total amount based upon work performed was $71,191.00. That figure includes the $5,000 20-year warranty and some wood decking and framing work paid at the contract unit pricing.

It was moved by Ald. Hartz and seconded by Chair Mott to approve Pay Estimate #1. The motion passed 5-0.
Note: The pay estimate has been adjusted to release the retainage.
(This item needs to go on the bills for payment or on Finance and Common Council agendas for approval).

Agenda Item No. 4- North Broad Street Lighting Replacements – Discussion. (Continued).
DPW Winkler provided an updated estimate of probably costs to the Committee in the amount of $465,000. Administrator Jordan said he believed only the 4 to 6 lights located south of the Regional News alley could be paid for by TIF. Ald. Hartz said there appear to be about 56 properties along the entire route. After further discussion it was moved by Ald. Hartz and seconded by Chair Mott to ask City Administrator to send out a letter to the affected businesses inquiring as to their interest in supporting a special assessment project to replace the lights with ornamental historical looking replacements. The motion passed 5-0.

Agenda Item No. 5- Hand Dryers to Replace Paper Toweling in City Bathroom Facilities – Discussion. (Continued).
Administrator Jordan indicated that he researched hand dryers on the State purchasing and said the best price he could find is $218 each. Street Superintendent Carstensen shared the current pricing he found to replace the paper towel dispensers with the more cost effective hand dryers. The lowest of the four prices was from

Elkhorn Chemical for an ASI Model #0165 hand dryer at $208.00 each. There was discussion regarding the quality of one dryer versus vandalism and the warranty period being 10 years.

It was moved by Ald. Hartz and seconded by Ald. Marsala to recommend the purchase of 24 ASI #0165 hand dryers in the amount of $208.00 each to replace the paper towel dispensers using TIF #4 funding. The motion passed 5-0.
(This item needs to go before the Finance Committee and Common Council for consideration and approval)

Agenda Item No. 6 – Private Drives – Discussion (Continued).
DPW Winkler provided the current list of private drives and the services the City provides. City Attorney Draper was present to discuss the matter. He said the statutes allow for an agreement between the private drive owners and the City to enter into a maintenance agreement with the owners but that we should not be spending taxpayer funds to maintain private drives. He provided a sample agreement to everyone. The consensus of the Committee was to not provide any services on private drives unless the road is upgraded to City standards. Ald. Krohn inquired about any responsibility or City liability for an emergency if the private road is not plowed. Attorney Draper said they are responsible for their road. After further discussion it was moved by Ald. Hartz to ask the City Administrator to send a letter out to all the property owners abutting private drives including Whispering Hills at Woodridge Court that the City will no longer be providing snow plowing, street sweeping, pavement maintenance, leaf & brush collection, or garbage pick up on private drives unless they are brought up to City standards and dedicated to the City. No time implementation time frame was given. The motion passed 5-0.
(This item may need to go before the Finance Committee and Common Council for consideration and approval)

Agenda Item No. 7 – Shoveling of Sidewalks – Discussion.
DPW Winkler explained that the City currently has a contract with Looking Good Turf and Snow Services of Sharon, WI to shovel public sidewalks. Superintendent Carstensen indicated that too often last year the contractor wasn't there in a timely manner and that the snow got packed down and was nearly impossible to remove. He suggested giving him the flexibility to bring in temporary employees to shovel. He indicated that Jennifer who handled the calls was on board with a possible change. He did say he may need to replace the snow blower that is now used at City Hall.

It was moved by Ald. Hartz and seconded by Marsala to have the Street Department shovel delinquent snow covered sidewalks pending a review of the terms of the present contract with Looking Good. The motion passed 5-0.
(This item may need to go before the Finance Committee and Common Council for consideration and approval)

Agenda Item No. 8 – Concrete Repair Work – TIF #4 Area.
DPW Winkler explained that he was asked by Administration to evaluate sidewalks, curbs and brick work in TIF#4 for replacement while the district is still active. Plan sheets with preliminary quantities were provided and a rough estimate given of about $75,000 worth of work. During the discussion it was the consensus of the Committee that if there were regular sidewalk squares in need of replacement that the adjacent owners needed to cost-share those in accordance with City Sidewalk Policy.

It was moved by Ald. Marsala and seconded by Ald. Hartz to grant project approval and for the DPW to proceed with bidding the project but to ask Starbucks to pay half the cost of concreting and bricking in their parkway. The motion passed 5-0.

Agenda Item No. 9 – Paving Brick Work – Starbucks & Boat Launch Area.
This item was covered in the discussion of Agenda Item No. 8 and no further action was taken.

Agenda Item No. 10 – Riviera Flag Pole Replacements - Discussion.
DPW Winker provided photographs depicting the wooden flagpole conditions on the Riviera towers and the $7,000 or $8,000 cost to replace them. After discussion the costs involved and the possible historic nature of having the flag poles on the towers, it was moved by Ald. Hartz and seconded by Chair Mott to remove the flag poles to the top of the wood base and flash over them. The motion passed 5-0.
(This item may need to go before the Finance Committee and Common Council for consideration and approval)

Agenda Item No. 11 – Veterans Park Player Benches Concrete Slabs.
DPW Winkler explained that Softball Field No.5 gets muddy beneath the benches when it rains and presented a plan to place concrete beneath the benches. He indicated that if the PWC wished to proceed that the work could be funded with capital fund monies remaining from the plumbing repairs at the park.

It was moved by Ald. Kehoe to get bids for the concrete work under the player benches at Field #5 and seconded by Chair Mott. The motion failed 2-3 (Nay-Marsala, Krohn, and Hartz).

Agenda Item No. 12 – Veterans Park Scoreboard Replacements - Discussion.
DPW Winkler presented a refacing fix for the 4 scoreboards at a cost of $2,340 for the boards with the 2-digit clocks with a product called Score Restore. After discussion regarding funding, it was moved by Ald. Hartz and seconded by Ald. Marsala that the City draft a letter to the organizations around the area to donate $2,500 for each of the 5 scoreboards to replace them with the City funding the installation. The motion passed 5-0.

Motion to Adjourn:
It was moved by Ald. Hartz and seconded by Ald. Marsala to adjourn. The meeting was adjourned at 8:40 PM on a 5-0 vote.

Respectfully Submitted,

Daniel S. Winkler, P.E.
Director of Public Works & Utilities

Cc: Mayor Jim Connors/Dennis Jordan/Jeremy Reale/Common Council Members not on Committee/File

DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
PROJECT NO. TST-11-05
BID OPENING DATE: SEPTEMBER 15, 2011 10:00 AM

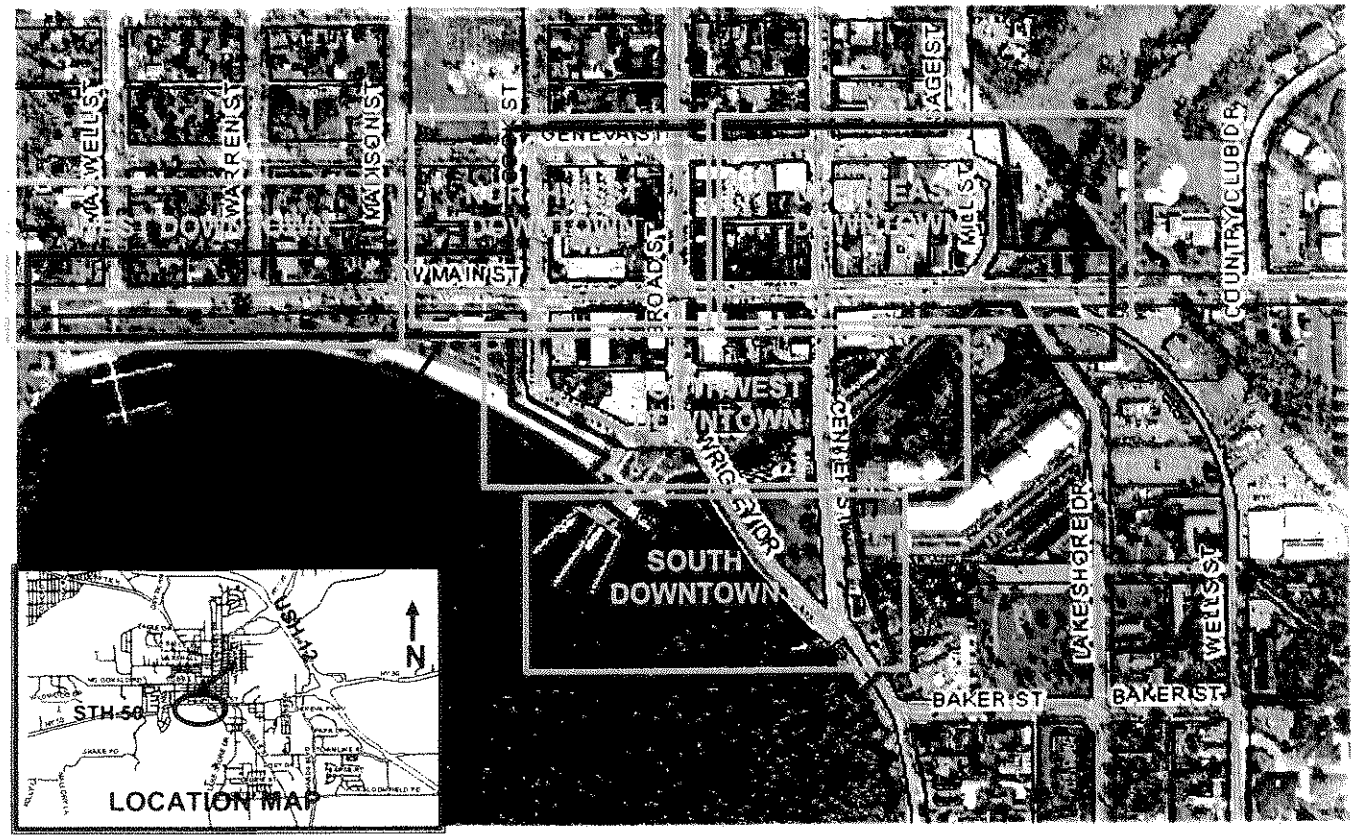
	COMPANY	Porta-Painting			Aero Painting, Inc.			Stateline Surface Solutions, Inc.			TMI Coatings			Weber Painting		
	ADDRESS															
	CITY/STATE	Waukesha, WI 53189			Elkhort Lake, WI 53020			Lake Geneva, WI 53147			St. Paul, MN 55121			Elkhorn, WI 53121		
	BID BOND (YES/NO)	YES			YES / NO			YES $2,400			YES			YES / NO		
	PRE-QUALIFIED (YES/NO)	YES / NO			YES / NO			YES / NO			YES / NO			YES / NO		
ITEM NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL
1	L1 Light Pole Surface Preparation & Painting							44	241.00	10,604.00						
2	L2 Light Pole Surface Preparation & Painting							50	240.00	12,000.00						
3	L3 Light Pole Surface Preparation & Painting							39	241.00	9,399.00						
4	Lighted Steel Bollard Surface Preparation & Painting							9	196.00	1,764.00						
5	Banner Pole Surface Preparation & Painting							11	181.00	1,991.00						
6	Cantilever Sign Pole & Mast Arm Surface Preparation & Painting							11	411.00	4,521.00						
7	Pedestrian Sigh Pole Preperation & Painting							21	254.00	5,334.00						
Alt 1	Upper Steel Handrail			1,665.00			2,400.00	L.S.	760.00	760.00			6,100.00			
	BASE BID			$ 76,035.00			$ 146,050.00			$ 45,613.00			$ 264,060.00			$ -
	BASE BID PLUS ALT. NO. 1			$ 77,700.00			$ 148,450.00			$ 46,373.00			$ 270,160.00			$ -

	COMPANY	Mataco Servies			Humphreys Contracting			Big Foot Construction			Ruffalo Painting					
	ADDRESS															
	CITY/STATE	Valley, NE 68064-0358			Lake Geneva, WI 53147			Fontana, WI 53125			Kenosha, WI 53144					
	BID BOND (YES/NO)	YES / NO			YES / NO			YES			YES $1676			YES / NO		
	PRE-QUALIFIED (YES/NO)	YES / NO			YES / NO			YES / NO			YES / NO			YES / NO		
ITEM NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY.	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
											44	158.00	6,952.00			
1-7	BASE BID - Items 1 - 7	1	L.S.		1	L.S.		1	L.S.		50	209.00	10,450.00	1	L.S.	
											39	158.00	6,162.00			
A1	ALT BID - Upper Steel handrailing	1	L.S.		1	L.S.		1	L.S.		9	108.00	972.00	1	L.S.	
											11	209.00	2,299.00			
											11	209.00	2,299.00			
											21	209.00	4,389.00			
										16,200.00	L.S.	2,843.00	2,843.00			
	BASE BID			$ -			$ -			$ 122,400.00			$ 33,523.00			$
	BASE BID PLUS ALT. NO. 1			$ -			$ -			$ 138,600.00			$ 36,366.00			$

2

CITY OF LAKE GENEVA

PROJECT NO. TST-11-05



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

NO SCALE

DSW 08/23/11

2

CITY OF LAKE GENEVA

DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

PROJECT NO. TST-11-05

INDEX

SHEET NO.	DESCRIPTION
1	LIGHT POLE & LIGHTED BOLLARD PHOTOGRAPHS
2	WEST DOWNTOWN STREET LIGHTS PLAN
3	NORTHWEST DOWNTOWN STREET LIGHTS PLAN
4	NORTHEAST DOWNTOWN STREET LIGHTS PLAN
5	SOUTHWEST DOWNTOWN STREET LIGHTS PLAN
6	SOUTH DOWNTOWN STREET LIGHTS PLAN
7	PEDESTRIAN, BANNER & CANTILEVER POLE PHOTOS
8	NORTHWEST DOWNTOWN OTHER POLES PLAN
9	NORTHEAST DOWNTOWN OTHER POLES PLAN
10	SOUTHWEST DOWNTOWN OTHER POLES PLAN NOTE: "OTHER" POLES INCLUDE PEDESTRIAN, BANNER & CANTILEVER POLES.
11	DETAIL SHEET

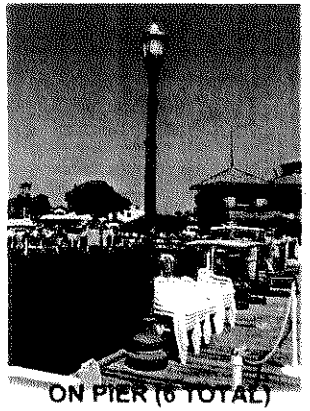
DSW 08/25/11

CITY OF LAKE GENEVA

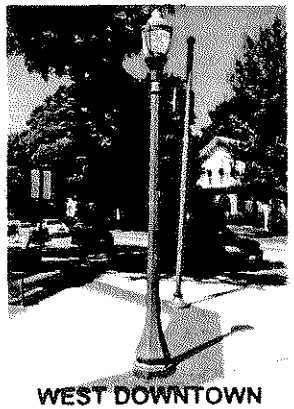
DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

PROJECT NO. TST-11-05

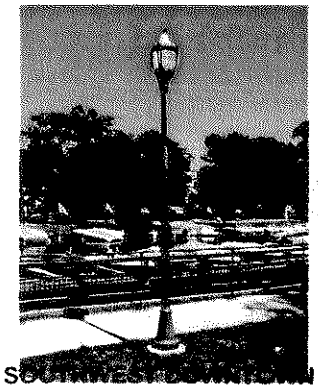
LIGHT POLE PHOTOGRAPHS



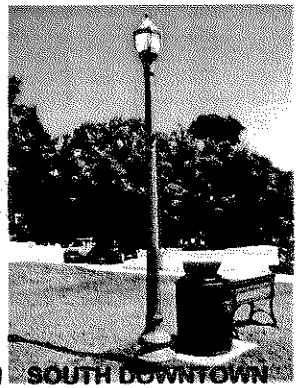
ON PIER (6 TOTAL)



WEST DOWNTOWN

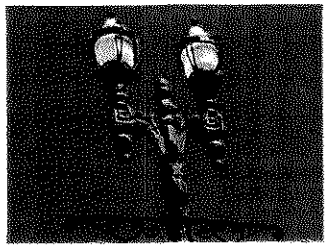


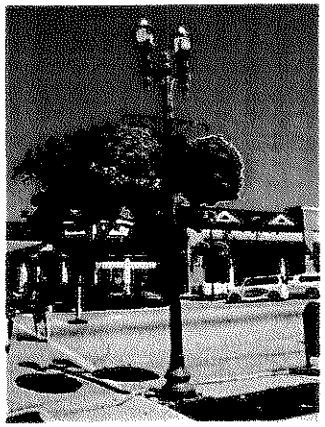
SOUTHWEST DOWNTOWN



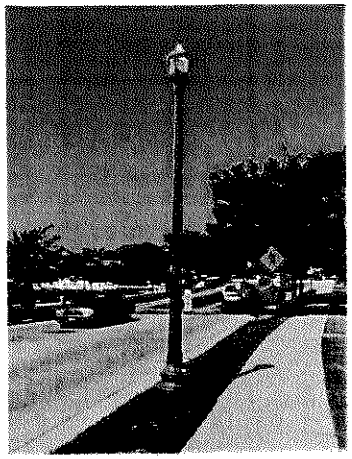
SOUTH DOWNTOWN

TYPICAL "L1"LIGHT POLE
(VARIOUS STYLES)

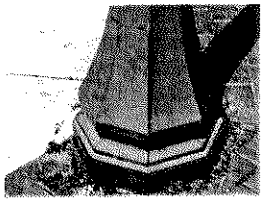




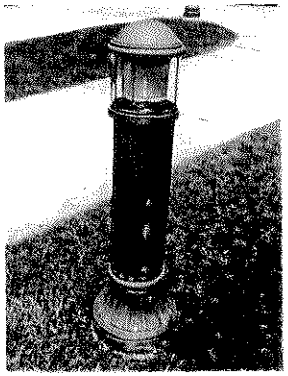
TYPICAL "L2"
LIGHT POLE



TYPICAL "L3"
LIGHT POLE
(SAME POLE AS L2 BUT
WITH SINGLE HEAD)



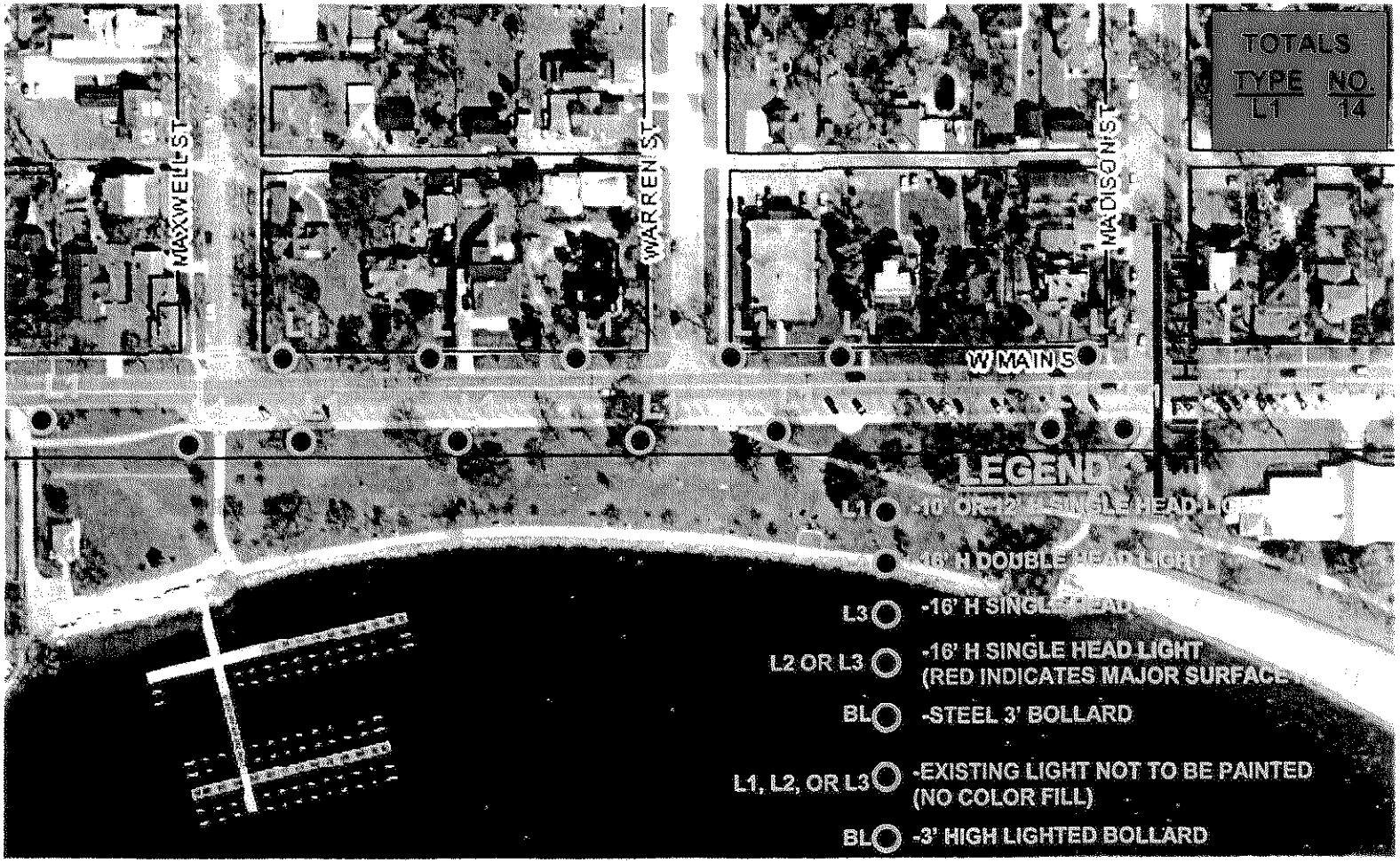
L1 BASE WEST DOWNTOWN



TYPICAL "BL"
BOLLARD

POLE WITH
MAJOR RUST

2

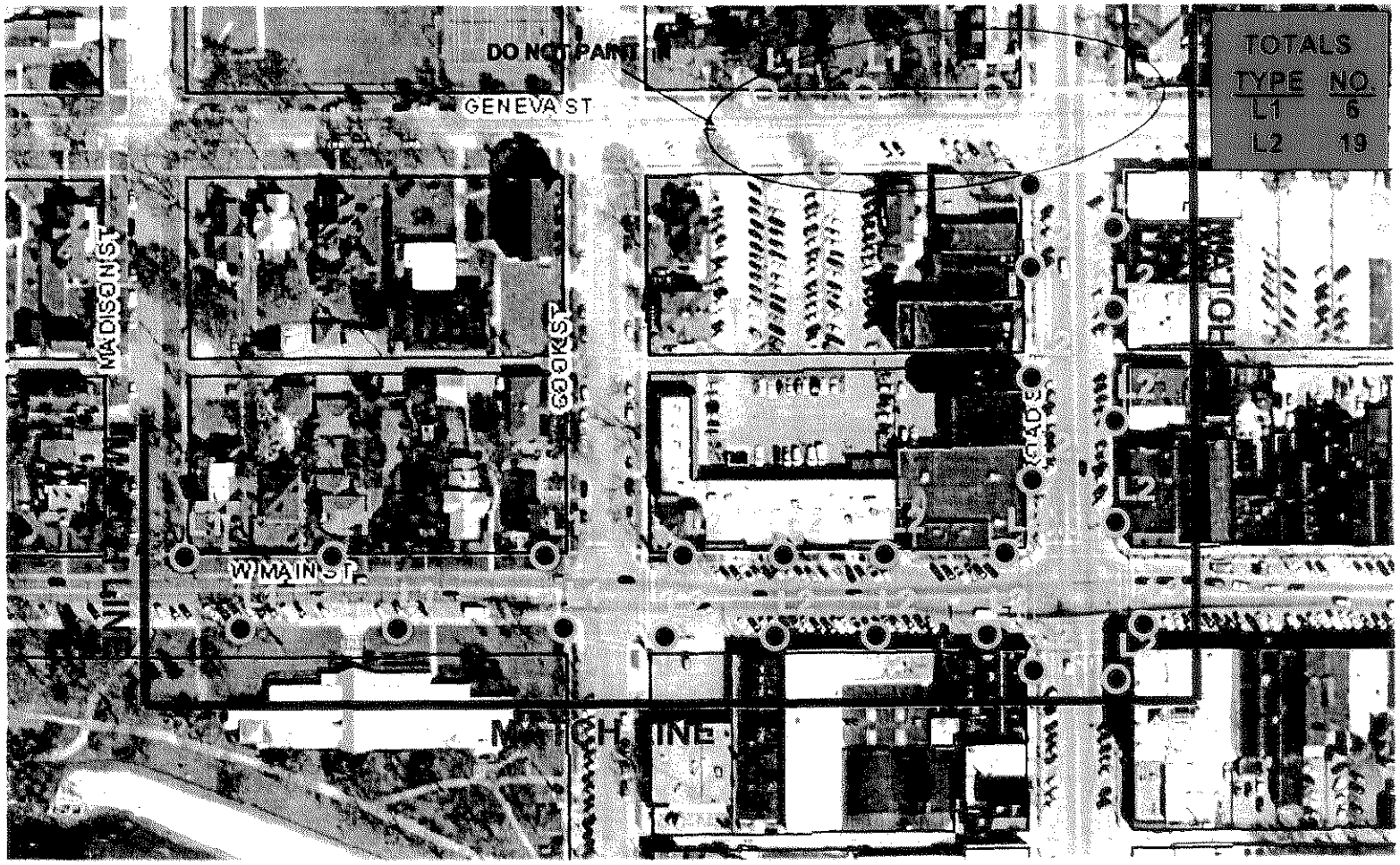


DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

WEST AREA

NO SCALE

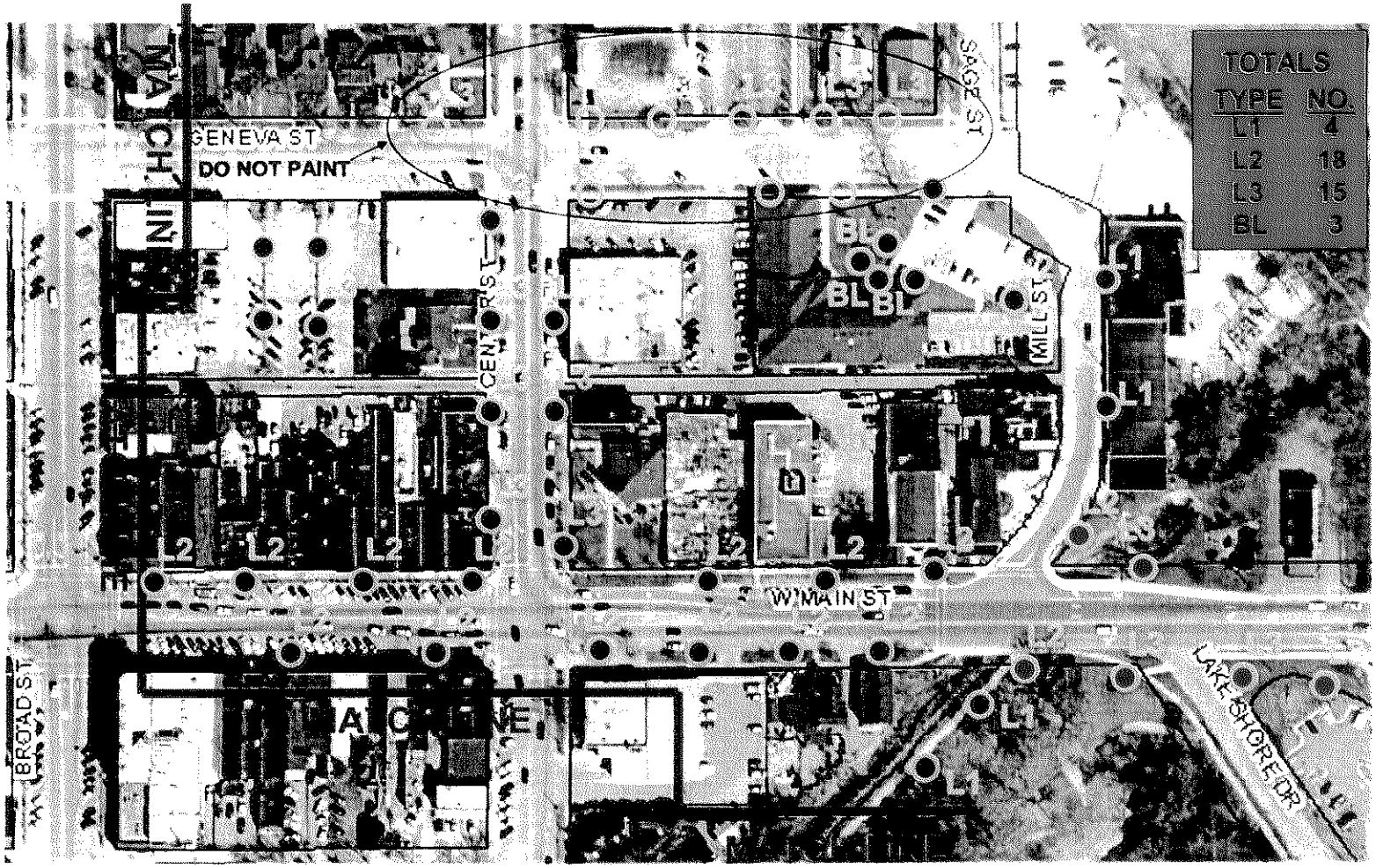
2



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
NORTHWEST AREA

NO SCALE

2



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

NORTHEAST AREA

NO SCALE

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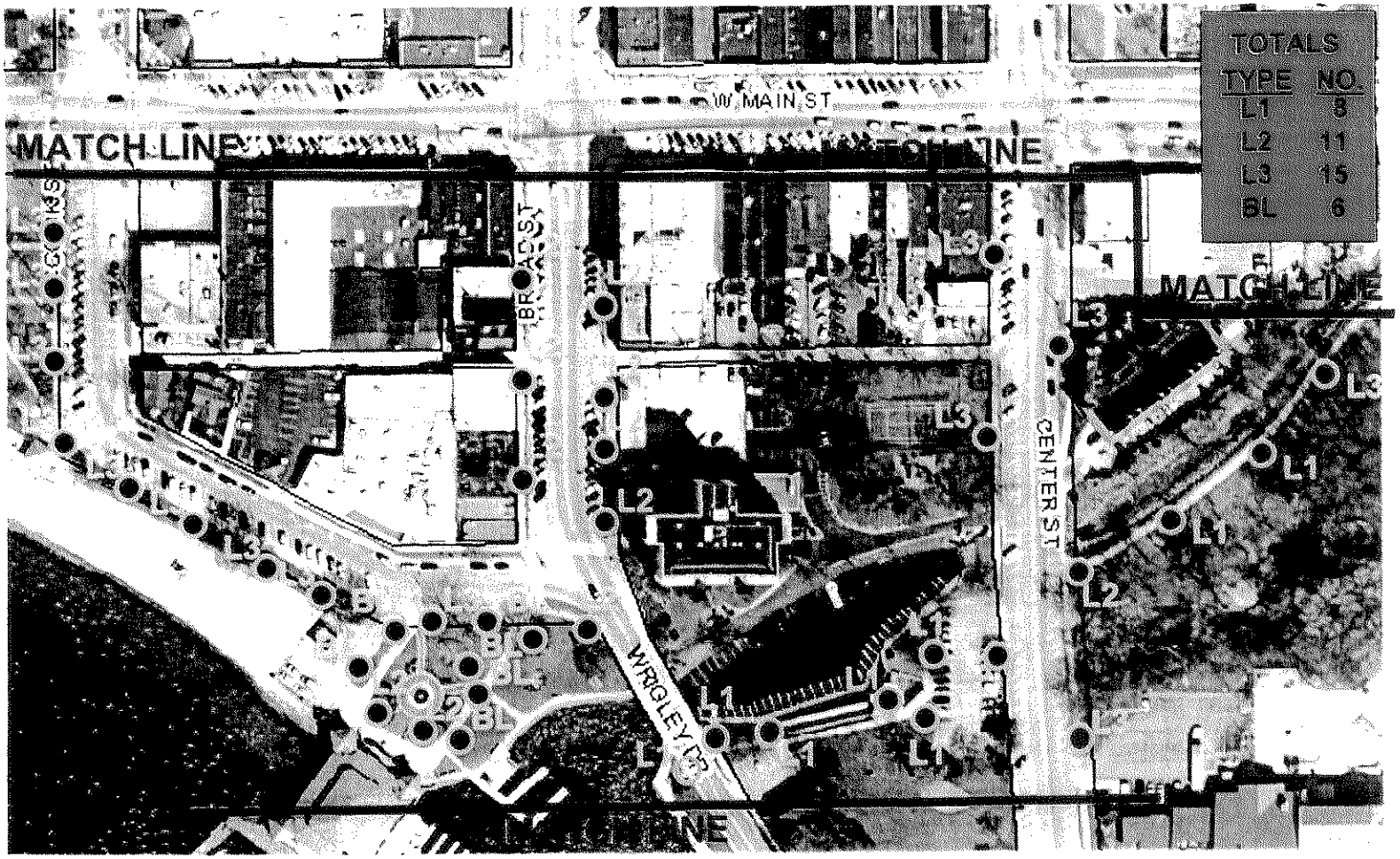
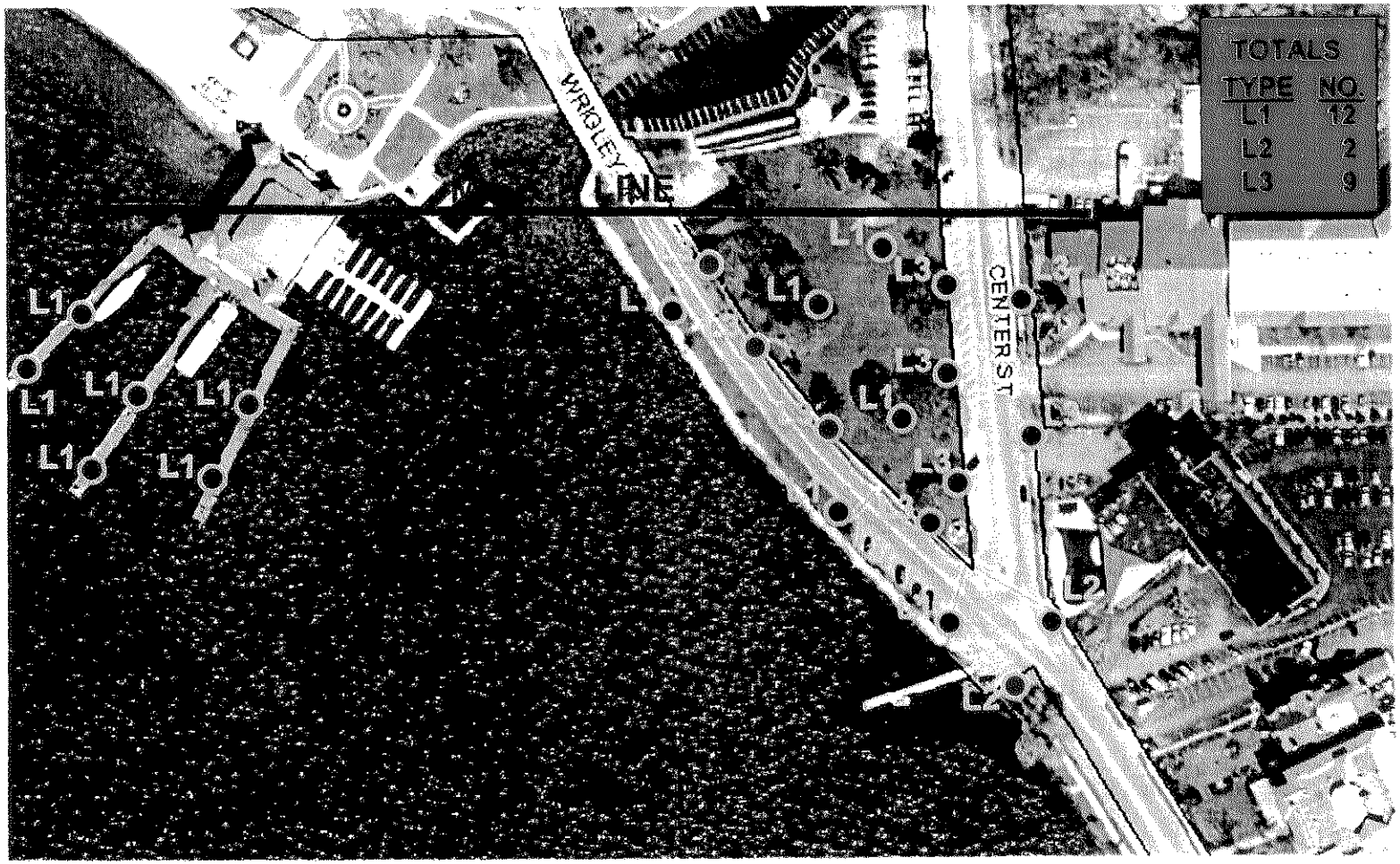


DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
SOUTHWEST AREA

NO SCALE

2



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
SOUTH AREA

NO SCALE

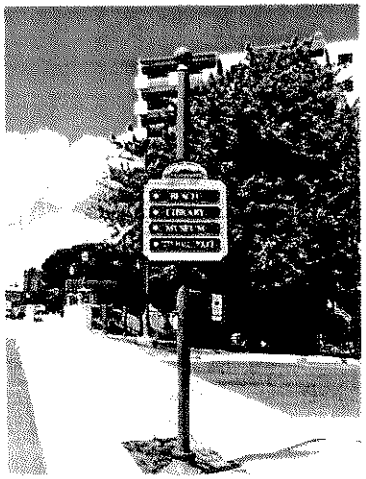
2

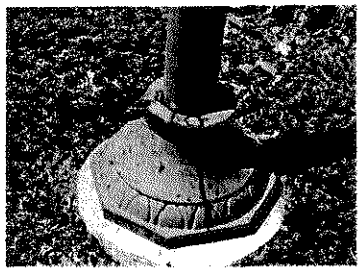
CITY OF LAKE GENEVA

DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

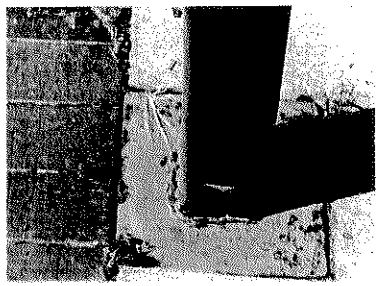
PROJECT NO. TST-11-05

"OTHER" POLES INCLUCING SIGN, BANNER, & CANTILEVER POLE PHOTOGRAPHS

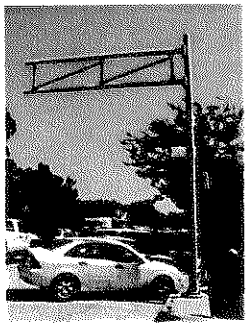




PEDESTRIAN INFO SIGN

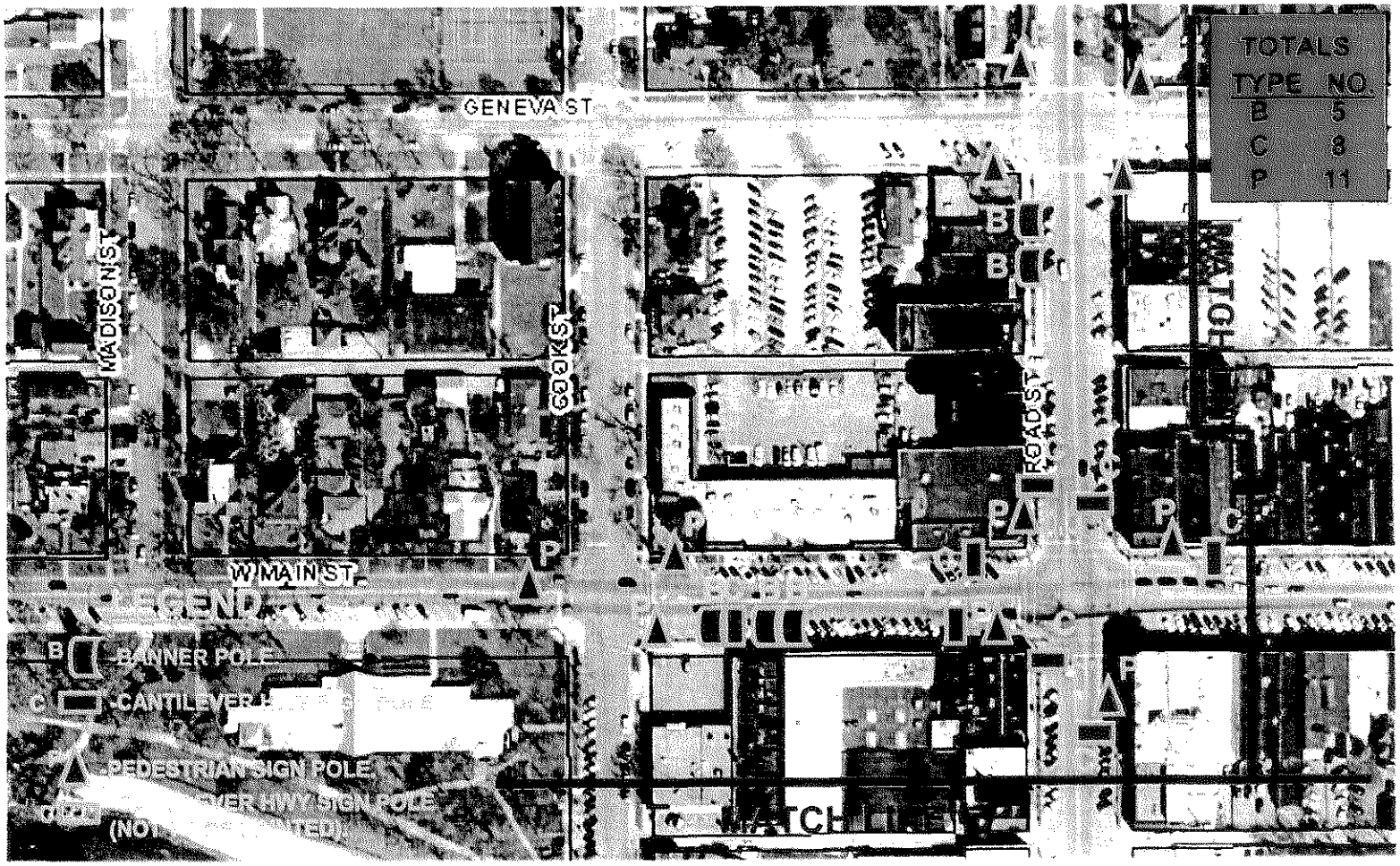


BANNER POLE



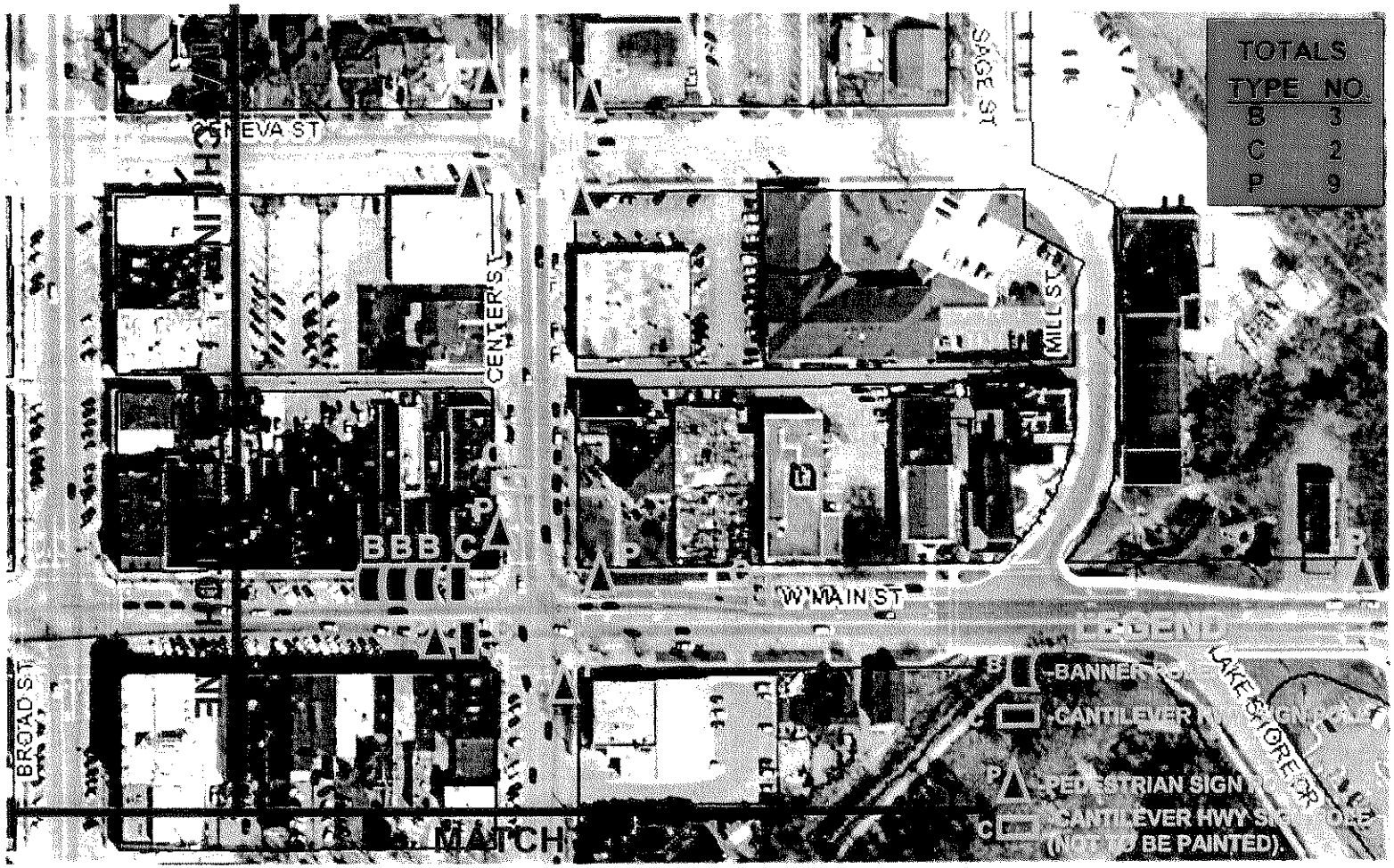
CANTILEVER POLE & ARM

2



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
NORTHWEST AREA

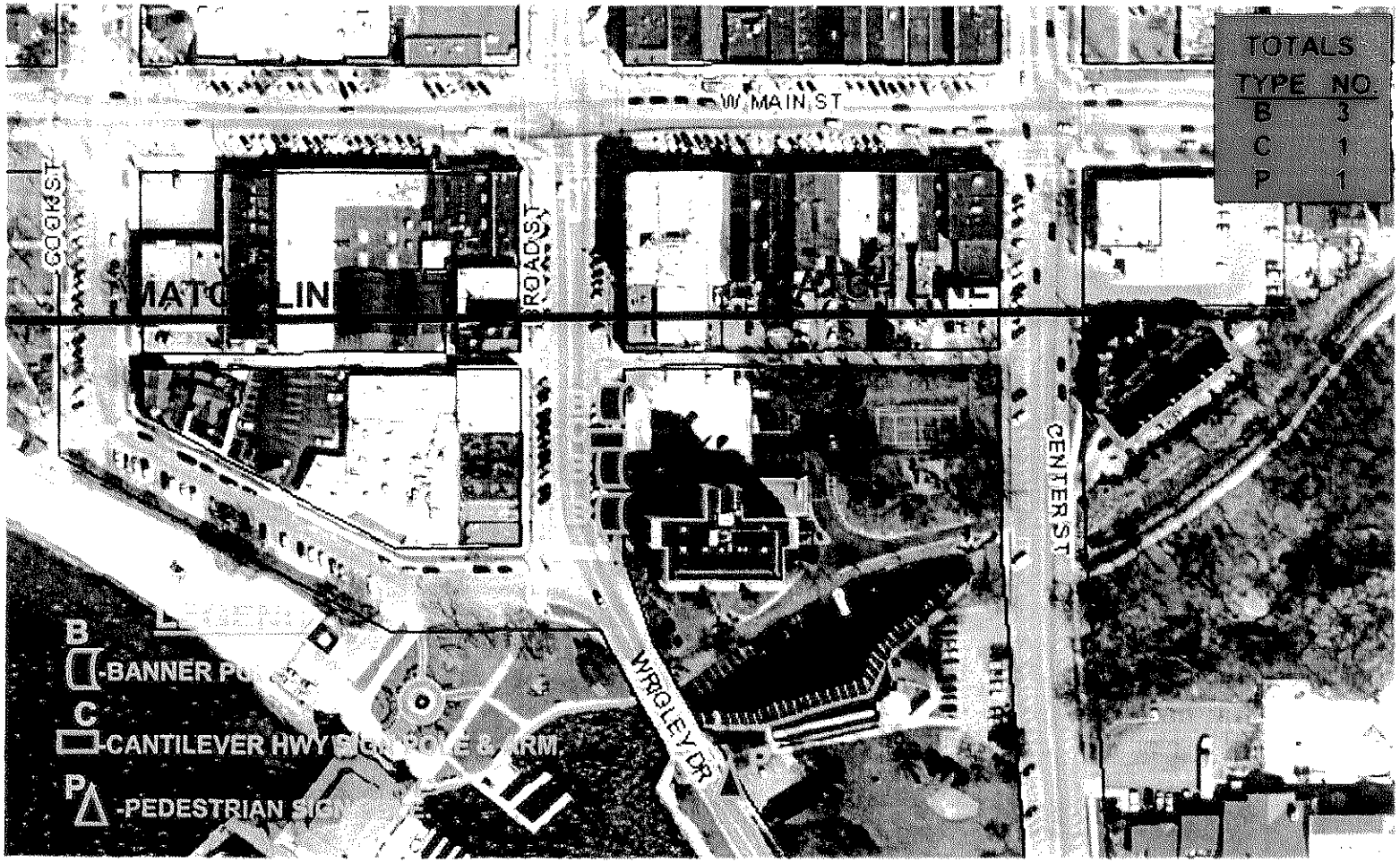
NO SCALE



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
NORTHEAST AREA

NO SCALE

2



DOWNTOWN STREET LIGHT & SIGN POLE PAINTING
SOUTHWEST AREA

NO SCALE

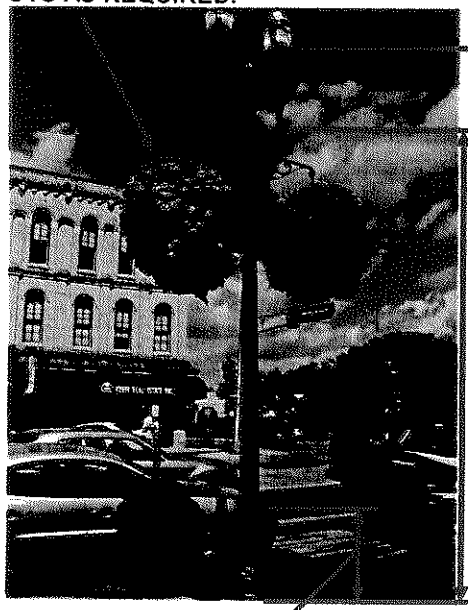
CITY OF LAKE GENEVA

DOWNTOWN STREET LIGHT & SIGN POLE PAINTING

PROJECT NO. TST-11-05

DETAIL SHEET

REMOVE & RESET FLOWER POTS AS REQUIRED.



CONTRACTOR TO PAINT POLE & HOUSING TO BOTTOM OF GLOBE (TYPICAL).

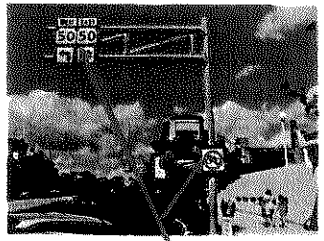
TYPICAL POLE HEIGHT "L1" 10' TO 12', "L2" 15', "L3" 15'.

TYPICAL HAND & POWER TOOL PREPARATION, BASE HT. PLUS 6".

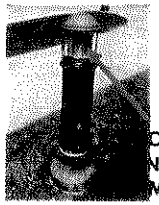
PREPARATION/PAINT DETAIL
ALL POLE TYPES
NO SCALE

TYPICAL POWER BLAST PREPARATION, BASE HT. PLUS 6" BEYOND RUST.

PREPARATION/PAINT DETAIL
10 POLES WITH MAJOR RUST
NO SCALE



WORK AROUND SIGNS ON POSTS.



OTECT
NS FROM
MAGE.

2

5

ELKHORN
CHEMICAL & PACKAGING

208 E. Morrissy Drive
P.O. Box 80
Elkhorn, WI 53121

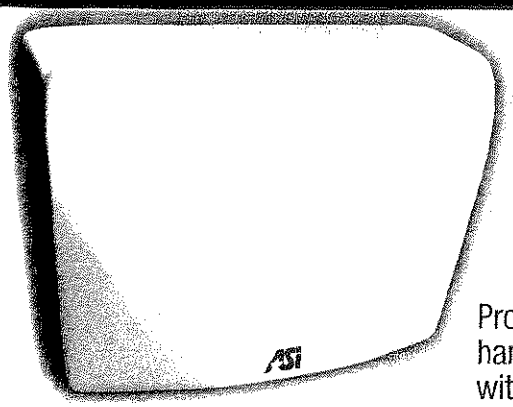
Phone 262.723.2666
Toll Free 800.377.3556
Fax 262.723.6382
elkhornchemical.com

Date	Customer Name
9/7/2011	CITY OF LAKE GENEVA
M.Gramm	

Item #	Description	U.O.M.	Price
	ASI HAND DRYER		
	#0165	Each	$208.00
		20	$4,160.00
	Delivery is FREE!		

THE PREMIER SURFACE MOUNTED ADA COMPLIANT HAND DRYERS!

Choose from three Profile™ styles:



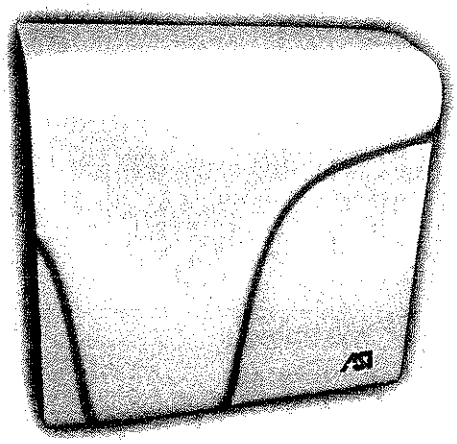
0185
STEEL COVER WITH PORCELAIN ENAMEL FINISH

Overall Dimensions:
(Conforms to ADA)
10 3/4" H x 14 1/2" W x 4" D
(275mm x 370mm x 100)

0195
CAST IRON COVER WITH PORCELAIN ENAMEL FINISH

Overall Dimensions:
(Conforms to ADA)
11 1/4" H x 15" W x 4" D
(290mm x 385mm x 100)

Profile Models 0185/0195 provide powerful warm air to dry hands in less than 25 seconds. Available in steel or cast iron, with porcelain enamel finish in selected colors. Also available with stainless steel cover in bright or satin finish.



0165
PROFILE™ COMPACT DRYER

Overall Dimensions:
(Conforms to ADA)
11 1/4" H x 11 1/2" W x 4" D
(285 x 290 x 100 mm)

Profile Model 0165 is the economical hand dryer alternative with a powerful jet of warm air that dries hands in 30 seconds. Available in white or grey epoxy paint finish on a die-cast aluminum cover.

SPECIFICATIONS: PROFILE MODELS 0185/0195

Voltage/Frequency:	100-240 -- 50/60 Hz
Motor:	1/4 HP 7500 RPM -Brush Type
Volume of Air:	185 CFM - Temp: 149 F (65 C)
Cover:	Porcelain-coated steel or cast iron
Thermal Protection:	Auto-resetting device
Circuitry:	Infrared automatic

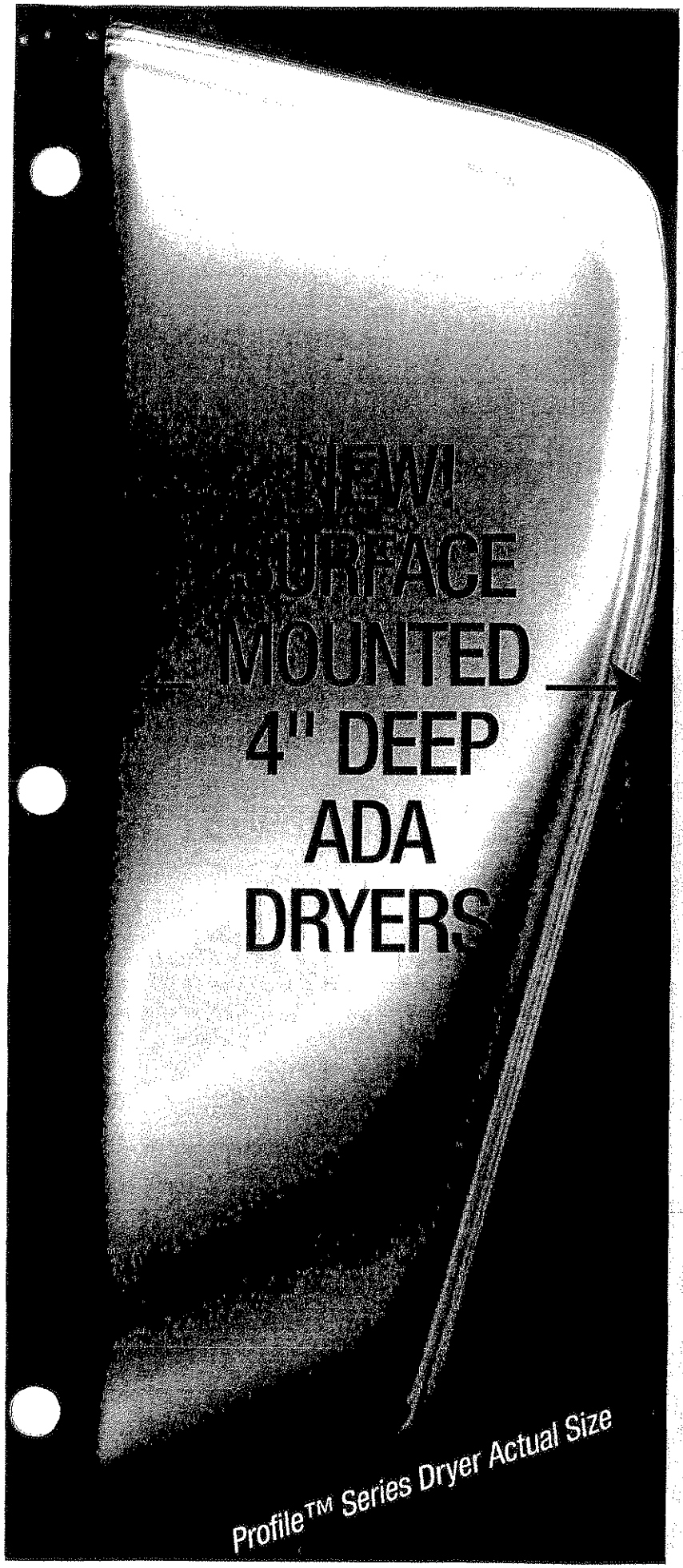
SPECIFICATIONS: PROFILE MODEL 0165

Voltage/Frequency:	100-240 -- 50/60 Hz
Motor:	1/4 HP 7500 RPM -Brush Type
Volume of Air:	180 CFM - Temp: 140 F (60 C)
Cover:	Porcelain-coated aluminum
Thermal Protection:	Auto-resetting device
Circuitry:	Infrared automatic

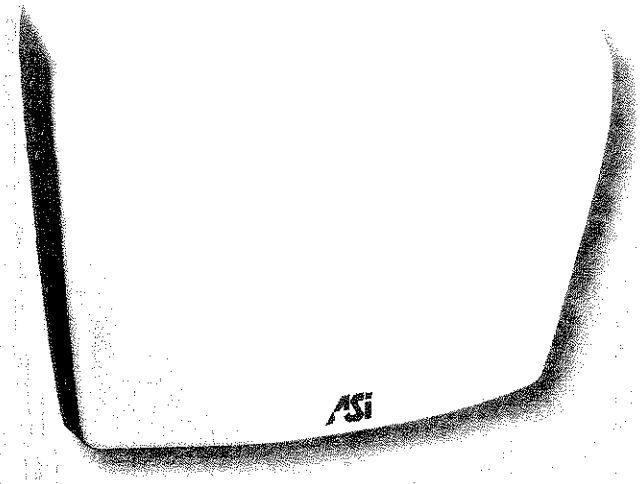
Contact your nearest ASI representative for expert counseling on all commercial washroom product planning specifications, and barrier-free compliance. Complete catalog information and technical assistance available on data sheets and website.

10 YEAR WARRANTY All component parts of all dryers shall be warranteed to be free of defect in material and workmanship for a period of 10 years, except brushes which are warranteed for 3 years.

Making More of Washroom Accessories
American Specialties, Inc.
441 Saw Mill River Road • Yonkers, NY 10701-4913
Tel: (914)-476-9000 • Fax: (914) 476-0688
www.americanspecialties.com • E-mail: info@americanspecialties.com



PROFILE™ DRYERS CONFORM TO ADA PROJECTION REQUIREMENTS.



- State-of-the-art technology;
- Quick drying - under 25 seconds;
- No touch - energy efficient operation;
- Universal voltage - automatically adjusts to 100-240V power conditions;
- Vandal resistant;
- Modern design;
- 10 year warranty.

ASi

Making More of Washroom Accessories

American Specialties, Inc.
441 Saw Mill River Road
Yonkers, NY 10701-4913
Tel: (914)-476-9000 • Fax: (914) 476-0688
www.americanspecialties.com
E-mail: info@americanspecialties.com

Autumn Supply

Scott McMahon 608 754 1964/608 449 5022

PROFILE™ COMPACT DRYER

FEATURES:

-Quick Drying - Under 30 Seconds
-No Touch - Energy Efficient Operation
-Universal Voltage - Automatically Adjusts
-Modern Design and Durable

Wall Opening:
-(Conforms to ADA) 11 1/4" x 11 1/2" x 4"
-(285 x 290 x 100 mm)

24 Hand Dryers Total
$218.67 per dryer No Freight Charge

1925 S. Crosby Ave.
Janesville, WI 53546

Fax 262 820 0844
Email: autumnsupply@hotmail.com

AMERICAN SPECIALTIES, INC.
441 Saw Mill River Road, Yonkers, NY 10701 (914) 476-9000
www.americanspecialties.com

MODEL No:	0165
ISSUED:	10-05
REVISED:	8-07

SURFACE MOUNTED SENSOR HAND DRYER (pg 2/2)

RATINGS

MODEL	TYPE	TIMING	VOLTS HERTZ	AMPS	WATTS	COLOR*
0165	Hand	Automatic	115VAC-50/60Hz	14.4	1653	White
			208VAC-50/60Hz	13	1352	
			240VAC-50/60Hz	15	1800	

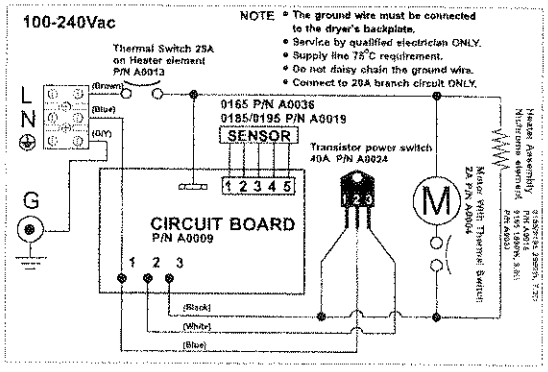
MODEL	MOTOR	H/P	RPM	FAN TYPE	AIR FLOW	HEATING ELEMENT	HEAT TEMP.
0165 115VAC	Brush Type Dual Ball Bearings	1/4	7500	Single Inlet Centrifgal	180 CFM (306 m^3/h)	1488 Watt Nichrome wire with auto reset circuit breaker @ 115VAC	140° F (60° C) @ 77° F (25° C) ambient room temperature
0165 208VAC						1217 Watt Nichrome wire with auto reset circuit breaker @ 104VAC	
0165 240VAC						1620 Watt Nichrome wire with auto reset circuit breaker @ 120VAC	

COLOR OPTIONS*

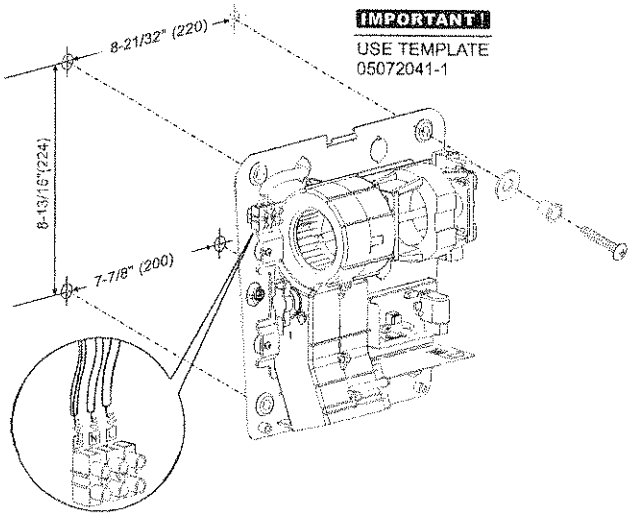
Unit is supplied with white finish unless color option is specified. Specify optional color Cool Grey by adding appropriate code number suffix to standard model number (i.e. 0165-40). For color chips see the **OPTIONS** section.

CODE	COLOR
40	Cool Grey

Circuit Diagram



Installation Diagram



IMPORTANT!
USE TEMPLATE
05072041-1

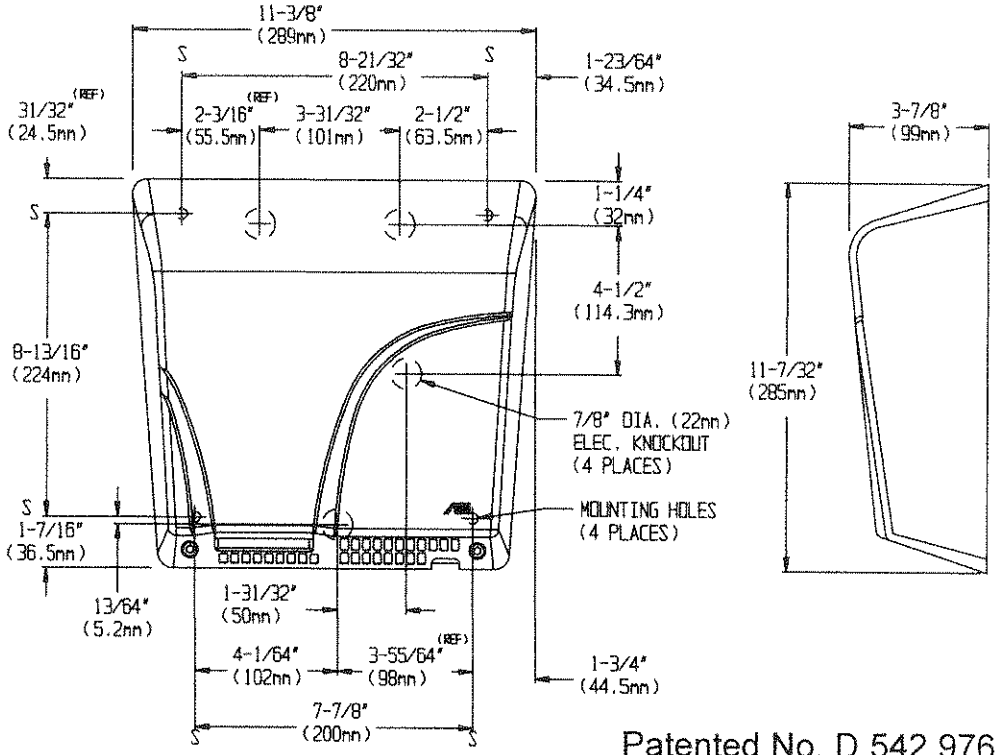
See installation template and instructions packed with unit.

THIS MANUFACTURER RESERVES THE RIGHT TO MAKE CHANGES IN DESIGN OR DIMENSIONS WITHOUT FORMAL NOTICE

AMERICAN SPECIALTIES, INC.
441 Saw Mill River Road, Yonkers, NY 10701 (914) 476-9000
www.americanspecialties.com

MODEL No:	0165
ISSUED:	10-05
REVISED:	8-07

SURFACE MOUNTED SENSOR HAND DRYER (pg 1/2)



Patented No. D 542,976 S

SPECIFICATION

Surface Mounted Hand Dryer shall operate automatically from IR sensor that shall activate dryer when hands are placed in sensor zone. Motor and heating element shall have internal resetting automatic thermal protection. Cover shall be fabricated of one-piece, heavy-duty cast aluminum 7/64" (2.8mm) thick, and shall have all exposed surfaces finished with acid, chip and scratch resistant epoxy enamel. Fixed directional air vanes shall be heavy duty, rust proof and tamper resistant. Air intake slots shall not allow access to internal parts. Back plate shall be furnished with vibration isolating mounting bushings. Circuitry shall have self-adjusting time-out and fail-safe off protection controlled by a microprocessor that shall detect and reject false signals and shall automatically self calibrate to provide uniform sensitivity over its entire life span. Entire unit shall be internally electrically grounded. Dryer unit shall have c(UL)us approval and be listed under the re-examination services of Underwriters Laboratories, Inc. Unit shall be warranted against defects in materials or workmanship for Ten (10) years.

Surface Mounted Sensor Hand Dryer shall be Model Nº0165 of American Specialties Inc., 441 Saw Mill River Road, Yonkers, NY 10701-4913

INSTALLATION

Unit is surface mounted on wall with four (4) 1/4" screws, washers and bushings (supplied) through rubber grommets (supplied) in a corrosion protected formed heavy steel back plate. For masonry walls use expansion bolts or anchors for 1/4" (6mm) screws. Electrical service is supplied and connected (by others) prior to installing cover. Cover is secured to back plate with two (2) hex socket security screws (supplied). For compliance with ADA Accessibility Guidelines, unit should be installed so that bottom edge of dryer is 54" (1372mm) maximum above finished floor (AFF) if clear floor side reach access is provided or 48" (1219mm) max. AFF if clear floor forward reach access is only provided. For general utility install unit so that bottom edge of dryer is 45" to 50" (1143mm to 1270mm) AFF. For two or more dryers, dryers should be no closer than 24" (610mm) on center.

OPERATION

Dryer is activated by user placing hands under sensor. Dryer automatically shuts off after time-out when user removes hands from sensor zone.

THIS MANUFACTURER RESERVES THE RIGHT TO MAKE CHANGES IN DESIGN OR DIMENSIONS WITHOUT FORMAL NOTICE

UNOClean.com

500 Bird St.
Elgin IL 60123
847-697-6970
847-697-4444 FAX

QUOTE

Requested By:
Lake Geneva Parks Departments
Attn: Ron

Prepared By:
Erik Bohrnell

DATE	OUR #	SALES REP	FOB	EXPIRES	TERMS	TAX ID
6-22-11		UC	Origin	30 Days	Credit Card	

QTY	ITEM	DESCRIPTION	UNIT PR	TOTAL
24	ASI-0197-1	TURBO-DRI Surface Mounted High Speed Auto Hand Dryer Color:white	$354.85 ea	$8516.40
		Orders ship with in 3-5 business days		

FREIGHT	N/C
TAX	
TOTAL	$8516.40

5

ELKHORN
CHEMICAL & PACKAGING

208 E. Morrissy Drive
P.O. Box 80
Elkhorn, WI 53121

Phone 262.723.2646
Toll Free 800.377.3556
Fax 262.723.6382
elkhornchemical.com

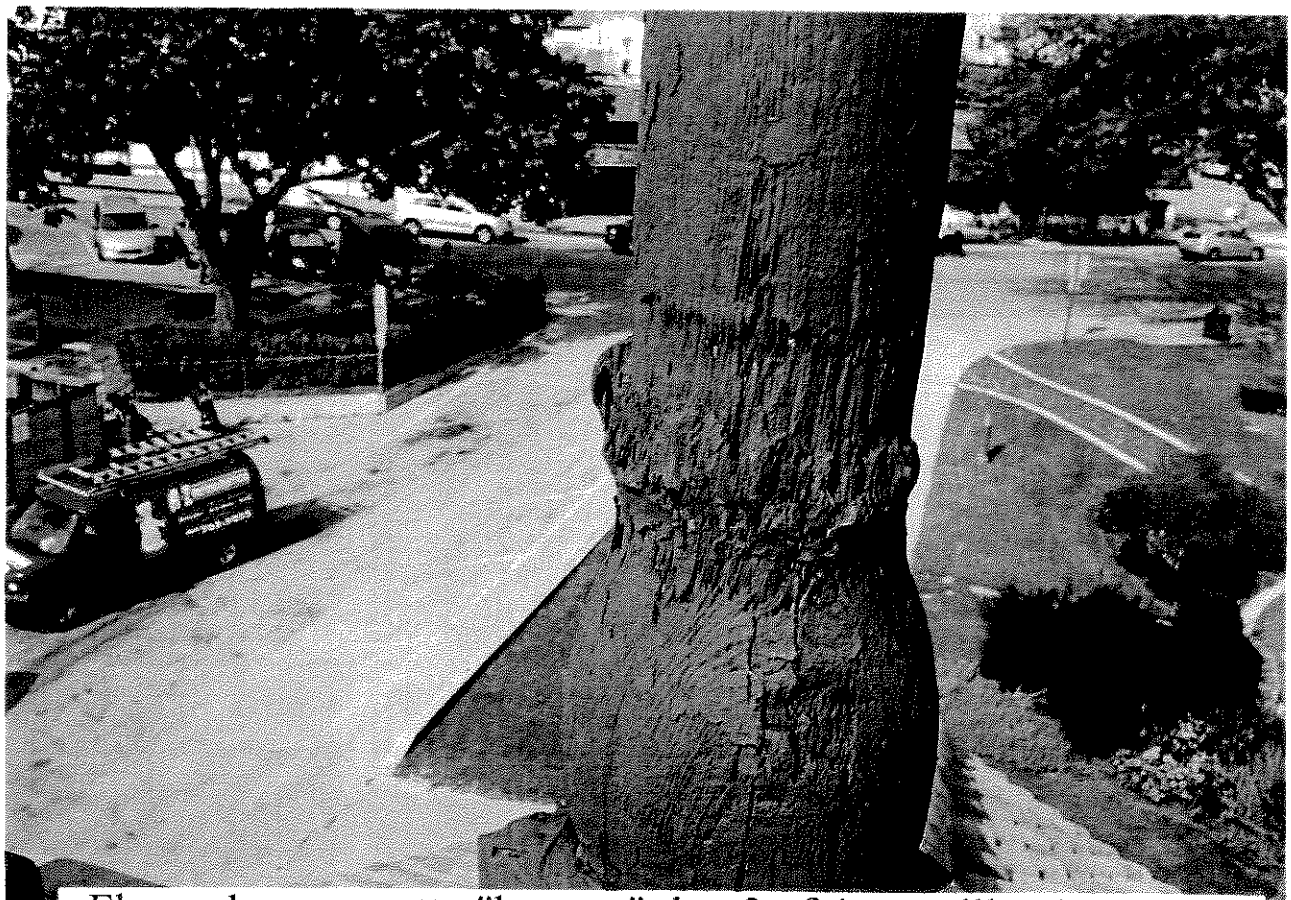
Date	Customer Name
7/11/2011	CITY OF LAKE GENEVA
M.Gramm	

Item #	Description	U.O.M.	Price
	ASI HIGH SPEED HAND DRYERS		
	SURFACE MOUNTED HIGH SPEED AUTOMATIC	EACH	$337.70
	HAND DRYER		
	TOTAL FOR 20 HAND DRYERS	TOTAL	$6,754.00
	SHIPPING INCLUDED!		

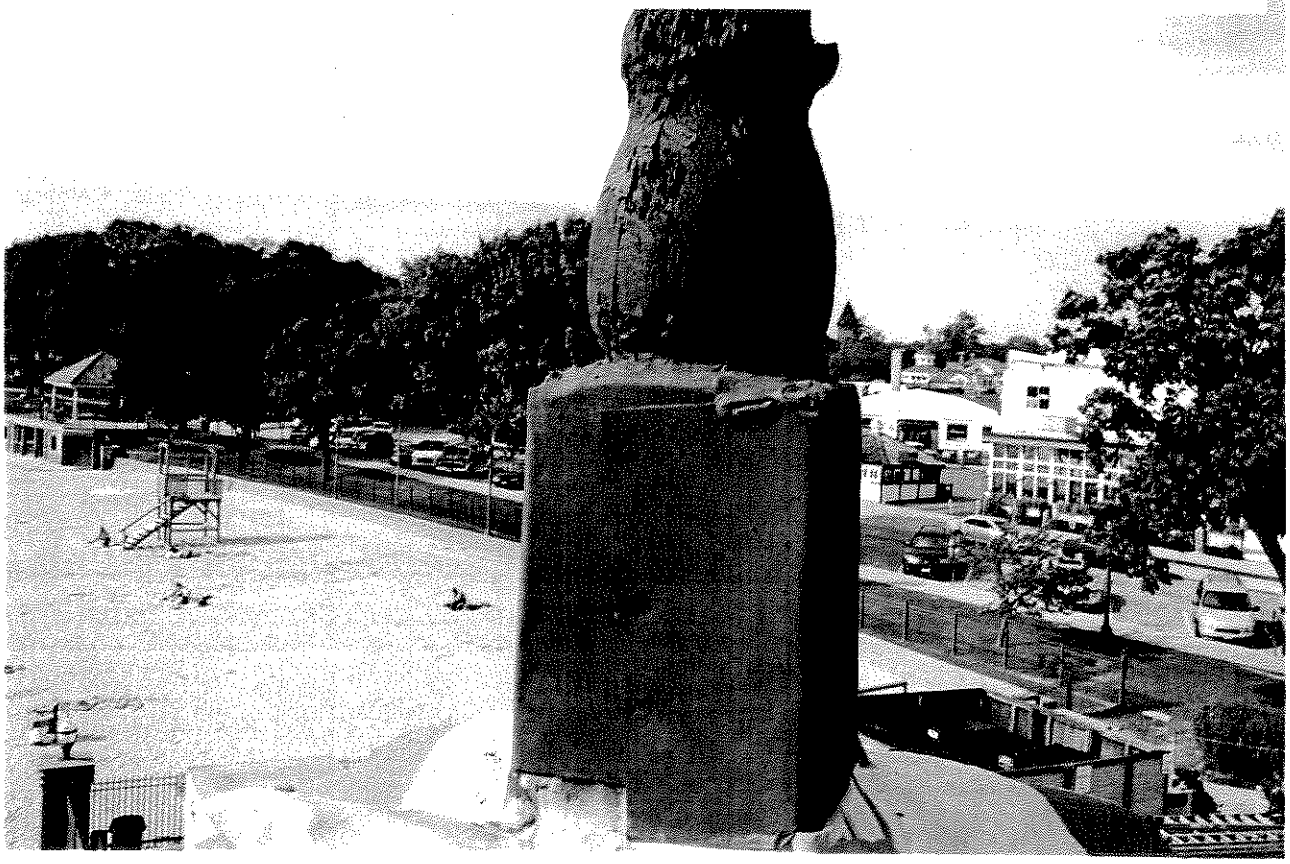
City Services Private Streets

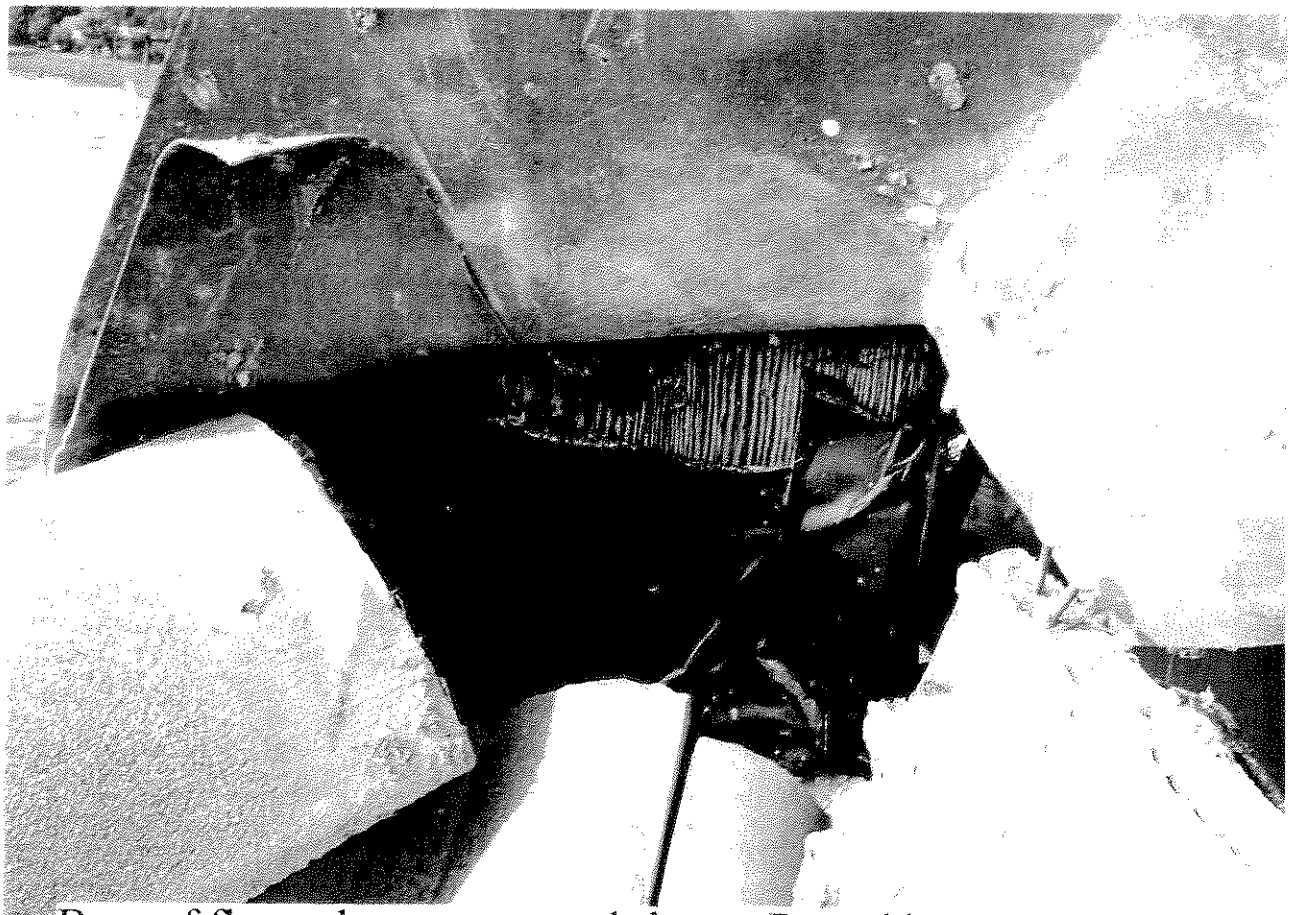
	Garbage Collection	Leaf & Brush Pick-up	Plowing	Pavement Maintenance	Sweeping
Ceylon Court	x	x	x	x	x
Heritage Drive	x				
Knoll Lane N.	x	x	x	x	
Knoll Lane S.	x	x	x	x	
LaGrange Drive	x	x	x	x	x
Maytag Drive	x	x	x	x	x
Oak Terrace	x				
Shore Acres 1121 S. Lake Shore Dr.	x		x		
Somerset Assoc. Drive	x				
Tiffany (Somerset)	x				
Windsor (Somerset)	x	x	x		x

Maytag E. Subdivison	x				
Seaver Lane	x				
Summer Haven	x				
Victorian Village	x				

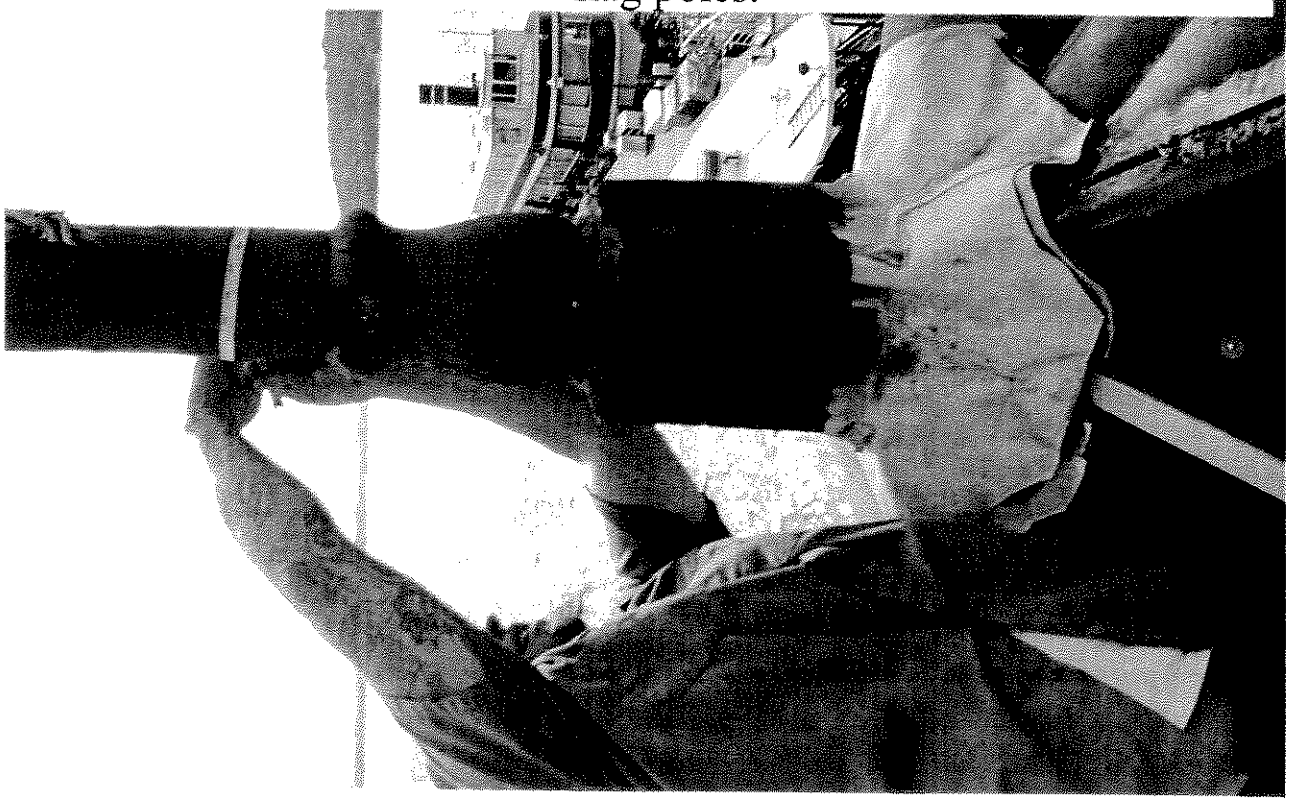


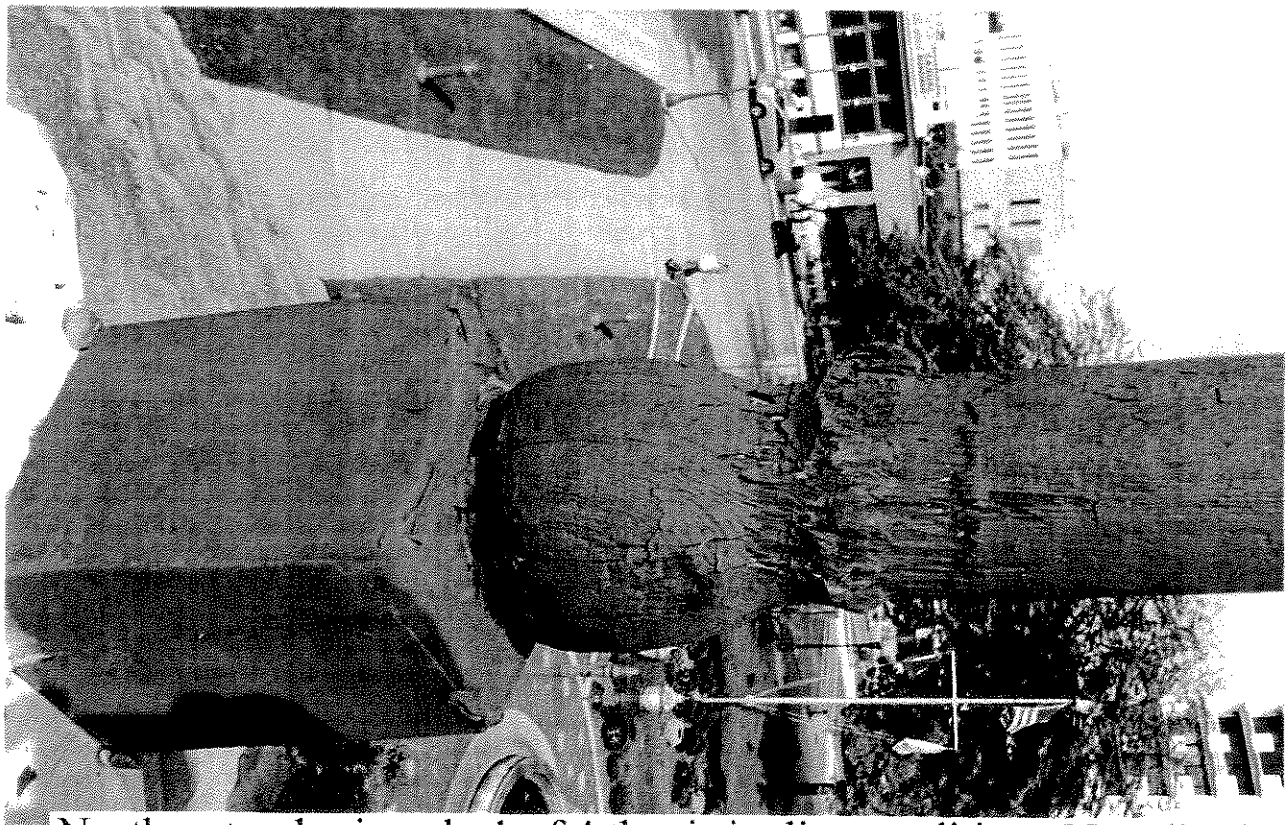
Flag poles are pretty "beat up"- but 3 of 4 are still quite solidly attached to base. Wood details are pretty roughed up. But pole is solid.



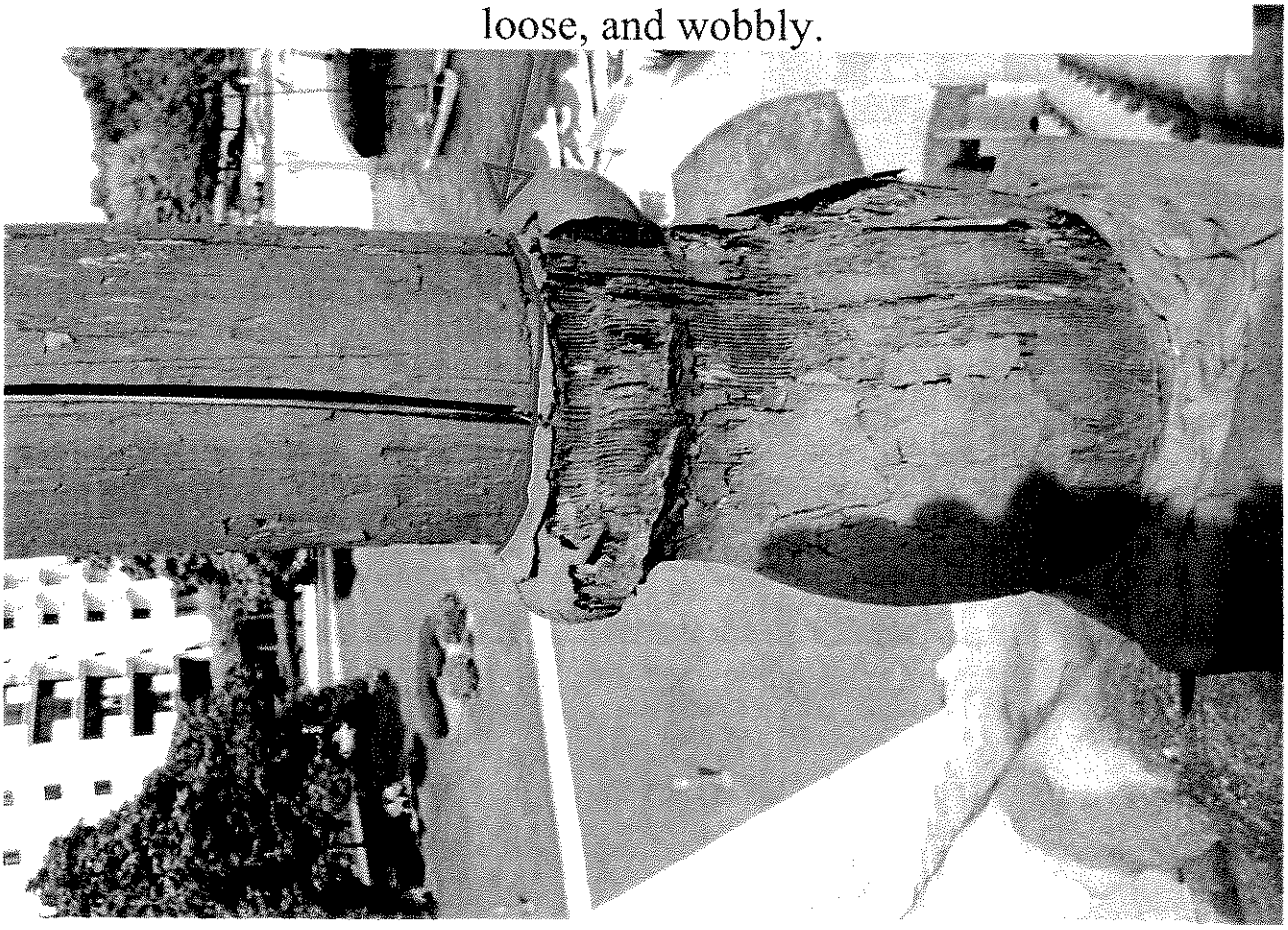


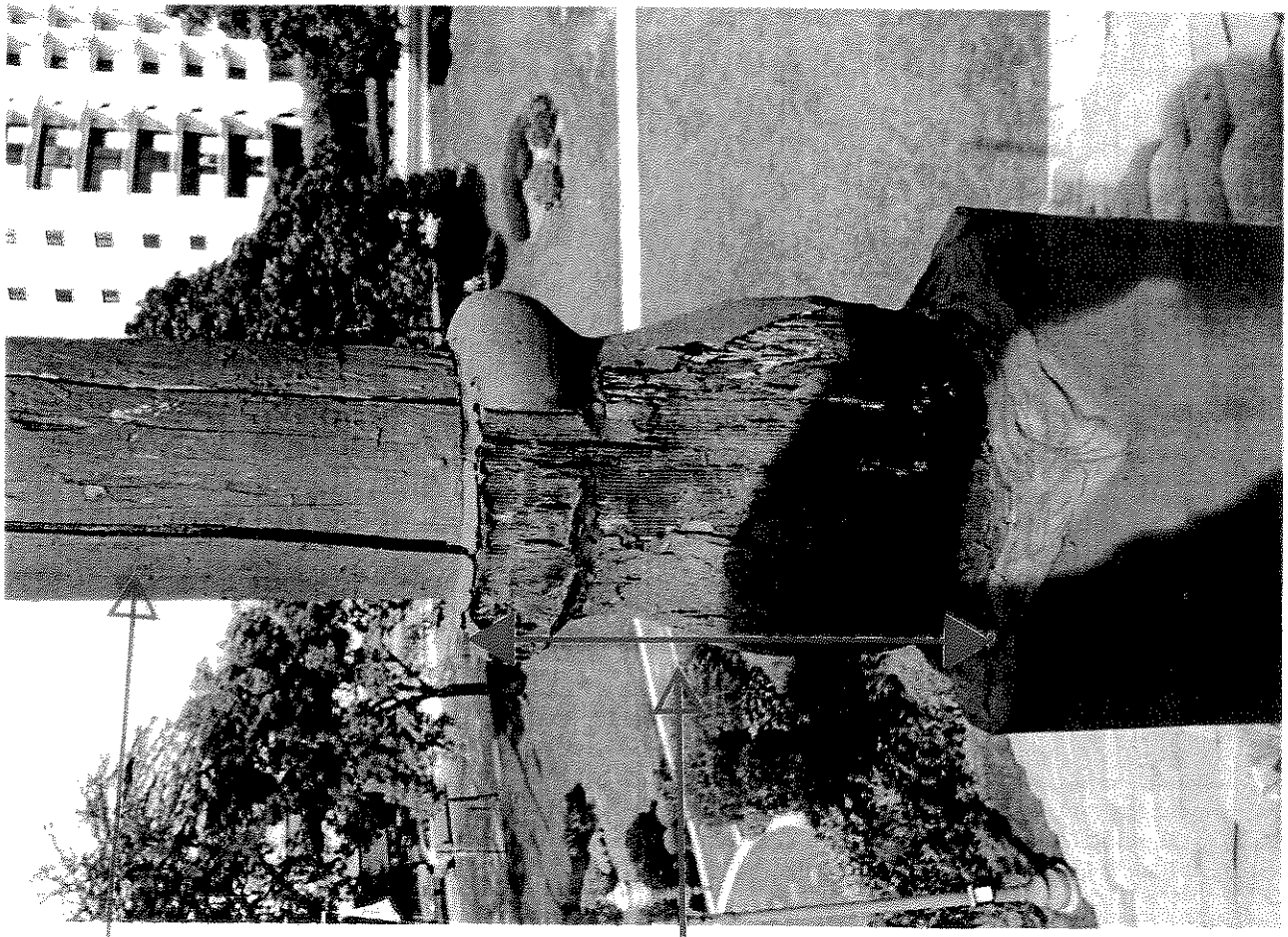
Base of flag poles, pretty good shape. Round base of pole- at tape measure below, is approximately 5" in diameter.
Base blocking, is likely to be very re-usable for mounting of new flag poles.





Northeast pole- is only 1 of 4 that is in dire condition. Note line/ arrow below- this pole was partially replaced after lightning strike- but only to this point. Upper most pole is extremely loose, and wobbly.





Original base of pole is still in place,
but in very rough condition.

Upper section of northeast flag pole, is separate
from main base- it is a replacement. Attachment
if very loose and wobbly.

CITY PLAN COMMISSION
MONDAY, SEPTEMBER 19, 2011 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Meeting called to order by Mayor Connors at 6:30pm.

Roll Call: Commissioners Skates, Flower, Poetzinger, Alderman Hartz and Commissioner Hill. Also Present: Mayor Connors, City Attorney Draper, Building/Zoning Administrator Brugger, Administrative Assistant Special and City Administrator Jordan (arrived at 6:34pm). City Planner Slavney and Commissioner Olson were excused.

Skates/Poetzinger motion to approve minutes of August 15th, 2011 Plan Commission meeting. Motion carried.

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 five (5) minutes. Applicants will be allowed when their item is discussed.
None.

Correspondence.
None.

Continued Public Hearing and action on a Zoning Map Amendment from (ER-1) Estate Residential to (PD) Planned Development for approval of a General Development Plan and Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd. Suite 145, Algonquin, IL 60102 on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane Lake Geneva, WI 53147 Tax Key Nos. ZYUP 00106D and ZYUP 00106C. John Matustik approached the podium and explained some of the changes that have been made to the project. They have come up with a plan to address the storm water and the road access on N. Knoll Lane. The plan is to consolidate and contain the rain water on site. (Administrator Jordan arrived 6:34pm.) They also plant to improve the drainage to the rear property owners (to the North and to the West). Matustik explains how the road will have changes made to it to bring it up to a better standard. It is planned to be re-graded and leveled off with additional gravel. The overgrown tree canopies will be trimmed back. Brugger asks if the neighborhood has had a chance to get together with Mr. Matustik to try and come to a joint plan on the road. Matustik stated that he did get some packets out to some neighbors who requested them. He also spoke to Mr. Tebbe and told him that he would look at options for different types of road surfaces to improve the road. Mr. Matustik has sent out several emails out to Mr. Tebbe but has not received an email response. He also passed out additional letters in all the neighbors' mailboxes or front doors on both N. Knoll and S. Knoll and Pinetree Lane asking if they had any additional concerns and what has been changed since the last Plan Commission meeting. Hill reiterates Brugger staff report position that if that road is not bought up to minimum street standards in order to provide city services whether it stays a private or becomes a public road, then only one home on the two lots (as no change to it's current use) is what is recommended. Brugger concurs. Administrator Jordan explains that the private roads in the city will be brought up at the Public Works meeting on Tuesday this week and some sort of an agreement can be made how to bring these roads up to a minimum street standard. Brugger also states that the fire chief will allow a twenty foot width as there is only a twenty foot right of way on that street. It's not desirable but it will work. Hartz asked about the liability issue on the City in terms of fire and police if they can't get down a private drive. Attorney Draper stated that it is an existing circumstance so he is not sure the liability would change. We are guided by the guidelines in section 98-905 which sets the standards for us being able to approve a Conditional Use. The liability issue exists now as it is. It's a private road so it's not a liability on the city's part. Flower asked about the

different pieces of the road construction and who is going to monitor that to make sure that the road construction will not deteriorate to its current condition again. Matustik explained how he will accommodate that and Brugger stated the City will not monitor a private road. Jordan states that he agrees that the City should have input in monitoring the road if the residents are going to provide the city services. Mayor Connors asks if the current home will be remodeled. Matustik stated that the intent is to clean up the neighborhood. The house is inhabitable. The house will be torn down when the new house is finished. It is in terrible condition. Skates asked why this is one of the only gravel roads in the City. Brugger stated that he cannot answer this as Somerset was done a long time ago and that the quality of that development wouldn't have permitted a gravel road. Skates also asks if the City is maintaining this road. Brugger stated that he is not claiming that the City maintains it, only to keep it able to be plowed during the winter.

Larry Colvi, 794 N. Knoll Lane. He does not have a problem with the project presented. He is concerned with who is responsible for the cost of the upgrade of the road and other city services that have been provided.

Hartz/Skates motion to close the public hearing. Motion carried. Discussion followed on the private/public road standards for N. Knoll Lane. Flower comments on the drainage issues on each of the lots and reiterates that Staff will take care of the easements. Brugger concurs. **Hill/ Hartz approval on a Zoning Map Amendment from (ER-1) Estate Residential to (PD) Planned Development for approval of a General Development Plan and Precise Implementation Plan filed by John Matustik of Matustik Builders, 2413 W. Algonquin Rd. Suite 145, Algonquin, IL 60102 on behalf of Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 to build two homes on two separate but substandard lots in the ER-1 zoning district at 817 N. Knoll Lane Lake Geneva, WI 53147 Tax Key Nos. ZYUP 00106D and ZYUP 00106C including staff recommendations.** Discussion followed. **Motion carried unanimously.**

Connors/Hartz motion to suspend the rules and go to item 11. Motion carried.

Continued Review and recommendation on a Certified Survey Map application submitted by Doug Olson of Jensen & Olson Land Surveying PO Box 322, Elkhorn, WI 53121 on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147 for land located in the Town of Linn that is within the City's Extra-territorial review jurisdiction. Doug Olson approached the podium and explained the change in the project from last month. Brugger explains the concern that the City Engineer had was an issue with no reference to the easement. Mr. Olson stated that the easement was created in 1947 and there is documentation on a revised CSM. There was a misunderstanding between the surveyor and Zoning Administrator as to which easement they were talking about. Mr. Olson then explains that the easement that is being referenced to in the Crispell Snyder letter is shown in CSM 100. Brugger asked if Mr. Olson can reference that CSM as a note on the current CSM in reference to the easement that Crispell Snyder is having an issue with. **Hartz/ Hill motion to approve the Certified Survey Map application submitted by Doug Olson of Jensen & Olson Land Surveying PO Box 322, Elkhorn, WI 53121 on behalf of Harold Hartshorne Jr., W3601 Hartshorne Lane, Lake Geneva, WI 53147 for land located in the Town of Linn that is within the City's Extra-territorial review jurisdiction including Staff recommendations and the City Engineer's recommendation on adding a note to explain the easement in question as referenced in the letter from Crispell Snyder dated September 15, 2011.** Discussion followed on the land only having one dwelling per parcel and whether the applicant has a problem with that. Mr. Olson stated that he believes the prospective buyer may have a concern over deed restrictions but he believes that these zoning districts will only allow for one dwelling per lot. **Hartz/Hill motion to amend the motion to remove the recommendation of the deed restriction from the Staff recommendations.** Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a Restaurant (Indoor Commercial Entertainment) at 131 Wells Street, Lake Geneva, Tax Key Number ZA896 00001. Nick Cimeno approached the podium and explained his project. Skates stated that when he talked with Mr. Cimeno about making a delineated area for pedestrians, Mr. Cimeno contacted the landlord who stated that he has contracted someone to get this done within the next few days. Hartz asked what was in that space before. Quiznos was in that space. Hartz asked if Mr. Cimeno would have his own vehicles for people to make deliveries. Mr. Cimeno stated no, the drivers will use their own vehicles and the vehicles will not be in the parking lot over night. Discussion occurred over the possibility of having a drive through installed. The applicant explained that this could be considered in the future. Skates/Flower motion to close the public hearing. Motion carried. Skates/ Flower motion to approve the Conditional Use Application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, for a Restaurant (Indoor Commercial Entertainment) at 131 Wells Street, Lake Geneva, Tax Key Number ZA896 00001 including staff recommendations. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) at 116-118 E. Geneva Square, Lake Geneva, Tax Key Number ZA1100 00004. Andrea Strand approached the podium and explained the project of bringing an Anytime Fitness into a space at the Geneva Square Shopping Center. Brugger asked about the entrance into the facility by emergency services after the person is locked in the facility after hours. Ms. Strand indicates that a Knox box is an option and could be used. Hill asks about the security between the facility and the parking lot. Ms. Strand shares several security features that Anytime Fitness provides. The next closest facility is one in Delavan that will be opening soon. Skates asks about the volume. Ms. Strand indicates that is can only be altered when staff is around. Skates/ Flower to close the public hearing. Motion carried. Hartz/ Connors motion to approve the Conditional Use Application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, for a fitness studio (Indoor Commercial Entertainment) at 116-118 E. Geneva Square, Lake Geneva, Tax Key Number ZA1100 00004 including all staff recommendations and the installation of a knox box. Discussion followed. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Lowell Management Services, Inc, PO Box 926, Lake Geneva, WI 543147 for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, Tax Key Number ZA1341 00001. Todd Cauffman from Lowell Management approached the podium and explained the project. This is the second part of a large renovation that Mr. Ryan is doing. Other items were approved not so long ago. Skates asks if there is already a retractable screen attached to the house. Hartz asked if the screen house and the dormer are located within 100' of the lake. It is. Mark Dellevar, architect for the project, explains the documentation of improving the headroom in the entryway. Mr. Dellevar explains that there is a brick arch and that the sides come down past your head and is not very friendly. Hill/Flower motion to close the public hearing. Motion carried. Flower/ Skates motion to approve the Conditional Use Application filed by Lowell Management Services, Inc, PO Box 926, Lake Geneva, WI 543147 for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, Tax Key Number ZA1341 00001 including staff recommendations. Discussion followed. Motion carried unanimously.

Public Hearing on a Conditional Use Application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a Frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street, Lake Geneva, Tax Key Number ZOP 00282. Kurt Carlson approached the podium to explain his project. Mr. Carlson also explains his sign that he didn't have decided upon at the time of the packet submission and the colors of mandarin orange and magenta. It is to be a projecting sign and will not exceed 3 square feet. The sign will go above the canopy. According to the owners of the building, the front of the entire building will be renovated and if the canopy's come down, this projecting sign will be lowered. He also anticipates the name of the store on the edge of the valence. Skates asks if deliveries can be made from the back of the building. Yes it will and will come into the kitchen directly. Mayor Connors asks if any music will be playing. Mr. Carlson explained that there will be light music playing inside and will not be heard outside. It will be background music only. Hartz asked if there will be manufacturing on site. Mr. Carlson explains that they will be obtaining deliveries of different mixes and then put into the machines to get unique/specialty flavors. This will not be considered manufacturing. Hartz/ Skates motion to close the public hearing. Motion carried. Skates/ Poetzinger motion to approve the Conditional Use Application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, for a Frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street, Lake Geneva, Tax Key Number ZOP 00282 including Staff recommendations, no seating outside on the sidewalk and no music be heard outside. Discussion followed. Motion carried unanimously.

Review and recommendation on a Certified Survey Map application submitted by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121 for land located in the Town of Geneva that is within the City's Extra-territorial review jurisdiction. Keith Garecht approached the podium and explained the application. Mr. Roche will live in the current house on the front two acres and then Mr. Garecht will reside in a home to be built on the back two acres off of Schofield Road. Mayor Connors/ Hill motion to recommend approval on a Certified Survey Map application submitted by Keith Garecht and Larry Roche, W3871 Maclean Road, Elkhorn, WI 53121 for land located in the Town of Geneva that is within the City's Extra-territorial review jurisdiction including the recommendations made by Crispell Snyder in a letter dated September 15, 2011 and corrections made as suggested by the Department of Administration in a letter dated August 11, 2011. Motion carried unanimously.

Downtown Design Review

253 Center Street. Yogeeze. Mayor Connors/ Hartz motion to approve the sign as submitted only as a 3 square foot sign with the colors as Mandarin orange and Magenta. If any other sign is to be put up, it will need to come to the Commission for approval. Motion carried unanimously.

Skates/ Flower motion to adjourn at 8:05 pm. Motion carried.

/s/ Jennifer Special, Building/Zoning Administrative Assistant

These minutes are not official until approved at the next Planning Commission meeting.

STAFF REPORT
To Lake Geneva Plan Commission

Meeting Date: September 19, 2011

Agenda Item #6

Applicant:

John Matustik
2413 W. Algonquin Rd. Suite 145
Algonquin, IL 60102

Request:

Zoning map amendment from ER-1 to PD and GDP and PIP approval for Natvar Goyal, 817 N. Knoll Lane, Lake Geneva, WI 53147 ZYUP 00106C&D.

Description: The applicant would like to re-develop two existing substandard lots in the ER-1 zoning district to construct two new single family dwellings. The current use of the property is a single family dwelling and detached garage. Due to the orientation of the lots, with the applicant needs flexibility with lot area and setback and road standards.

Staff Recommendation: This matter was continued to allow the applicant to demonstrate that storm water runoff will not cause adverse impacts to neighboring property and to allow the neighborhood an opportunity to discuss the possibility of making road improvements. The applicant has submitted a storm water management plan that the City Engineer has found to be acceptable. The applicant has also submitted a plan for road maintenance and restoration during construction which the City Engineer has also found to be acceptable. Staff is not aware of any neighborhood consensus on the potential for upgrading the road. Therefore, staff feels that if the road is only going to be maintained in its current substandard state staff would recommend that the number of dwellings that the road serves be maintained in its current state. Therefore, staff would recommend a condition of approval that the PD/PIP be approved but with the condition that only the dwelling for westerly parcel, which currently has a dwelling, be allowed to be constructed with the current road being maintained as described and that before the dwelling for the easterly parcel is built, provisions to upgrade the road to a standard acceptable to the City Engineer for a private street, including a developer's agreement for the installation of those improvements, shall be provided. Staff would also recommend that this PD be subject to all other ER-1 zoning district restrictions not specifically modified herein and that future conforming accessory uses (such as sheds or fences) be permitted without PIP review.

If, after the public hearing, the Commission wishes to recommend approval the appropriate fact finding would be:

1. In general, the proposed zoning map amendment and GDP/PIP are 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 zoning map amendment and GDP/PIP are 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 zoning map amendment and GDP/PIP in its proposed location and as depicted on the required site plan, does not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed zoning map amendment and GDP/PIP maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

5. The proposed amended zoning map amendment and GDP/PIP are 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 zoning map amendment and GDP/PIP outweigh all potential adverse impacts of the proposed zoning map amendment and GDP/PIP after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

1. In general, the proposed zoning map amendment and GDP/PIP 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 zoning map amendment and GDP/PIP 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 zoning map amendment and GDP/PIP 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 this Chapter, the Comprehensive Plan or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development.

4. The proposed zoning map amendment and GDP/PIP 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 amended zoning map amendment and GDP/PIP is located in an area that will be adequately served by, and will not impose an undue burden on, any improvements, facilities, utilities or services provided by public agencies serving the subject property.

6. The potential public benefits of the proposed zoning map amendment and GDP PIP and conditional use do not outweigh all potential adverse impacts of the proposed zoning map amendment and GDP, PIP and conditional use after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts.

Agenda Item #7

Applicant:

Nick Cimeno
750 Wild Oats Drive
Freeport, IL 60232

Request:

Conditional use approval for a restaurant (Commercial Indoor Entertainment) at 131 Wells Street.

Description: The applicant would like to open a restaurant that will cater to dining in, carry out and delivery. The former use of the property was also indoor commercial entertainment (Quiznos).

Staff Recommendation: Staff has no objection to the business being in this location. It is a similar use to what was in the building before. The Commissioners should note that the applicant is applying for the conditional use of commercial indoor entertainment because it has technically been more than 12 months since the last business was operating under that zoning definition. The restaurant will be in the south half of the building. The applicant will have 30 seats for patrons and according to the parking requirement of 1 stall for every three seats; the applicant will need to have 10 stalls. The applicant has documented more than enough stalls to accommodate this requirement. However, there was previously a requirement for a five foot space delineated between the curb and where the parking stalls begin to accommodate for a pedestrian walkway along Wells Street. This area was eliminated when the lot was recently recoated and staff would like a condition that it be restored.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

4. The proposed 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 of 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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

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

4. The proposed 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 located in an area that will be adequately served by, and will not impose an undue burden on any of 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.

Agenda Item #8

Applicant:

Andrea Strand
2910 Moelter Drive
Lake Geneva, WI 53147

Request:

Conditional use approval for a fitness studio (Commercial Indoor Entertainment) at 116-118 E. Geneva Square.

Description: The applicant would like to open a fitness studio in an existing commercial storefront located in Geneva Square.

Staff Recommendation: Staff has no objection for a fitness studio to be located in Geneva Square. There is more than adequate parking for this location and staff believes that this location is remote enough to accommodate a 24 hr. business without creating any adverse impacts.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

4. The proposed 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 of 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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

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

4. The proposed 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 located in an area that will be adequately served by, and will not impose an undue burden on any of 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.

Agenda Item #9

Applicant:

Lowell Management Services for Tom Ryan
PO Box 926 / 9 Hillside Drive
Lake Geneva, WI 53147

Request:

Conditional Use for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in an ER-1 District and a Dormer using the setback requirements of the SR-4 District at 9 Hillside Drive.

Description: The applicant would like alter the existing deck on the house to make a screened in room. The applicant would also like to add a dormer to the third story of the house. The current use of the property is a single family dwelling with an attached garage.

Staff Recommendation: Staff has no objection to the addition of a screen house. The deck is already within the passive recreation area and building the screen room will not cause any additional harm within that area. The addition of a dormer on the third floor roof will not cause the building to become any more nonconforming than it already is due to it being on an ER-1 District lot. It will not increase the height of the home. This plan was approved two years ago however the home owner did not build it therefore he is back for re-approval.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

4. The proposed 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 of 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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

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

4. The proposed 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 located in an area that will be adequately served by, and will not impose an undue burden on any of 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.

Agenda Item #10

Applicant:

Kurt Carlson
10940 Partridge Trail
Richmond, IL 60071

Request:

Conditional Use approval for a frozen yogurt establishment (Commercial Indoor Entertainment) at 253 Center Street.

Description: The applicant would like to open a frozen yogurt store classified as commercial indoor entertainment in an existing commercial building on Center Street.

Staff Recommendation: Staff has no objection to the use of a frozen yogurt establishment. There appears to be plenty of seating, a restroom and prep/storage space. It is recommended that the music be maintained to a volume only heard within the establishment and that no music be piped to the outdoors.

If, after the public hearing, the Commission wishes to recommend approval, then the appropriate fact finding would be:

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

4. The proposed 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 of 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.

If, after the public hearing, the Commission wishes to recommend denial, then the appropriate fact finding would be:

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

4. The proposed 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 located in an area that will be adequately served by, and will not impose an undue burden on any of 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.

Agenda Item #11

Applicant:

Doug Olson / Harold Hartshorne Jr.
PO Box 322/ W3601 Hartshorne Dr.
Elkhorn, WI 53121 / Lake Geneva, WI 53147

Request:

Certified Survey Map approval for land located in the Town of Linn located within the extra-territorial platting jurisdiction of the City.

Description: The applicant would like to re-divide his existing parcels to create two additional buildable lots. The previous submittal was requesting three additional lots. One objective of the re-division is to create lots which conform to the existing zoning district boundaries.

Staff Recommendation: Staff feels that with the revision that was made, the Certified Survey Map as submitted meets the City's requirements of the Subdivision ordinance relating to lot size and density and have no objection to a recommendation for approval. Since the City does not have zoning control over these parcels the City Attorney would recommend a condition that all of the parcels within the CSM boundary and the owner's remnant parcel be covered with a deed restriction to the benefit of the City that no more than one dwelling unit will be located on each parcel as well as the condition that the comments from the City Engineer be addressed prior to Council action.

Agenda Item #12

Applicant:

Keith Garecht and Larry Roche
W3871 Maclean Road
Elkhorn, WI 53121

Request:

Certified Survey Map approval for land located in the Town of Geneva located within the extra-territorial platting jurisdiction of the City.

Description: The applicant would like to divide their existing four acre parcel into two separate parcels, two acres each, with an easement placed on Lot 1 to allow for ingress and egress to Lot 2. There is currently only one house and it is on Lot 1, the parcel abutting Schofield Road.

Staff Recommendation: The applicant has submitted evidence that the lot is surrounded by other subdivisions and minor subdivisions and therefore should be considered infill development in accordance with Section 66-15(2). Staff has no objection to that determination and finds that the Certified Survey Map as submitted meets the City's requirements of the Subdivision ordinance and have no objection to a recommendation for approval with the condition that the comments from the City Engineer be addressed prior to Council action.

Staff may provide additional comment on the above items and will comment on remaining agenda items at the meeting.

Zoning Administrator

ORDINANCE NO. 11-29

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN

WHEREAS, by recommendation of the Plan Commission a Zoning Map Amendment is made with the City of Lake Geneva, Walworth County, Wisconsin (the **"City"**), to rezone certain real property at 817 N. Knoll Lane, more specifically described as Tax Key Numbers ZYUP 00106D and ZYUP 00106C, all being situated entirely within the corporate boundaries of the City; and

WHEREAS, the City Plan Commission has convened a public hearing on the matter of the proposed Zoning Map Amendment, on September 19, 2011; and

WHEREAS, the City Plan Commission has recommended approval of the proposed Zoning Map Amendment;

NOW, THEREFORE, the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, does ordain as follows:

1. Pursuant to the provisions of Section 98-903 of the City Zoning Ordinance, the zoning classification of the below-described property is changed as follows:

Estate Residential (ER-1) to Planned Development (PD)

2. The zoning map of the City of Lake Geneva, Walworth County, Wisconsin shall be amended in accordance with the above classification of property.

3. This Ordinance shall take effect upon passage and publication as provided by law.

4. Adopted, passed and approved by the Common Council of the City of Lake Geneva, Walworth County, Wisconsin, this _____day of _____ 2011.

ATTEST:

_____
James R. Connors, Mayor

_____
Jeremy A. Reale, City Clerk

First Reading: 9/26/11
Second Reading: _____
Adopted: _____
Published: _____

MATUSTIK BUILDERS

2413 W. Algonquin Rd.
Suite 145
Algonquin, IL 60102

Fax : 224-678-9566
Office : 888-840-9947

matustikbuilders.com

September 13, 2011

Subject Properties:
817 N. Knoll Lane
Lake Geneva, WI 53147
Tax Keys ZYUP-00106C and ZYUP-00106D

In response to the comments from the August 2011 meeting, we have worked on the following items; evaluated and addressed drainage/runoff concerns, put a plan in place to improve and maintain the roadway on N. Knoll Lane during construction and spoken/meet with neighbors to address concerns stated at the meeting. In addition, the homeowners would like to build the smaller home first and utilize the existing home on the west property.

We have hired Hager Engineering to evaluate the existing grading and impervious areas of the two lots and existing structures and then calculated the difference in surface water run off based on the two houses and landscaping plans. With that completed, we have revised the grading and landscape plans to implement additional drainage and water gardens to maintain the additional water from the impervious surfaces on site (see attached sheets).

Second, we have had the existing roadway inspected by Bob Stewart and Aftermath paving to provide estimates for rebuilding the deteriorated gravel base on N. Knoll Lane. Prior to construction Matustik Builders will have the existing soft sections of N. Knoll lane cut out and filled with road rock. Then the road will be graded off level and rolled for a firm base. Once completed, an additional 3" of road rock will be placed from the end of the asphalt just off S. Lake Shore Drive to the start of the remaining asphalt on the west end of the road. This area is approximately 12' wide by 780' long. During construction, while large trucks are utilizing the road, a bobcat will remain on site for leveling and ruts the may occur in the roadway. Weekly pictures of the roadway will also be taken and available for viewing. A 24 hour contact number will be given to all the homeowners on K. Knoll lane along with the City to immediately address any concerns of the roadway. Prior to the issuance of the certificate of occupancy, the contractor will inspect the roadway with the City to confirm that completion of the project has left the roadway in an improved and useable condition compared to its prior state. The overgrown tree canopies along the roadway will be trimmed back to allow for truck and city vehicles to utilize the roadway without hitting the overgrown tree limbs. This work will be done by B&J Tree Service.

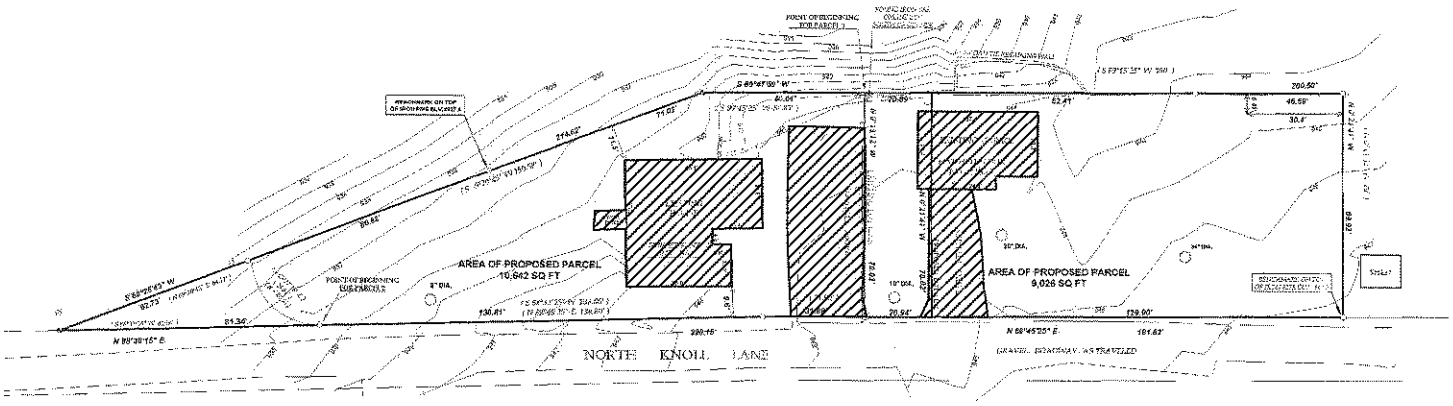
We have spoken to all the neighbors that had concerns at the last meeting especially Mark Tebbe. They requested copies of the packets we provided at the August meeting and several copies were dropped off at his home a few days after that meeting. Since then, we have followed up with our plans and also requesting to meet again to review what we have done and proposed to do. Besides phone calls that have not been returned, I have email Mr. Tebbe on 8/24/11 and 9/8/11 asking for a call to set up a meeting and with no response. I did speak with Julie Bush on 9/13/11 and she stated I should talk to Mark (which I had stated I have been trying to contact him). On Wednesday 9/14/11, I personal walked around to all the homes on South Knoll, North Knoll and Pine Tree Lane that are within the defined area to update the neighbors on the changes and address any other concerns they may have. If I did not speak with the homeowner, I left a letter (see attached) in their door/mailbox asking to contact me to discuss or review the project.

We feel we are attempting to make ourselves very accessible and also discuss any concerns that a neighbor may brought to our attention. We are also offering to improve the roadway that has deteriorated and trim neglected trees along the road at our expense. With this perfect fall weather we are respectfully requesting for an approved so we may begin construction on the smaller home this fall and be completed with it 100% by Memorial Day 2012.

Thank you for your consideration,

John Matustik

EXISTING CONDITIONS



Impervious Area Calculations

Site Area.....	19,668 sf = ± 0.45 Acres
Existing Residence.....	± 1,560 sf
Existing Garage.....	± 855 sf
Existing Driveways.....	± 2,460 sf
Total Existing Impervious.....	± 4,875 sf
% Impevious.....	24.8%

Project Manager: MLA
Engineer: JAC
Date: 8/25/11
Project No. 11122
Sheet 1 / 3

RUNOFF CALCULATIONS
(EXISTING IMPERVIOUS AREA)

GOYAL RESIDENCE
817 N. KNOLL LANE
LAKE GENEVA, ILLINOIS

HAEGER ENGINEERING
consulting engineers · land surveyors
1300 N. Plum Grove Road, Schaumburg, IL 60173 · Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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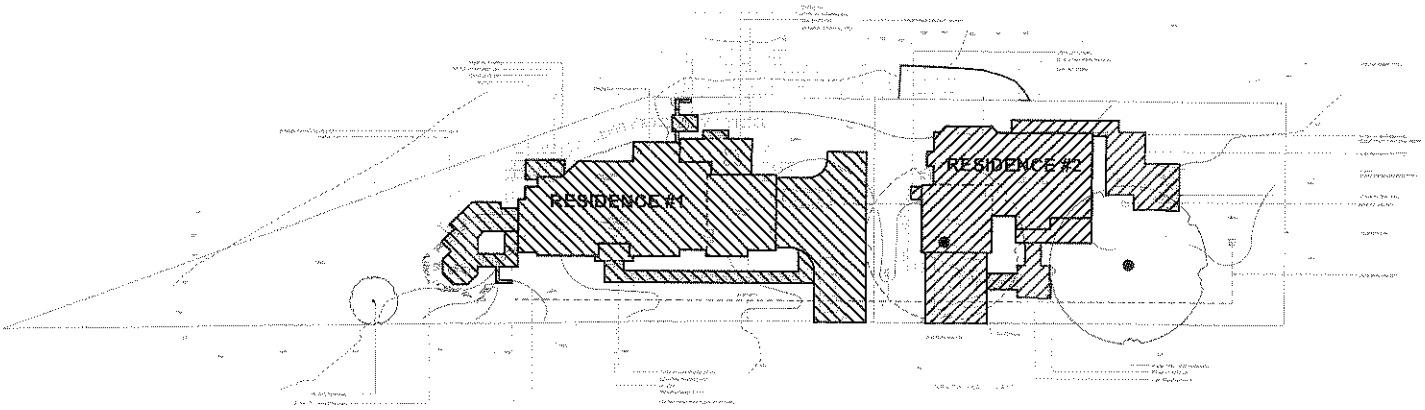
PROPOSED CONDITIONS



Impervious Area Calculations

Site Area..... 19,668 sf = ± 0.45 Acres

Proposed Residence #1.....	± 2,200 sf
Proposed Unit Paver Driveway #1.....	± 1,105 sf
Proposed Decks/Patios/Walkways #1.....	± 1,100 sf
Proposed Residence #2.....	± 1,660 sf
Proposed Unit Paver Driveway #2.....	± 418 sf
Proposed Decks/Patios/Walkways #2.....	± 895 sf
Total Proposed Impervious.....	± 7,378 sf
% Impevious.....	37.5%

Project Manager: MLA
Engineer: JAC
Date: 8/25/11
Project No. 11122
Sheet 2/3

RUNOFF CALCULATIONS
(PROPOSED IMPERVIOUS AREA)

GOYAL RESIDENCE
817 N. KNOLL LANE
LAKE GENEVA, ILLINOIS

HAEGER ENGINEERING
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RUNOFF CALCULATIONS

ASSUMPTIONS:

1. Time of Concentration = 15 minutes
2. Rainfall Intensity (i) = 4.83 in/hr (10-Yr Storm Event, Bulletin 70 data)

INCREASE IN IMPERVIOUS AREA (A):

Existing Impervious Area (Sheet 1) = 4,875 sf

Proposed Impervious Area (Sheet 2) = 7,378 sf

Increase in Impervious Area (A) = Proposed - Existing = 2,503 sf = 0.057 Acres

---

COMPOSITE C-FACTOR (C):

Impervious Areas, C = 0.90
(5,855 sf - includes all proposed impervious areas except for paver driveways)

Unit Paver Driveways, C = 0.90
(1,523 sf)

Pervious Areas, C=0.45
(12,290 sf)

$$\text{Composite C-Factor} = \frac{(0.90 \times 5{,}855) + (0.90 \times 1{,}523) + (0.45 \times 12{,}290)}{19{,}668 \text{ sf}}$$

C = 0.62

RUNOFF (RATIONAL METHOD:

Q = C x i x A

= 0.62 x 4.83 x 0.057

= 0.171 cfs increase in site runoff after development if no runoff control is used

---

PROPOSED SOLUTION:

Install Rain Gardens to handle rooftop runoff from each house, designed and sized per Wisconsin DNR Standards. Rain gardens will treat and infiltrate rooftop runoff, for a total area of 3,860-sf.

Project Manager: MLA
Engineer: JAC
Date: 9/14/11
Project No. 11122
Sheet 3/3

RUNOFF CALCULATIONS
(RATIONAL METHOD)

GOYAL RESIDENCE
817 N. KNOLL LANE
LAKE GENEVA, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1300 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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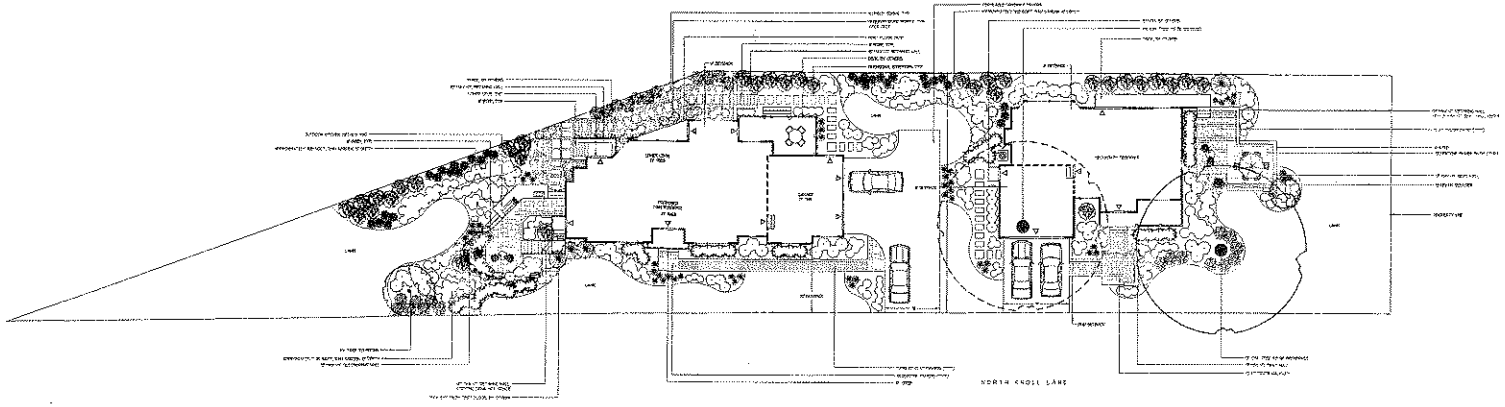
PLANT KEY

- PERENNIAL
- HOSTA
- GRASS
- DECIDUOUS FLOWERING SHRUB
- DECIDUOUS FLOWERING SHRUB
- EVERGREEN SHRUB
- EVERGREEN TREE
- ORNAMENTAL TREE
- EXISTING CANOPY TREE

LOT DATA

	SECONDARY PROPERTY	MAIN PROPERTY
LOT AREA	9,026 SQFT.	13,142 SQFT.
FLOOR AREA (FOOTPRINT)	1,804 SQFT.	2,934 SQFT.
FAR	0.199	0.2233
IMPERVIOUS SURFACE	1,316 SQFT.	2,991 SQFT.
IMPERVIOUS SURFACE RATIO	0.3257	0.427



NOTES

- All plan values are approximate and are for the purpose of suggested placement. Minor alterations of the plan may be required during construction to obtain ideal visual character, as well as to maximize the integrity of the installed landscape, and avoid any inclement conditions observed.
- All elements of the plan that require exact engineering should be completed by a qualified certified person prior to installation.
- All plant sizes and types must be approved with client prior to installation. All modifications of variety and size must be clarified to contracting Persons.
- Piala's Nursery & Garden Shop can not be held liable for quality and correctness of the above plan, if Piala's Nursery is not the contracting company used for installation or if Piala's Nursery is not contracted for project supervision.
- Proper permits must be attained by contractors and subcontractors.

COPYRIGHT NOTICE. This work is copyrighted as prescribed by the laws in the United States code, Title 17. This work was published on the 14th day of June, 2018. This plan is owned by Piala's Nursery & Garden Shop Inc. and shall only be transferred to Owner upon full payment and written notice.

Piala's Nursery & Garden Shop, Inc. SINCE 1978
• Planting • Design • Construction

No.	Date	Description
THREE	09/14/18	ADDITIONAL PLANTINGS
TWO	06/2018	RAIN GARDENS
ONE	02/2018	LANDSCAPE ADDITIONS

REVISIONS

N

0 4 8 16 24 32 48
SCALE IN FEET

PRELIMINARY LANDSCAPE MASTER PLAN

GOYAL RESIDENCE

& SECONDARY PROPERTY

817 N. KNOLL LANE

LAKE GENEVA, WI 53147

SCALE	1" = 8'
DRAWN BY	T. KOFFARNUS
CHECKED BY	Q. PIALA
DATE	06/19/2018
DATE OF PRINT	

PROJECT NO. 0004/01

SHEET NO. L - 1

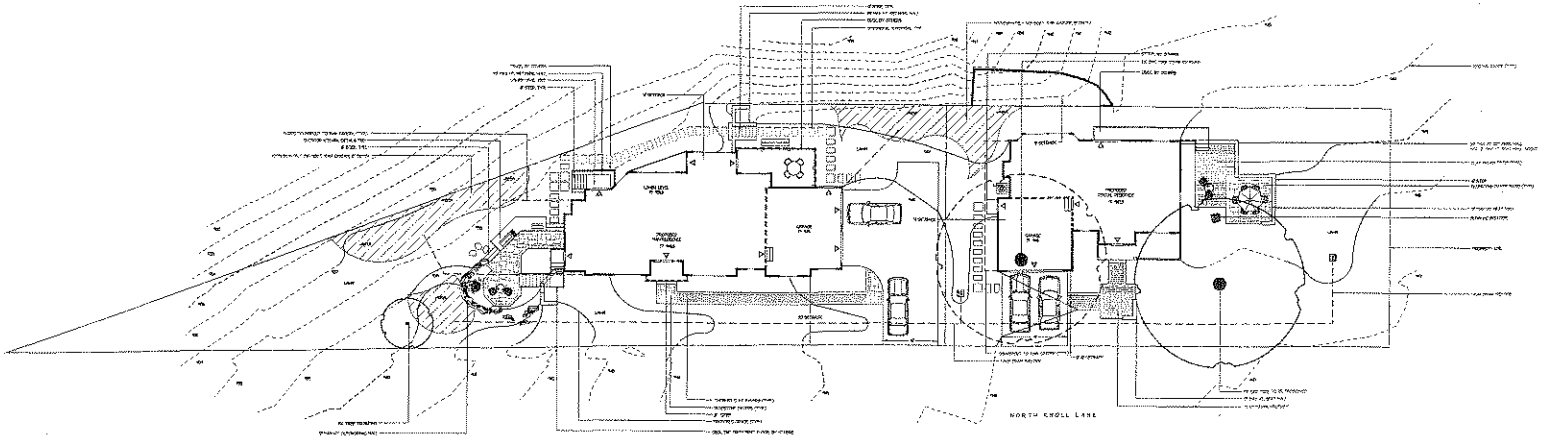
GRADING KEY

- - - - - - - - - - EXISTING CONTOUR
———————— PROPOSED CONTOUR

LOT DATA

	SECONDARY PROPERTY	MAIN PROPERTY
LOT AREA	9,076 SQ.FT.	10,642 SQ.FT.
FLOOR AREA (FOOTPRINT)	1,804 SQ.FT.	2,536 SQ.FT.
FAR	0.2199	0.2383
IMPERVIOUS SURFACE	1,036 SQ.FT.	3,462 SQ.FT.
IMPERVIOUS SURFACE RATIO	0.3257	0.3258

NOTE: DRIVEWAY MUST BE IMPERVIOUS



NOTES

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- All elements of the plan that require exact engineering should be completed by a qualified certified person prior to installation.
- All plant sizes and types must be approved with client prior to installation. All modifications of variety and size must be clarified to contracting Persons.
- Piala's Nursery & Garden Shop can not be held liable for quality and correctness of the above plan. If Piala's Nursery is not the contracting company used for installation or if Piala's Nursery is not contracted for project supervision.
- Proper permits must be attained by contractors and subcontractors.

COPYRIGHT NOTICE: This work is copyrighted as prescribed by the laws in the United States code, Title 17. This work was published on the 28th day of July, 2011. This plan is owned by Piala's Nursery & Garden Shop Inc. and shall only be transferred to Owner upon full payment and written notice.

Piala's SINCE 1978
Nursery & Garden Shop, Inc.
• Planting • Design • Construction

No.	Date	Description
TWO	08/14/14	ADDITIONAL RAIN GARDEN
ONE	8/29/2013	RAIN GARDENS

REVISIONS

N

0 4 8 16 24 32 48
SCALE IN FEET

PRELIMINARY LANDSCAPE GRADING PLAN

GOYAL RESIDENCE
& SECONDARY PROPERTY
817 N. KNOLL LANE
LAKE GENEVA, WI 53147

SCALE	1" = 6'
DRAWN BY	T. KOFFARNUS
CHECKED BY	Q. PIALA
DATE	07/29/2011
DATE OF PRINT	

PROJECT NO. 0072400

SHEET NO. L - 1

MATUSTIK BUILDERS

2413 W. Algonquin Rd.
Suite 145
Algonquin, IL 60102

Fax : 224-678-9566
Office : 888-840-9947

matustikbuilders.com

September 13, 2011

Dear Neighbor,

I have stopped by to update you with the revised plans for the Goyal's at 817 N. Knoll Lane.

Our company Matustik Builders Inc. has been hired by the new homeowners to design and build a home for his family and another for their son Ricki on Knoll Lane. We have made considerable improvements to the grading and landscaping to improve the drainage and storm water for the neighbors.

Please call me at 847-624-7774 or email me at john@matustikbuilders.com if you would like to discuss the project or review the plans.

We look forward to hearing you!

John Matustik

Jensen & Olson Land Surveying, LLC

"Over 150 years of surveying records."

September 2, 2011.

Mr. Barney Brueger
Building Inspector
City of Lake Geneva
626 Geneva Street
Lake Geneva, Wisconsin. 53147

Dear Barney,

Attached are 25 copies of a revised proposed Certified Survey Map (C.S.M.), Harold Hartshorne Jr. owner, which now meets the 1 residence per 35 acre requirement of your extraterritorial land division policies.

The map has two revisions from the original version submitted to the City.

1) Lots 1 and 2 from the original CSM have been combined into one lot, now Lot 1 on the new CSM. Obviously this means that old Lot 3 is now Lot 2 and old Lot 4 is now Lot 3.

With this change we now meet the City of Lake Geneva's 1 residence per 35 acres density requirement. Since the two parcels we are dividing, Tax Parcels JG 3400001C and IL 300005, currently total 105.9 acres we are allowed 3 parcels for that density. The 3 parcels we end up with are Lot 2 and Lot 3 of this proposed CSM which are vacant, and the remnant of Tax Parcel JG 3400001C which has a residence on it. There is no remnant of IL 300005. Lot 1 of this CSM is an existing lot (not part of Tax Parcel JG 3400001C or IL 300005) with a residence which we are simply adding more land to.

2) The narrow southerly portion of what was Lot 1 has been added to what is now Lot 2. This raises the size of Lot 2 to just over 35 acres.

I hope this addresses any concerns the City of Lake Geneva may have in regard to the land division. I look forward to meeting with the Plan Commission on September 19.

Sincerely,

Douglas G. Olson, R.L.S. 2093

Rural • Residential • Commercial

45 South Wisconsin Street • P.O. Box 322 • Elkhorn, Wisconsin 53121
Phone: (262) 723-3434 • Facsimile: (262) 723-8044 • Mobile: (262) 215-3434 • E-mail: jensen.olson@elknet.net

CERTIFIED SURVEY MAP No. _____

Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 2 North, Range 17 East, Town of Geneva, and the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin

Owner: **Harold Hartshorne, Jr.**
W3601 Hartshorne Lane
Lake Geneva, Wisconsin. 53147

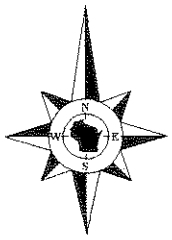
Jensen & Olson Land Surveying, LLC
45 South Wisconsin Street * P.O. Box 322 * Elkhorn, Wisconsin. 53121
Telephone: (262) 723-3434 * Facsimile: (262) 723-8044
Email: jensen.olson@elknet.net

Reserved for Walworth County Register of Deeds

Mapping date: May 3, 2011.

Soils: CyA, KlA, MwC2, MwD2, MyB & Ph.

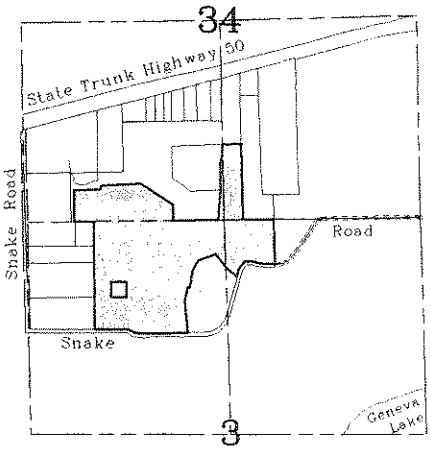
Zoning: A-2 & C-2



Location Sketch

Southeast 1/4 & Southwest 1/4
of Section 34
Town 2 North, Range 17 East,

Northeast 1/4 & Northwest 1/4
of Section 3
Town 1 North, Range 17 East.



Scale in Feet. 1"=2000'

Surveyor's Certificate

I, Douglas G. Olson, Wisconsin Registered Land Surveyor, do hereby certify that the property hereon described has been surveyed under my direction and that the map shown hereon is a correct representation of all the exterior boundaries of the land surveyed and the division thereof and that I have fully complied with the owner's/agent's instructions, Section 236.34 of the Wisconsin Statutes, the Subdivision Control Ordinance, Walworth County, Wisconsin, the Subdivision Control Ordinance, Town of Linn, Walworth County, Wisconsin, the Subdivision Control Ordinance, Town of Geneva, Walworth County, Wisconsin, and Section 66 of the City of Lake Geneva Municipal Code.

Date: 05-03-11

Revised: 06-15-11
07-22-11
08-24-11

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

_____
Douglas G. Olson, R.L.S. 2093

Walworth County Approval

Approved by the Walworth County Zoning Agency this _____ day of _____, 2011.

_____
Rick Stacey, Chairperson

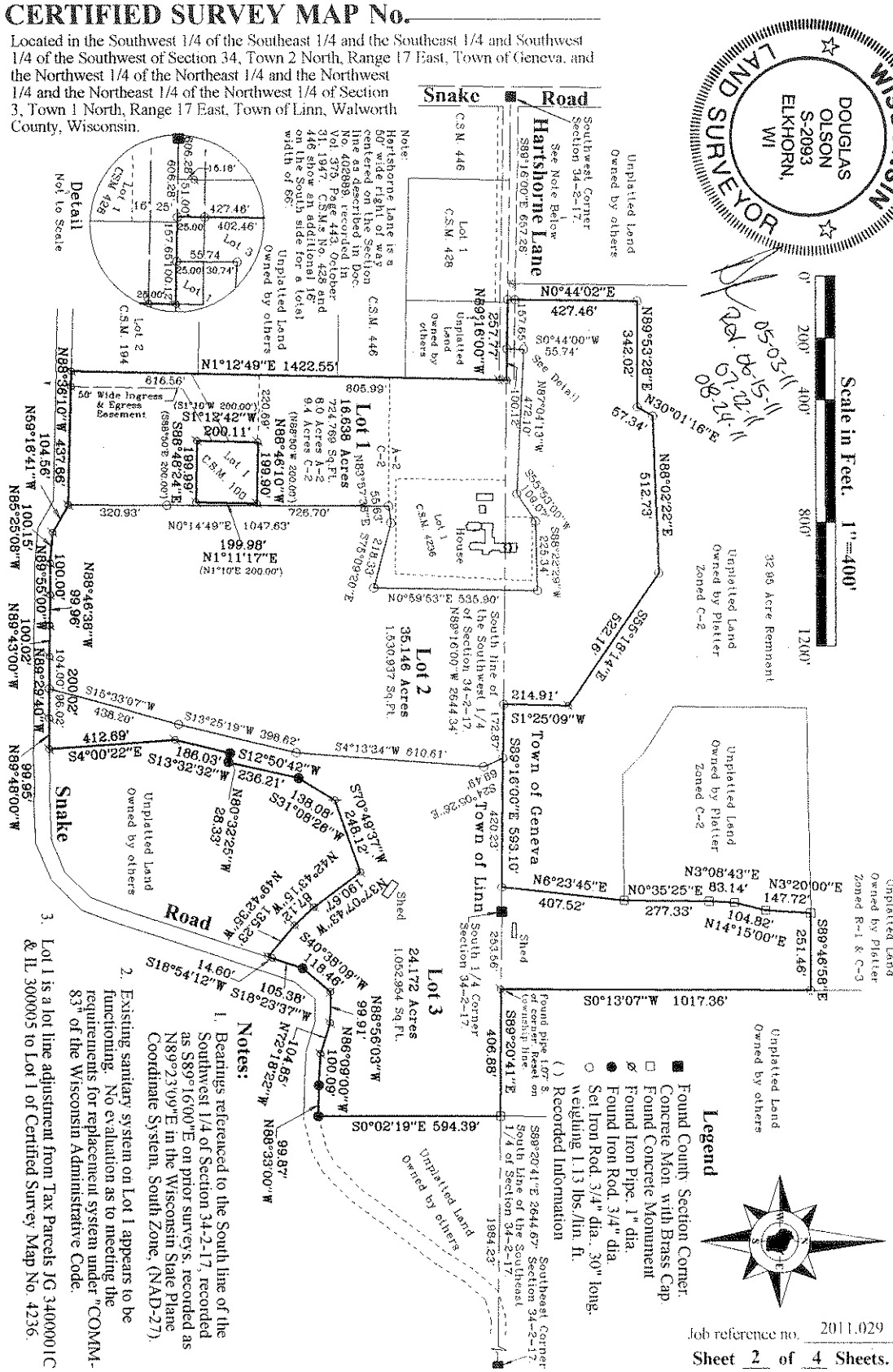
This instrument was drafted by Douglas G. Olson
Wisconsin Registered Land Surveyor No. 2093

Job reference no. 2011.029

Sheet 1 of 4 Sheets.

CERTIFIED SURVEY MAP No.

Located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and Southwest 1/4 of the Southwest of Section 34, Town 2 North, Range 17 East, Town of Geneva, and the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.



CERTIFIED SURVEY MAP No. _____ Vol. _____ Page _____

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 2 North, Range 17 East, Town of Geneva, and the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Legal Description

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 2 North, Range 17 East, Town of Geneva, and the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin, described as follows: Commence at the Southwest Corner of said Section 34; thence South 89°16'00" East, along the South line of the Southwest 1/4 of said Section 34, 657.28 feet to an iron rod and the Point of Beginning; thence North 0°44'02" East 427.46 feet to an iron rod; thence North 89°53'28" East 342.02 feet to an iron rod; thence North 30°01'16" East 57.34 feet to an iron rod; thence North 88°02'22" East 512.73 feet to an iron rod; thence South 55°18'14" East 522.16 feet to an iron pipe; thence South 1°25'09" West 214.91 feet to an iron rod on the South line of the Southwest 1/4 of said Section 34; thence South 89°16'00" East, along said South line of the Southwest 1/4, 593.10 feet to an iron rod; thence North 6°23'45" East 407.52 feet to a concrete monument; thence North 0°35'25" East 277.33 feet to a concrete monument; thence North 3°08'43" East 83.14 feet to a concrete monument; thence North 14°15'00" East 104.82 feet to a concrete monument; thence North 3°20'00" East 147.72 feet to a concrete monument; thence South 89°46'58" East 251.46 feet to an iron rod; thence South 0°13'07" West 1017.36 feet to an iron pipe on the South line of said Southeast 1/4 of Section 34; thence South 89°20'41" East, along the South line of said Southeast 1/4 of Section 34, 406.88 feet to a concrete monument shown on prior surveys as marking the Southwest corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 34; thence South 0°02'19" East 594.39 feet to an iron rod on the North line of Snake Road; thence North 88°33'00" West, along said North line, 99.87 feet to an iron rod; thence North 86°09'00" West, along said North line, 100.09 feet to an iron pipe; thence North 72°18'22" West, along said North line, 104.85 feet to an iron pipe; thence North 88°56'03" West, along said North line, 99.91 feet to an iron pipe; thence South 40°38'09" West, along said North line, 118.46 feet to an iron rod; thence South 18°23'37" West, along said North line, 105.38 feet to an iron pipe; thence South 18°54'12" West, along said North line, 14.60 feet to an iron pipe; thence North 49°42'35" West 135.23 feet to an iron pipe; thence North 42°43'15" West 87.12 feet to an iron pipe; thence North 37°07'43" West 190.67 feet to an iron pipe; thence South 70°49°37" West 248.12 to an iron pipe; thence South 31°08'26" West 138.08 feet to an iron rod; thence South 12°50'42" West 236.21 feet to an iron rod; thence North 80°32'25" West 28.33 feet to an iron rod; thence South 13°32'32" West 186.03 feet to an iron pipe; thence South 4°00'22" East 412.69 feet to an iron pipe on the North line of Snake Road; thence North 89°48'00" West, along said North line, 99.95 feet to an iron pipe: thence North 89°29'40" West, along said North line, 200.02 feet to an iron pipe; thence North 89°43'00" West, along said North line, 100.02 feet to an iron pipe; thence North 88°46'38" West, along said North line, 99.96 feet to an iron pipe; thence North 89°55'00" West, along said North line, 100.00 feet to an iron pipe; thence North 85°25'08" West, along said North line, 100.15 feet to an iron pipe; thence North 59°16'41" West, along said North line, 104.56 feet to an iron pipe; thence North 88°36'10" West, along said North line, 437.66 feet to an iron pipe; thence North 1°12'49" East 616.56 feet; thence South 88°46'10" East 220.69 feet to an iron pipe at the Northwest corner of Certified Survey Map No. 100; thence South 1°12'42" West 200.11 feet to an iron pipe at the Southwest corner of said Certified Survey Map No. 100; thence South 88°48'24" East 199.99 feet to an iron pipe at the Southeast corner of said Certified Survey Map No. 100; thence North 1°11'17" East 199.98 feet to an iron pipe at the Northeast corner of said Certified Survey Map No. 100; thence North 88°46'10" West 199.90 feet to an iron pipe at the Northwest corner of said Certified Survey Map No. 100; thence North 88°46'10" West 220.69 feet; thence North 1°12'49" East 805.99 feet to an iron pipe on the North line of the Northwest 1/4 of said Section 3; thence North 89°16'00" West, along said North line, 257.77 feet to the Point of Beginning.

Said parcel contains 75.956 acres (3,308,660 sq.ft.) of land, more or less.

WISCONSIN
DOUGLAS OLSON
S-2093
ELKHORN, WI
LAND SURVEYOR

05-03-11
Rev. 06-15-11
07-22-11
08-24-11

This instrument was drafted by Douglas G. Olson
Wisconsin Registered Land Surveyor No. 2093

Job reference no. 2011.029

CERTIFIED SURVEY MAP No. _____ Vol. _____ Page _____

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 34, Town 2 North, Range 17 East, Town of Geneva, and the Northwest 1/4 of the Northeast 1/4 and the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 3, Town 1 North, Range 17 East, Town of Linn, Walworth County, Wisconsin.

Owner's Certificate

As owner I hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map, and I hereby declare the restrictions shown on this plat to be a covenant running with the land, binding on all future owners thereof. I also certify that this plat is required to be submitted to the following for approval: Walworth County, the Town of Geneva, the Town of Linn, and the City of Lake Geneva.

_____
Harold Hartshorne, Jr.

STATE OF WISCONSIN)
) SS
COUNTY OF WALWORTH)

Personally came before me this ____ day of _____, 2011, the above named Harold Hartshorne, Jr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, _____ County, Wisconsin.

My commission expires _____.

Town of Geneva Approval

Approved this _____ day of _____, 2011 by the Town Board of the Town of Geneva.

_____
Joseph F. Kopecky, Town Chairperson

Town of Linn Approval

Approved this _____ day of _____, 2011 by the Town Board of the Town of Linn.

_____
James Weiss, Town Chairperson

Extraterritorial Approval

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of Lake Geneva, Wisconsin.

_____
Jim Connors, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Lake Geneva, Wisconsin, this _____ day of _____, 2011.

_____
Jeremy Reale, City Clerk

WISCONSIN
DOUGLAS
OLSON
S-2093
ELKHORN,
WI
LAND SURVEYOR

05-03-11
Rev. 06-15-11
07-22-11
08-24-11

Job reference no. 2011.029

Sheet 4 of 4 Sheets.

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

September 15, 2011

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Hartshorne: Proposed (Revised) Certified Survey Map Review
Project No. R11-0014-107

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM) prepared by Jensen & Olson Land Surveying, LLC and signed and sealed by Douglas Olson, R.L.S. on May 3, 2011, and last revised on August 24, 2011. In our previous review letter dated July 18, 2011, we made the following comments:

Sheet 2:

- *Regarding the found monuments near the beginning and end of the following course "S89°20'41"E 406.88'"; these monuments should either be accepted as correctly identifying their respective corners and the bearings and distances of the lines on either side adjusted accordingly, or new monuments should be installed at the corners as presently described.*

- *Regarding the 50' Wide Ingress & Egress Easement shown in the southwest quadrant of proposed Lot 2 (now shown as Lot 1 on the latest revised CSM); if the easement is being created by the proposed CSM, additional dimensions should be added so the easement can be accurately located on the ground. If the easement is pre-existing, we recommend referencing the source document which created the easement.*

The first comment has been addressed. The second comment has not. The direction for this comment comes from State Statute 236.20(2)(c).

Based on our review we recommend extraterritorial approval of the proposed CSM contingent on the above-comment being addressed.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

Milwaukee Regional
W175 N11081 Stonewood Dr.
Suite 103
Germantown, WI 53022
262.250.8000
FAX 262.250.8011

Madison
5315 Wall Street
Suite 165
Madison, WI 53718
608.244.6277

Racine
6011 Durand Ave.
Suite 500
Racine, WI 53406
262.554.8530
FAX 262.554.1503

Fox Valley
P.O. Box 10
Bear Creek, WI 54922
715.752.4620
FAX 715.752.4595

state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Should you have any questions, please feel free to contact me at our Lake Geneva office.

Sincerely,

CRISPELL-SNYDER, INC.

Michael W. Rubendall
Senior Designer

cc: Douglas Olson, R.L.S., Jensen & Olson Surveying, LLC
Susan Barker, P.E., Crispell-Snyder, Inc.

CONDITIONAL USE RESOLUTION 11-R53

A Resolution authorizing issuance of a Conditional Use Permit for a Restaurant (Commercial Indoor Entertainment) located at 131 Wells Street, Lake Geneva, WI 53147, Tax Key Number ZA896 00001

WHEREAS, the City Plan Commission has considered the application filed by Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 19, 2011.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Nick Cimeno, 750 Wild Oats Drive, Freeport, IL 60232, to allow for a restaurant (Commercial Indoor Entertainment) located at 131 Wells Street, Lake Geneva, WI 53147, Tax Key Number ZA896 00001, including all staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of September, 2011.

_____
James R. Connors, Mayor

ATTEST:

_____
Jeremy A. Reale, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

131 Wells Street Lake Geneva.

NAME AND ADDRESS OF CURRENT OWNER:

Nick Cimino - 750 Wild Oats Dr.
Freeport IL. 60232

TELEPHONE NUMBER OF CURRENT OWNER: 815-441-1585

NAME AND ADDRESS OF APPLICANT:

Same as above

TELEPHONE NUMBER OF APPLICANT: 815-441-1585

PROPOSED CONDITIONAL USE:

Pizza restaurant (Dine-In-Carry-out-Delivery in South Half of Building

ZONING DISTRICT IN WHICH LAND IS LOCATED: ~~Neighborhood~~ ~~General~~ Business

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

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Prepare and serve pizzas, subs, wings, salads, Beverages Pasta

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

8/4/11
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 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:

Self, as applicant/petitioner for:

Name: Nick Cimino

Address: 750 Wild Oats Dr.

Freeport, IL 60032

Phone: 815-441-1585

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 4th day of August, 2011.

Nick Cimino

Printed name of Applicant/Petitioner

Signature of Applicant/Petitioner

III. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
The City of Lake Geneva offers a variety of restaurant options & Mama Cimino's Pizzeria would offer tourists and locals another options in a good location in accordance with the Master Plan.

2. How is the proposed conditional use, in its specific location, in harmony with the purposed, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?
The City of Lake Geneva offers a variety of restaurant options & Mama Cimino's Pizzeria would offer tourists and locals another option in a good location in accordance with the Master Plan.

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.

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?
The conditional use is being requested to open a restaurant in existing building in an area with similar type businesses. The land use and impact will not change from the previous use as a Quizno Subs.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
Yes.

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

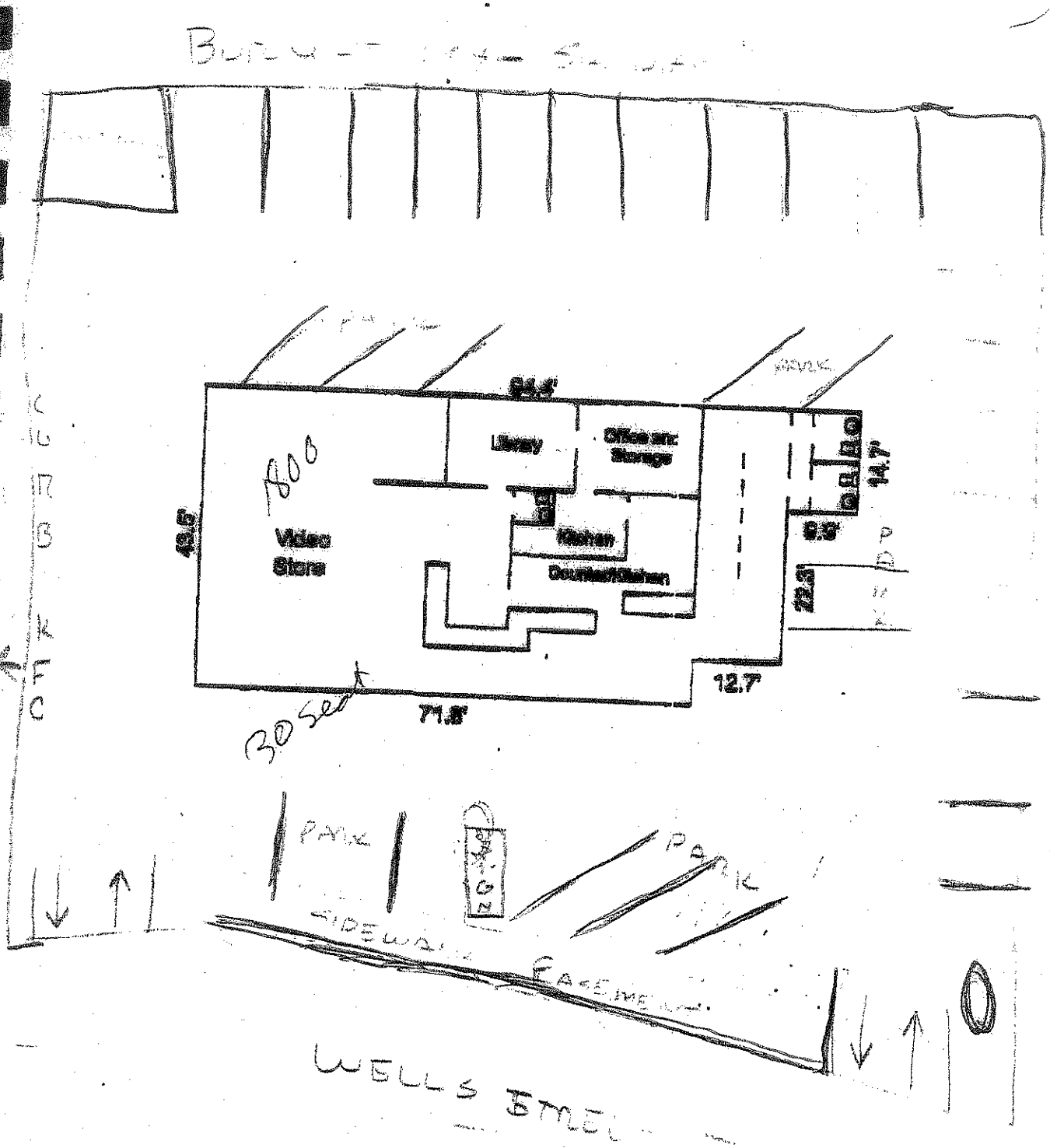
I anticipate having 2 full time employees and 3 -5 part time employees. I would anticipate serving approximately 150 persons a day. The Pizzeria would be open from approximately 11 a.m. to 11 p.m. 7 days a week. The business reaches its peak during lunch and dinner time.

To whom it may concern,

We the owners of Mama Ciminos Pizza are using the zoning distric for a general business. The map designation is planned for a mixed use. We are not changing anything on the building we are using everything as is for an Italian restaurant we will be serving pizza, pasta, subs, and salads. We will have dine in, carry out, and delivery. We are planning on having around six employees working with us. We are also hoping for around one hundred to one hundred and fifty customers a day. Our capacity is thirty six seats. Our daily hours will be from 11:00am to 2:00pm for lunch, dinner will be from 5:00pm to 11:00pm. We will be closed every Monday. The proposed development shall comply with all requirements of article VII.

Thank you for your time,

CEO, Nick Cimino



PARKING - 4 WELLS

KFC - 19

131 WELLS ST. - 29

CULVERS - 36

B.K. - 44

McD - 54

DEGEN, FOAT SURVEYING ASSOCIATES

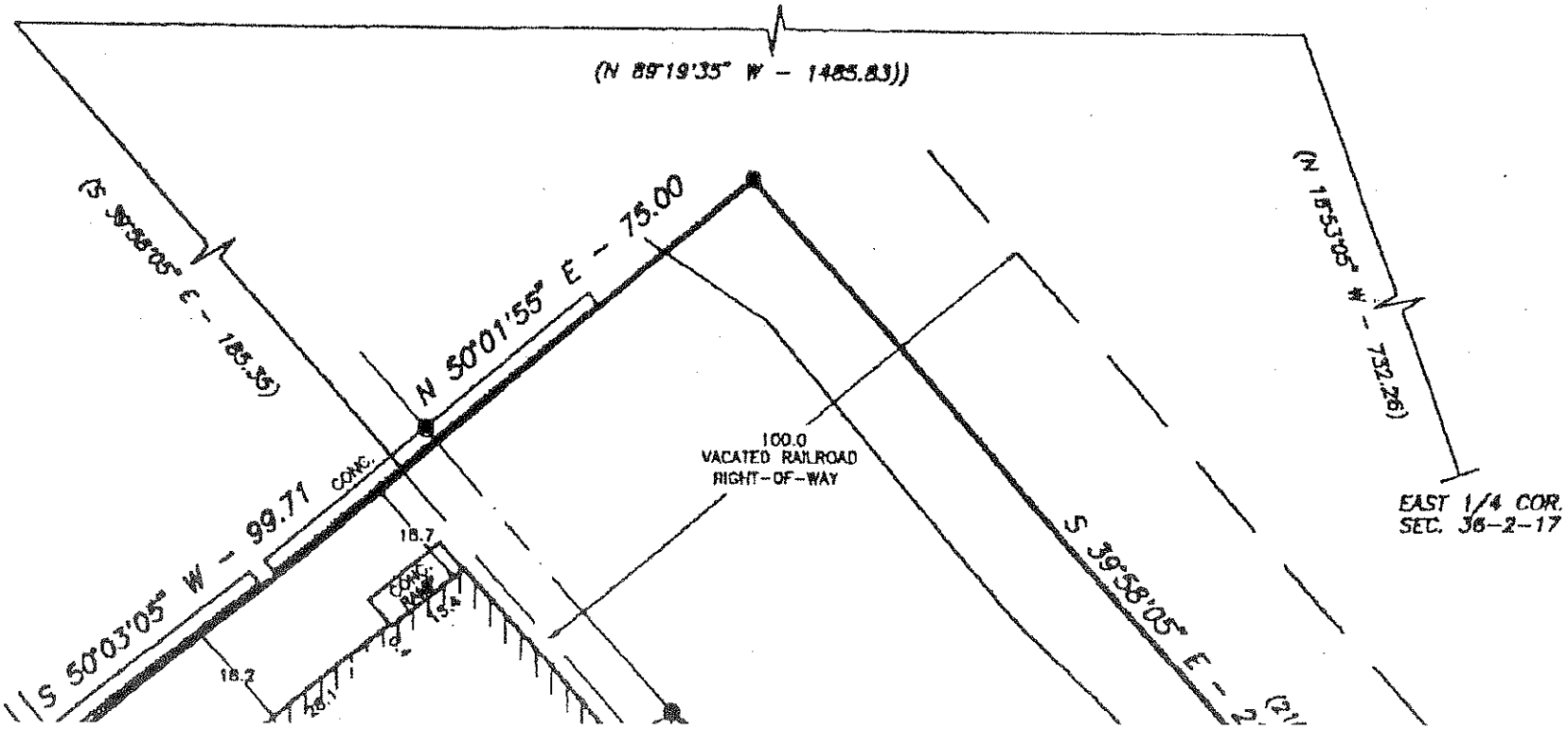
100 SOUTH SECOND STREET
WATERFORD, WISCONSIN
(414)534-5404 (FAX)534-2022

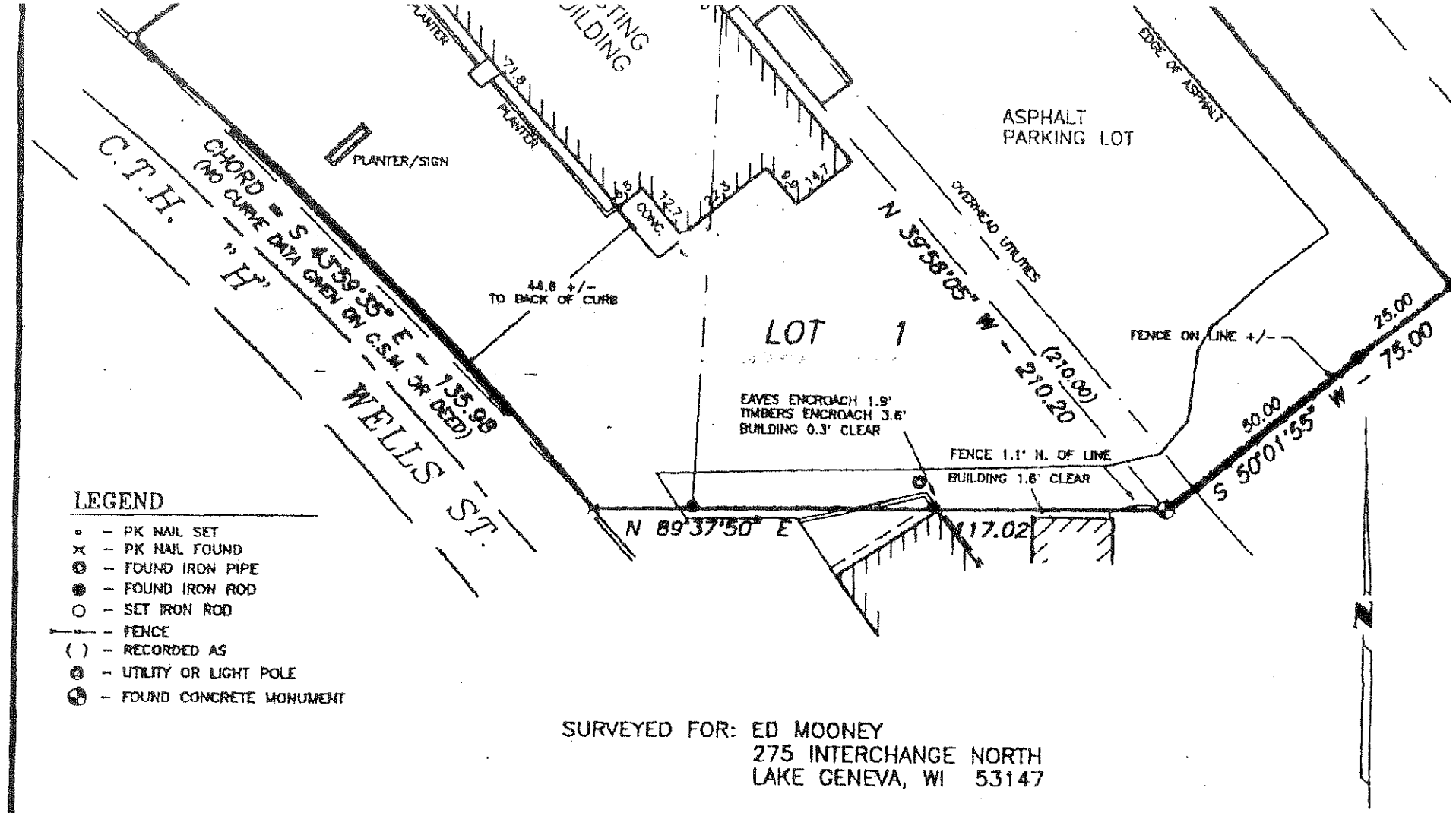
98236
98236

PLAT OF SURVEY

LOT 1 OF CERTIFIED SURVEY MAP NO. 896, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WALWORTH COUNTY, WISCONSIN, JANUARY 30, 1979, IN VOLUME 4 OF CERTIFIED SURVEYS AT PAGE 114, AS DOCUMENT NO. 43536.

ALSO, A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 17 EAST, CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N 18°53'05" W 732.26 FEET; THENCE N 89°19'35" W 1485.83 FEET; THENCE S 39°58'05" E 185.35 FEET ALONG THE CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE N 50°01'55" E 75.00 FEET; THENCE S 39°58'05" E 210.00 FEET; THENCE S 50°01'55" W 75.00 FEET; THENCE N 39°58'05" W 210.00 FEET TO THE POINT OF BEGINNING.





SURVEYED FOR: ED MOONEY
275 INTERCHANGE NORTH
LAKE GENEVA, WI 53147

SCALE: 1" = 3

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREO AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPA BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, OR GUARANTEE THE TITLE THE WITHIN (1) YEAR FROM THE DATE HEREOF.

DATED AT WATERFORD THIS 18TH DAY OF SEPTEMBER 19 98

RECERTIFIED _____ Gary B Foot

982358

CONDITIONAL USE RESOLUTION 11-R54

A Resolution authorizing issuance of a Conditional Use Permit for a Fitness Studio (Commercial Indoor Entertainment) located at 116-118 E. Geneva Square, Lake Geneva, WI 53147, Tax Key Number ZA1100 00004

WHEREAS, the City Plan Commission has considered the application filed by Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 19, 2011.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Andrea Strand, 2910 Moelter Drive, Lake Geneva, WI 53147, to allow for a fitness studio (Commercial Indoor Entertainment) located at 116-118 E. Geneva Square, Lake Geneva, WI 53147, Tax Key Number ZA1100 00004, including all staff recommendations and, specifically, the installation of a Knox Box.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of September, 2011.

_____
James R. Connors, Mayor

ATTEST:

_____
Jeremy A. Reale, City Clerk

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

116-118 East Geneva Square - Geneva Square Shopping Center Parcel No. #ZA1100-00004

NAME AND ADDRESS OF CURRENT OWNER:

Lake Geneva Investors, LLC
c/o Heil, Heil, Smart & Golec Commercial LLC - Managing Agent

TELEPHONE NUMBER OF CURRENT OWNER: 847-866-7400

NAME AND ADDRESS OF APPLICANT:

Andrea Strand
2910 Moelter Dr. Lake Geneva, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-745-1464

PROPOSED CONDITIONAL USE:

24 Hour / 7 days / week Fitness Studio / Boutique with Personal training, Tanning, and Sports Therapy Massage (Anytime Fitness Center)

ZONING DISTRICT IN WHICH LAND IS LOCATED: Lake Geneva

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

N/A

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

Fitness activities, personal training, tanning, fitness classes, sports therapy massage.

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

7/27/11
DATE

Andrea Strand
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:

Andrea Strand, as applicant/petitioner for:

Name: Andrea Strand

Address: 2910 Moelter Drive
Lake Geneva, WI 53147

Phone: 262-745-1464

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 27 day of July, 2011.

Andrea Strand
Printed name of Applicant/Petitioner

Andrea Strand
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:** (see attachment)

____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 (see attachment)

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

_____

_____

_____

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

_____

_____

_____

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

_____

_____

_____

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

_____

_____

_____

_____

_____

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

_____

_____

_____

_____

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

_____

_____

_____

_____

IV.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 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:** _____

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 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 <u>written description</u> of the intended use describing in reasonable detail the:**

- ____Existing zoning district(s) (and proposed zoning district(s) if different);
- ____Land use plan map designation(s);
- ____Current land uses present on the subject property;
- ____Proposed land uses for the subject property (per Section 98-206);
- ____Projected number of residents, employees, and daily customers;
- ____Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ____Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

____Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

____If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

____Exterior building and fencing materials (Sections 98-718 and 98-720);

____Possible future expansion and related implications for points above;

____Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

____ ____ (c) **A <u>Property Site Plan</u> drawing which includes:**

____A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

____The date of the original plan and the latest date of revision to the plan;

____A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

____A reduction of the drawing at 11" x 17";

____A legal description of the subject property;

____All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

____All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

____All required building setback lines;

____All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

____The location and dimension (cross-section and entry throat) of all access points onto public streets;

____The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

____The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

____The location of all outdoor storage areas and the design of all screening devices;

____The location, type, height, size and lighting of all signage on the subject property;

____The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

____The location and type of any permanently protected green space areas;

____The location of existing and proposed drainage facilities;

____In the legend, data for the subject property on:

____Lot Area;

____Floor Area;
____Floor Area Ratio (b/a);
____Impervious Surface Area;
____Impervious Surface Ratio (d/a);
____Building Height.

____ ____ (d) **A <u>Detailed Landscaping Plan</u> of the subject property:**

____Scale same as main plan (> or equal to 1" equals 100')
____Map reduction at 11" x 17"
____Showing the location of all required bufferyard and landscaping areas
____Showing existing and proposed Landscape Point fencing
____Showing berm options for meeting said requirements
____Demonstrating complete compliance with the requirements of Article VI
____Providing individual plant locations and species, fencing types and heights, and berm heights;

____ ____ (e) **A <u>Grading and Erosion Control Plan</u>:**

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

____ ____ (f) **<u>Elevation Drawings</u> of proposed buildings or remodeling of existing buildings:**

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 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: _____**

Anytime Fitness-Lake Geneva

Site Plan Review and Approval

II. (a) The existing zoning district for the Lake Geneva Anytime Fitness is PD. The land use plan map designation for the Anytime Fitness is a planned business center. The current land use present on the subject property is a group development. The proposed use for the subject property is a 24 hour fitness center. The projected number of daily members and employees to use the fitness center are approximately 50. The proposed site does not include dwelling units and there will be no change to the existing site in regards to floor area, impervious surface area, and landscape surface area. The operational considerations pertaining to the Anytime Fitness Center are that it is open 24 hours a day. The proposed development shall comply with all requirements of Article VII. There will be no change to the exterior building and fencing materials. There will be no future expansion and no change of the intended use of the site and its relation to nearby properties.

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?
   Anytime Fitness will bring to the community a convenient, clean, safe, and easy to use environment for members' fitness needs. It will be open 24 hours so the entire community will have the opportunity to use the fitness center regardless of their work hours.

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?
   In the Geneva Square Center the Anytime Fitness will be in a convenient location for community members and will have no detrimental effect to the traffic or any residential homes.

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. By opening in a commercial strip mall, Anytime Fitness will not affect any residential areas in an adverse way.

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?
Anytime Fitness is a unique offering for Lake Geneva and the Geneva Square Center. There are no other 24 hour fitness clubs in the center or in Lake Geneva.

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?
Yes. The Geneva Square Center is a commercial area that is already established.

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?
Yes. Anytime Fitness will bring a convenient fitness opportunity to community members. The location will provide plenty of parking so there will be no adverse affect on surrounding businesses.

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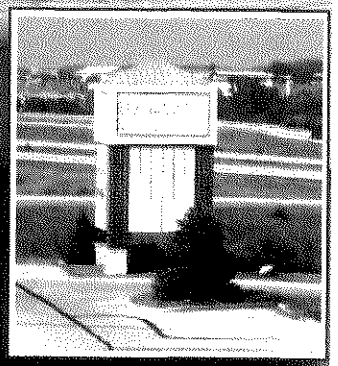

GENEVA SQUARE

LAKE GENEVA, WI

Hwy 12 & Hwy 120

LEASE

- ★ Recently remodeled Shopping Center located in thriving Lake Geneva marketplace.
- ★ Anchored by Piggly Wiggly with new 10-year lease term.
- ★ Road expansion will lead to Target, Best Buy,Home Depot and Wal-mart.
- ★ Pylon signage available for junior anchor.

DETAILS

	169,196 square feet
	1,446 square feet up to 30,000 square feet
	$12 - $16 per square foot
	3 years minimum
	nnn
	negotiable
	taxes,common area maintenance,insurance ($3.05 per square foot)

DEMOGRAPHICS

population	median household income

TRAFFIC COUNTS

11,800 ***cars per day***

10,500 ***cars per day***

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GENEVA SQUARE

LAKE GENEVA, WI

Hwy 12 & Hwy 120

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OUTLOT 1

#90	Claw's
#92	Winn Nails
#94	U.S. Cellular
#96	Domino's Pizza
#98	Dragon City Chinese Restaurant

OUTLOT 2

#150-152	Lake Geneva Pie Co.
#154	Advance Eye Care
#156	Time Warner
#158	AVAILABLE (1,446 sq ft)
#160	Foot & Ankle Clinic
#162	AVAILABLE (1,500 sq ft)
#164	Cost Cutters
#166	Greentree Counseling
#168	AVAILABLE (1,500 sq ft)

OUTLOT 3

#100A-100B	FUTURE AVAILABLE (12,000 - 30,000 sq ft)

OUTLOT 4

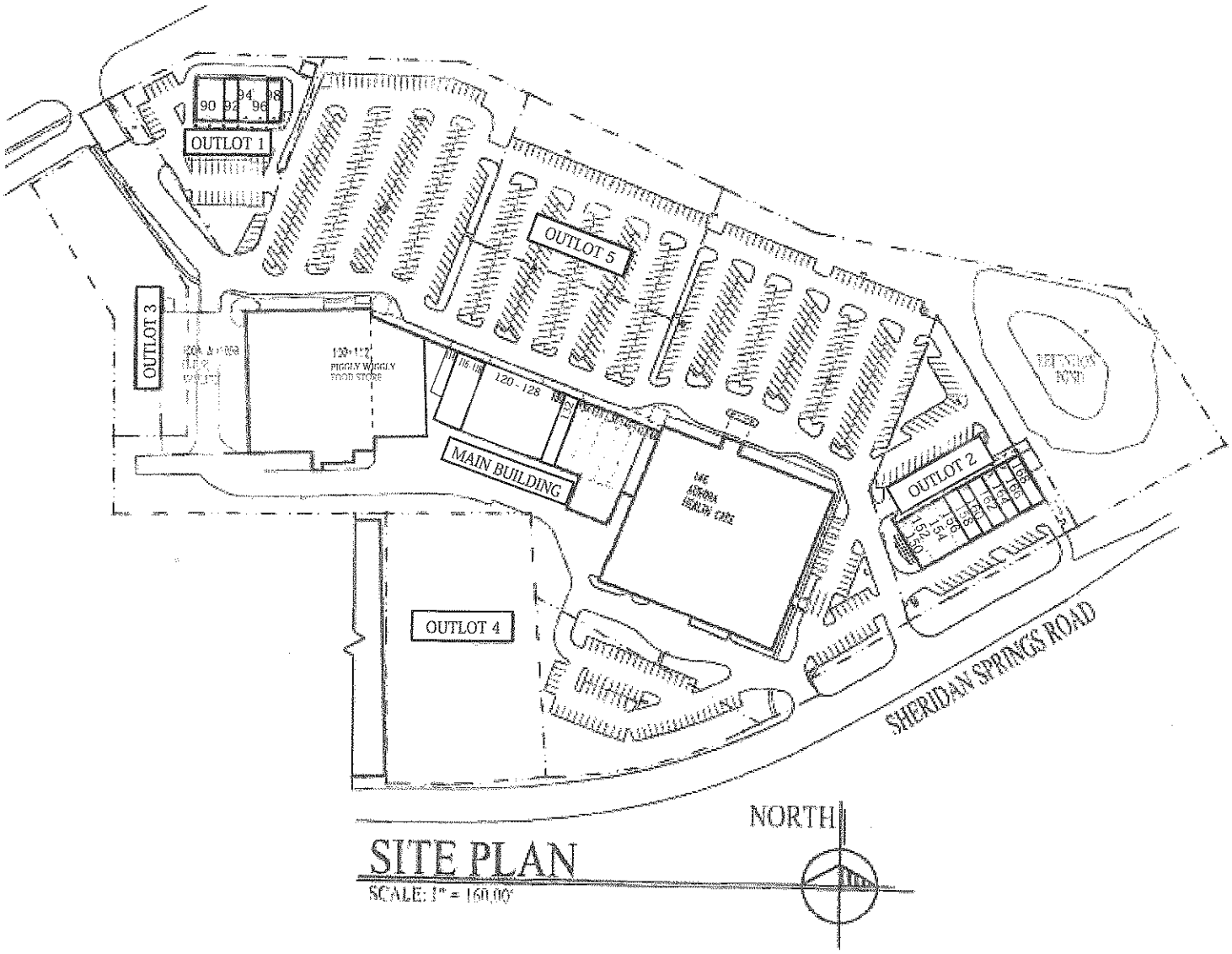
For Lease or BTS (1.5 acres)

OUTLOT 5

For Lease or BTS (1.457 acres)

MAIN BUILDING

#100-112	Piggly Wiggly
#114	Edward D. Jones
#116-118	AVAILABLE (4,000 sq ft)
#120-128	Dollar Tree
#130	Fit For A Queen
#132	AVAILABLE (2,000 sq ft)
#134-142	Paper Dolls
#144-146	Aurora Health Care



SITE PLAN

SCALE: 1" = 160.00'

GENEVA SQUARE

LAKE GENEVA, WI

Hwy 12 & Hwy 120

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David & Andrea Strand

Franchise Owners of:

ANYTIME FITNESS®

The first, the best, the leader.

BUSINESS PLAN

June 3, 2011

Table of Contents

Why Fitness? ..... Page 3

Why Anytime Fitness? 3-5

Anytime Fitness Franchisee Support 5-8

Mission, Vision & Values 9

Business Description 10

Product/Service 11-12

Location 12

Marketing Plan 13-14

Competition 15

Pricing & Sales 15

Advertising & Public Relations 16

Management Plan 17

Professional History 18

Why the fitness industry?

There are hundreds of different franchises to choose from. So why is the fitness market a smart choice?

Consider the fact that nearly a million people join fitness clubs each year, pushing memberships to 41.3 million people nationwide. This number is very likely to grow as more people commit to an active lifestyle.

Living a healthy life has become the "cool" thing to do and people all around the world are catching on. 24 hour, co-ed fitness was invented to allow people everywhere to afford and enjoy working out on their time.

Nationally, the number of employees who receive benefits for fitness through their employer is on the rise. The trend is expected to continue to increase as the solution to our current healthcare crisis. Fitness is one of the few industries that will thrive even during an economic downturn, because the cost-savings to employers cannot be underestimated. The connection between health and productivity is widely recognized by the government, medical experts, and insurance providers. With an ever-growing body of scientific research, workplace wellness has become an essential element in human resource management.

Why Anytime Fitness?

The Innovator

The founders of Anytime Fitness, Chuck Runyon and Dave Mortensen, recognized early on that the fitness industry was ripe for innovation. Backed by more than 30 years of industry and entrepreneurial experience, they developed a trend-setting business model that allows people to work in the enjoyable and fast-growing fitness industry as an independent business owner.

The founders understood that fitness consumers were looking for convenience and affordability. Yet, they were not willing to accept substandard equipment or lackluster environments. This knowledge led to the development of a 24-hour, co-ed fitness franchise. At Anytime Fitness clubs, members can exercise even when the club is not staffed. Plus, Anytime Fitness offers the exclusive benefit of Anywhere Club Access, which allows members to use all Anytime Fitness clubs worldwide with one standard membership. Many clubs also offer 24-hour tanning and certified personal training as conveniences for their members.

Where Anytime Fitness really stands out from the crowd is in their use of proprietary access software, security and surveillance technology. The integration of these systems allows owners to operate **safe and secure** clubs with greatly reduced staffing needs. The exclusive Anytime Fitness access system allows a club to be open on a 24-hour basis. This system, which includes remote monitoring of a closed circuit television system and personal safety devices, allows members to feel safe and secure, even when a club is not staffed. In addition, the member check-in software is fully integrated with the onsite security systems.

A Unique Business Model

The perfect blending of many factors makes Anytime Fitness unique. **They offer a business and product that people need and enjoy, in an industry that continues to grow every year.** The convenience of their product, for both franchise owners and members, is just one of the many features allowing this concept to thrive.

With Anytime Fitness, we're in business for ourselves, not by ourselves. **As a franchisee, we will use exclusive technology to operate our club**, including:

- Access and security systems, integrated with billing and payment processing.
- Member check-in and data management tools, integrated with marketing features.
- Tanning access systems, integrated with Point of Sale functionality.
- Vending solutions, cashless design allows members to charge purchases to their member account, creating revenue without staff!
- Nationwide membership reciprocity program, known as Anywhere Club Access.

Anytime Fitness offers the convenience people are seeking in a fitness club.

Ninety percent of Anytime Fitness members live within 1-3 miles of their club. Plus, the Anywhere Club Access clearly adds to the convenience we offer our members, which is the top reason consumers choose one club over another.

Anytime Fitness offers affordable fitness options for everybody.

In contrast to the low price tag, Anytime Fitness clubs are scrupulously clean and bright, with expertly designed workout areas. Inside each club, members will find cutting-edge equipment that is safe and easy-to-use.

Round-the-clock tanning*, in a safe and secure environment, is another prominent feature of our business model.

For a nominal add-on fee, members use their access card to activate a tanning session. Safety features built-into our software protect members from lengthy tanning sessions and multiple sessions per day.
*Certain States may not allow 24 hour, unsupervised tanning. Please check your State and Local tanning laws.

An exceptional member experience is at the core of their business model. **Anytime Fitness club owners are passionate about providing a high-quality member experience.** They offer a welcoming and clean environment to everyone, regardless of member fitness level or ability. Members can rely on a supportive atmosphere that encourages them to strive for and meet their fitness goals.

The Market Leader

Since creation in 2002, Anytime Fitness has maintained robust growth rates.

As the world's largest, and fastest growing, 24-hour, co-ed fitness franchise, they continue to break records and receive industry accolades.

How does a seven-year old company catapult to the front of its class?

For Anytime Fitness, it's about the basics. They offer a proven business model to passionate entrepreneurs. Then, they offer unwavering franchisee support during all phases of club development and ongoing operations. Plus, they continually evaluate the tools and information provided to their franchisees. When a new idea or better option comes along, it can be implemented on a franchise-wide basis.

The market for Anytime Fitness continues to expand, for both prospective franchisees and potential club members. Currently, they have over 1,300 clubs open and virtually every business day in the US starts with the opening of a new Anytime Fitness club The growth of the franchise will be enhanced by those who genuinely know the Anytime Fitness business model and its brand. In addition, they are actively selling franchise locations in Canada, Australia, Mexico, Japan, and the United Kingdom, with other countries continually added.

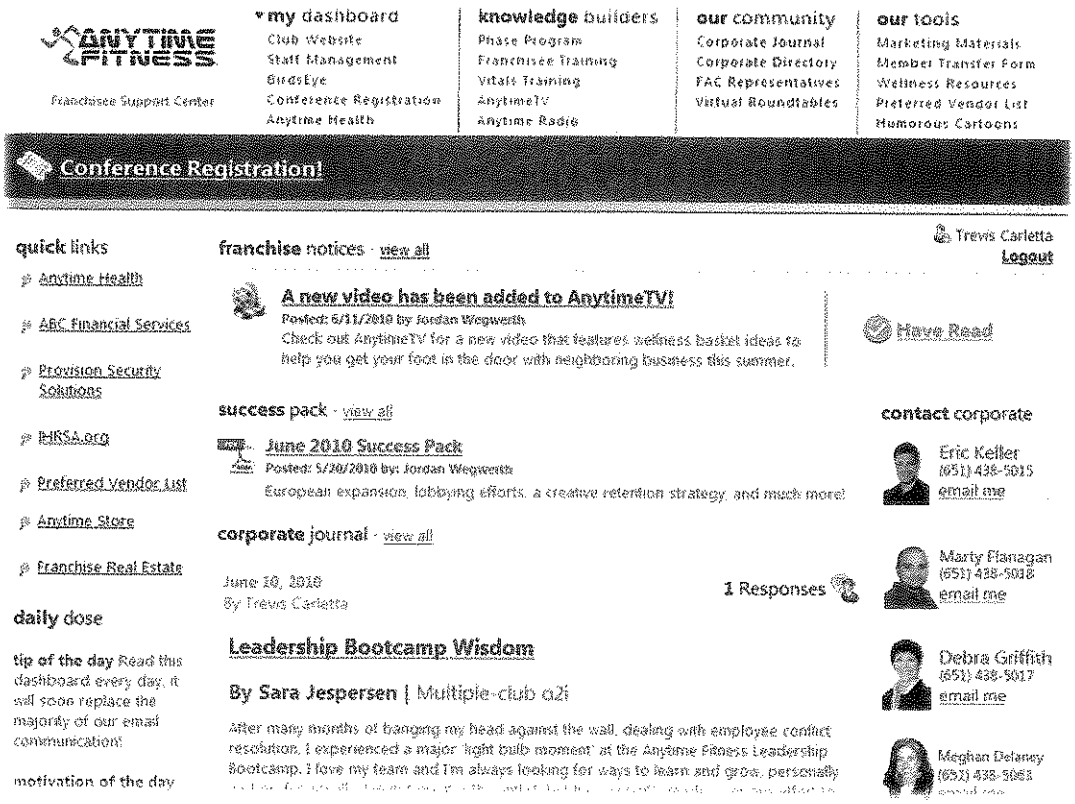
First-class Franchisee Support

c2i — coach 2 inspire

- Every franchisee is assigned a c2i, who is a mentor from build-out to grand opening, and all the way through to exit strategy.
- Knowledgeable on owning and operating an Anytime Fitness club.

Dashboard (highly informative overview video available online: click here)

- Secure, online communication network that links franchisees to important information.
- Most popular features include the online club operations manual "phase program," the franchisee blog site "corporate journal," a network of national corporate wellness partners–complete with downloadable marketing materials, a suggested marketing plan with all corresponding materials, and more.
- Smart login technology keeps up with everything going on in the Anytime Fitness franchise system (training dates, industry information, software updates, new corporate partnership, club statistics and much, much more).



Phase Program

- Comprehensive online operations manual providing a chronological, step-by-step recipe for Franchisee growth.
- Search word activated for ease in finding information on most any topic related to the build-out, marketing, operations and production of a club.
- Contains downloadable design book and assists with the seamless build-out of a club
- Preferred vendor network offers products and services necessary to run our facility. These items are pre-negotiated through the strength of national buying power.
- Accessible anytime/anywhere via the Anytime Fitness Dashboard.

Anytime Fitness Training

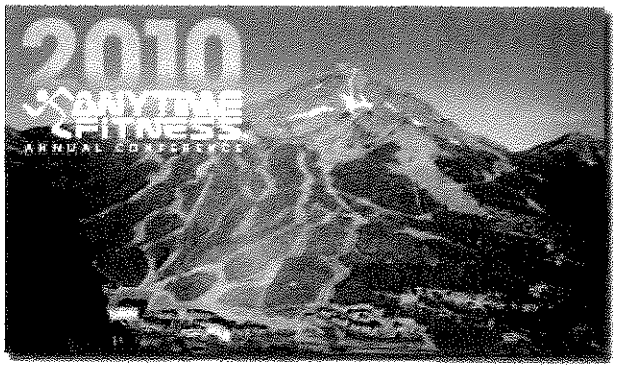
- One week at corporate headquarters learning about the aspects of this proven franchise concept.
- Dynamic, educational and inspirational presentations from industry experts.
- Preferred vendors at Anytime Fitness franchisee trade show during training week.
- One-on-one interaction with any corporate staff member, other franchisees and preferred vendors to get all the information and support needed.
- Education on promoting the business in any community, including the ATF 9 step sales process.

Vitals Training (advanced Sales & Marketing for day-to-day operations)

- All owners and managers invited to monthly trainings - hosted by Franchise Consultants.
- Franchise Consultants give hands-on training on topics of marketing, selling, networking and other aspects of growing the business on the day-to-day club level.
- Great opportunity to get motivated, educated and inspired while meeting and networking with other Anytime Fitness club owners.

Annual Conference

- All franchisees are invited to attend the Anytime Fitness annual conference held at various locations throughout the United States.
- Features industry leaders and business gurus who are selected as keynote speakers.
- Comprehensive seminars focusing on all aspects of the business model.
- Roundtables to network with fellow franchisees and learn from each other.
- Strong support from preferred vendor partners unveiling products and services for the upcoming years to enhance and grow the brand.



Corporate Wellness/National Media

- Corporate Wellness Team is responsible for finding and securing corporate accounts.
- Over 900 accounts, many national, have recently partnered with Anytime Fitness to promote good health through membership incentives to local Anytime Fitness facilities.
- Advanced membership usage tracking in the proprietary membership software works directly with many national health insurance companies. This tracking software provides tools directly to the insurance companies and/or employer to offer membership incentive plans for active members.

Mission

The purpose of DA Strand Investments is to provide a quality center for pleasurable, meaningful fitness activities for people of all backgrounds. We will focus on a clean, upscale environment, customer safety, and facility availability. Our commitment to quality fitness can be realized through customer satisfaction, employee enrichment, and investor returns. We can only realize this mission through the franchise of Anytime Fitness.

Vision

Our vision is to be a recognized leader in fitness centers for the Lake Geneva, WI area with the interest of expanding to multiple locations. Our vision can only be realized by providing our customers with

1. a clean and upscale fitness environment
2. comfortable setting during workouts
3. available facilities and equipment
4. personal training by certified professionals
5. general quality customer service

Values

We value the customer, who is the source and purpose of our business. Our commitment to our customers' fitness experience can only be accomplished by providing customers with honest, prompt and quality service, while listening to and solving customer queries and inquiries, as well as receiving customer feedback on their fitness experience.

ANYTIME FITNESS

A. BUSINESS DESCRIPTION

DA Strand Investments, LLC will be a Limited Liability Corporation with the following ownership percentages: David Strand (50%); Andrea Strand (50%). The company will be part of a growing franchise named ANYTIME FITNESS with the goal of expanding into additional geographical markets. Low overhead costs, such as minimum personnel, coupled with aggressive marketing to middle to high income professionals, and the local novelty of a 24-hour, keyless entry gym are integral components to success.

ANYTIME FITNESS is a mid to upper scale fitness center that provides quality commercial weight and cardiovascular equipment to our adult customers on a 24-hour, 365 days a year schedule. The equipment that will be offered includes:

Cardiovascular Equipment

- Treadmills
- Elliptical Cross-Trainers
- Climber/Steppers
- Upright & Recumbent Bikes

Weight Equipment

- Free Weights
- Circuit Training
- Weight Machines

Tanning Equipment

- Stand-Up Tanning Booth
- Tanning Bed

All of our customers will receive a free facility orientation and, at additional fees, personal training by a certified personal trainer. Personal training is expected to be another revenue source for us and may include, but not be limited to, programs designed for weight loss/gain, injury rehabilitation, health and fitness assessments, and flexibility routines. Personal training membership sessions will be tailored to the individual and their fitness goals.

B. PRODUCT/SERVICE

ANYTIME FITNESS is a truly DIFFERENT concept for the Lake Geneva area. We focus on meeting customer demands that are not met by other fitness and gym centers.

Below is a chart of how we will meet some of these demands:

The Fitness Customer	ANYTIME FITNESS
Hours of Operation "The gym is always closed when I need it most – and when it is open, it's too crowded!"	Our fitness center is open 24-hours a day, 7 days a week, 365 days a year, to accommodate all schedules! Having more operating hours creates more windows of equipment usage.
Privacy "I am too self-conscious to go to large gyms – I am practically right up against other people exercising."	Our fitness center will be laid out implementing detailed exercise areas to promote a comfortable setting. We will not overcrowd our space and forsake customer comfort.
Cleanliness & Professionalism "I can't stand sweaty equipment, dark and scary gyms, and feeling inhibited by, or not welcome by, staff members."	Our facility will be kept extremely clean and light, providing an upscale environment for exercise. Our staff will promote customer service through courtesy, attention and kindness.

ANYTIME FITNESS is selling a clean, professional place to exercise at any time of the day or year. There are limited options for 24-hour fitness facilities in the Lake Geneva area. Because memberships are sold on a contract basis, with members paying monthly, there is expected to be a steady flow of cash. We do expect that fitness memberships will peak in the late winter and early spring months, with some spikes expected in the autumn. The best membership sales months industry wide are (in order), January (New Year's resolution crowd), October and March.

C. LOCATION

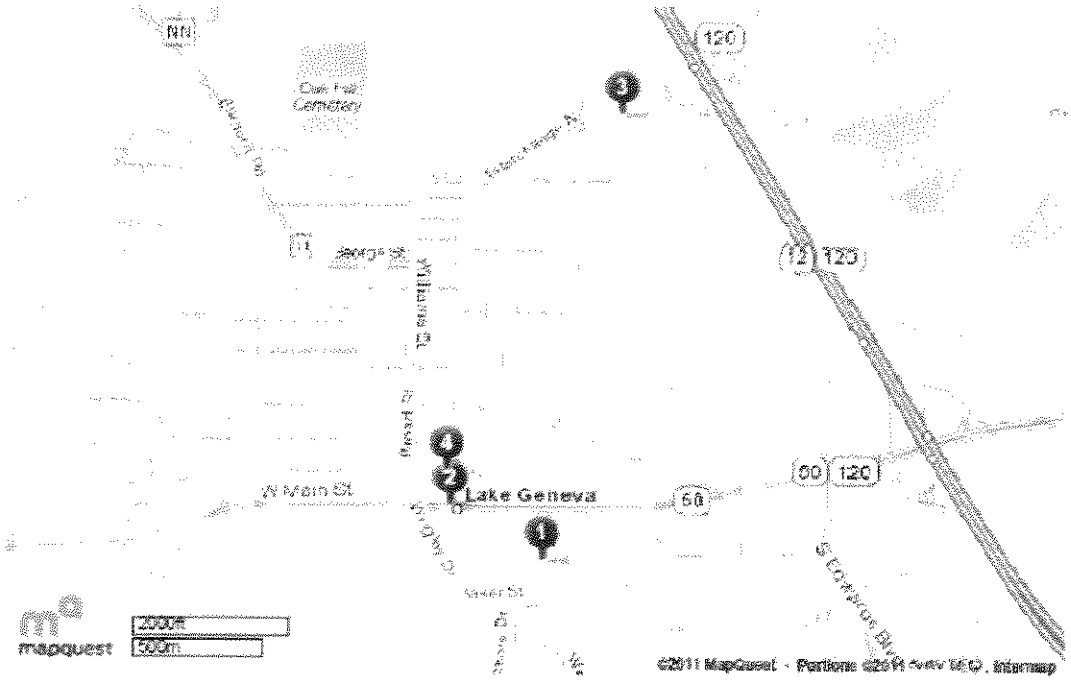
Convenience is the number one reason people join a fitness facility. Studies by the industry association IHRSA (International Health Racquet and Sports Association) report that people will pay $10-$50 more per month for convenience. Hence, location is the key for any fitness center. Our location will be in Lake Geneva, WI. Fitness generally attracts a wide demographic and Anytime Fitness clubs usually have more women members than men. Because the center will be operating 24 hours, the center is expected to be in a well-lit, safe, neighborhood retail shopping center/strip mall. It should be conveniently located to the community it serves. It is expected that the location will have signage that is visible from the main roadway(s). Additionally, the location must have necessary parking available for customers that stay, on average, less than 1 hour at the facility. Parking requirements are, typically, 5-7 spaces per 1,000sq/ft.

1. **Ymca**
   203 S Wells St
   Lake Geneva, WI 53147
   (262) 248-6211 | Website
   Show Map

2. **Body Logic Fitness Inc**
   709 W Main St
   Lake Geneva, WI 53147
   (262) 248-1200
   Show Map

3. **Anytime Fitness**
   Hwy 12 & 120
   Lake Geneva, WI 53147
   Show Map

4. **Curves**
   720 Geneva St.
   Lake Geneva, WI 53147
   (800) 615-7352 | Website
   Show Map



D. MARKETING PLAN - based on demographic detail summary

DemographicsNow™

Date: 06/03/11
Current Geography Selection: (3 Selected) 1,3,5 mile radii: Hwy 12 & Hwy 120, Lake Geneva, WI

Lat: 42.605000 **Long:** -88.417000
County: Walworth County **Pop:** 99,984
Zip: 53147 **Pop:** 15,476

Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Fall 2010 Demographics			
Total Population	1,509	10,304	16,807
Total Households	666	4,268	6,961
Female Population	779	5,191	8,393
% Female	51.7%	50.4%	49.9%
Male Population	729	5,113	8,414
% Male	48.3%	49.6%	50.1%
Population Density (per Sq. Mi.)	480.2	364.4	214.0
Age:			
Age 0 - 4	6.4%	5.9%	5.9%
Age 5 - 14	12.2%	11.7%	12.2%
Age 15 - 19	5.0%	5.7%	5.8%
Age 20 - 24	7.0%	6.8%	5.8%
Age 25 - 34	14.6%	13.6%	12.7%
Age 35 - 44	11.5%	11.2%	11.9%
Age 45 - 54	13.7%	16.0%	16.2%
Age 55 - 64	11.3%	12.7%	13.6%
Age 65 - 74	9.3%	9.4%	9.4%
Age 75 - 84	6.3%	4.9%	4.8%
Age 85 +	2.9%	2.0%	1.9%
Median Age	39.7	41.1	42.0
Housing Units			
Total Housing Units	794	5,341	9,343
Owner Occupied Housing Units	45.4%	52.7%	54.4%
Renter Occupied Housing Units	38.5%	27.2%	20.1%
Vacant Housing Units	16.1%	20.1%	25.5%
Race and Ethnicity			
American Indian, Eskimo, Aleut	0.1%	0.1%	0.2%
Asian	1.8%	1.6%	1.2%
Black	1.4%	1.5%	1.4%
Hawaiian/Pacific Islander	0.0%	0.1%	0.0%

White	90.8%	93.0%	94.3%
Other	4.0%	2.7%	2.1%
Multi-Race	1.9%	1.1%	0.9%
Hispanic Ethnicity	23.8%	17.2%	12.8%
Not of Hispanic Ethnicity	76.2%	82.8%	87.2%
Marital Status:			
Age 15 + Population	1,229	8,484	13,780
Divorced	11.3%	10.1%	9.8%
Never Married	31.6%	26.6%	24.1%
Now Married	43.7%	52.0%	55.6%
Separated	3.7%	3.4%	2.9%
Widowed	9.8%	7.8%	7.7%
Educational Attainment:			
Total Population Age 25+	1,048	7,193	11,843
Grade K - 8	4.7%	3.9%	3.6%
Grade 9 - 12	9.3%	6.7%	6.5%
High School Graduate	40.2%	32.9%	33.8%
Associates Degree	6.4%	7.8%	8.3%
Bachelor's Degree	12.9%	18.7%	17.9%
Graduate Degree	7.7%	10.2%	9.7%
Some College, No Degree	18.8%	19.8%	20.2%
Household Income:			
Income $ 0 - $9,999	11.3%	8.4%	7.4%
Income $ 10,000 - $14,999	12.6%	6.8%	5.7%
Income $ 15,000 - $24,999	10.5%	8.9%	9.0%
Income $ 25,000 - $34,999	13.6%	10.5%	10.2%
Income $ 35,000 - $49,999	13.4%	12.9%	13.5%
Income $ 50,000 - $74,999	21.5%	19.3%	19.4%
Income $ 75,000 - $99,999	9.9%	12.8%	14.1%
Income $100,000 - $124,999	3.7%	9.9%	8.9%
Income $125,000 - $149,999	3.0%	4.6%	4.9%
Income $150,000 +	0.6%	5.8%	7.0%
Average Household Income	$42,342	$61,192	$67,894
Median Household Income	$37,393	$52,850	$55,101
Per Capita Income	$19,224	$26,201	$28,389
Vehicles Available:			
0 Vehicles Available	8.7%	4.5%	4.1%
1 Vehicle Available	45.1%	36.9%	33.0%
2+ Vehicles Available	46.2%	58.7%	62.9%
Average Vehicles Per Household	1.6	1.8	1.9
Total Vehicles Available	1,083	7,767	13,266
Business and Employment:			
Number of Employees	1,667	8,881	12,260
Number of Establishments	128	795	1,067

Our customer demographics are: (May change based on location and market)

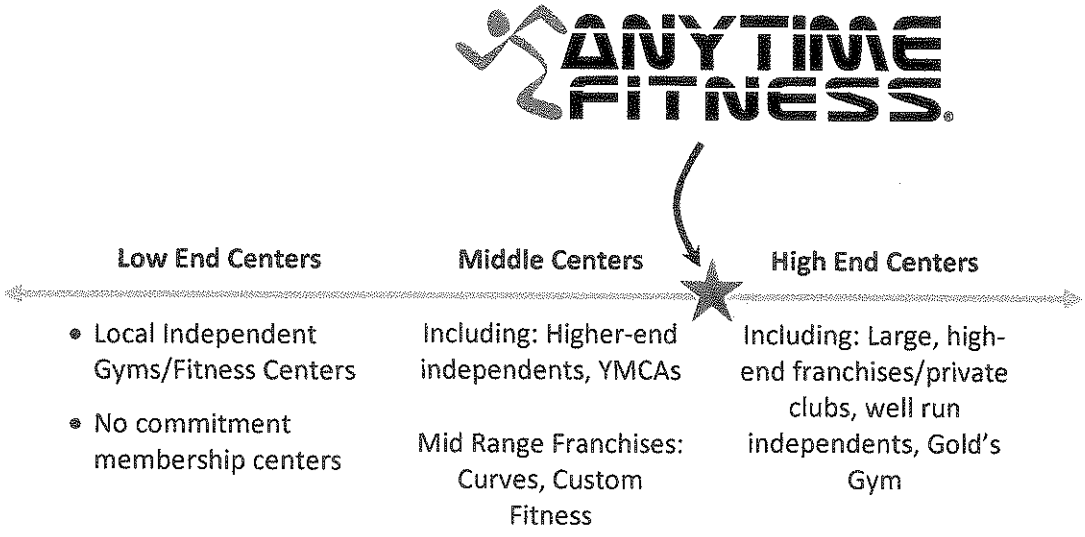
- ***Age***: 18-65 is the full estimated range, although the targets will be 25-55 years of age.
- ***Sex:*** Men and women; men are targets for late night workouts, while women are the targets for early morning/daytime workouts. On average, 65% of Anytime Fitness members are women.
- ***Income:*** Individual Incomes $35,000+; Target Family Incomes $50,000+
- ***Education:*** Mostly College-Graduates, or College Students
- ***Residence:*** Within 0-10 mile radius of the facility; main target is 0-5 miles; however, considering the lack of 24-hour facilities, some longer commutes are possible, especially considering, we will be on work commuting routes.

The current local market for fitness centers in Lake Geneva, WI is limited. There is a low end YMCA with run down equipment and limited hours. There is also Body Logics which is located in the downtown area of Lake Geneva and extremely difficult to access in the summertime with the tourist traffic. Body Logics also has limited hours. The only high end fitness center is at the Grand Geneva Spa which has a very high membership fee and it is not in a convenient location. There are no 24-hour places available for exercise, so the appeal is anticipated to be extraordinary. The location is convenient right off Highway 12 and Highway 120. This location will also not be affected by the summer tourist traffic congestion so locals will have easier access to the facility.

Advertising, promotional events, and referrals are one way to make a foothold for ANYTIME FITNESS in the local market. A more detailed advertising plan is outlined later in this plan. It is our goal to increase our market share by opening up several local gyms in the greater Walworth County and Northern Illinois area. Future marketing and advertising would not be successful without a "feedback loop." We intend to closely monitor our marketing and advertising by querying new and returning customers about their experience.

Our pricing strategy will be based upon our local competition. Because we are not offering a cheap product, our membership prices will be higher than lower-end gyms, but typically lower than large fitness chains, such as Gold's Gym, or Lifetime Fitness.

ANYTIME FITNESS will position itself in the fitness market as such:



Our prices will be set to steal away customers from the high-end centers, while remaining competitive with the mid-range competition. Because of our 24-hour operations, convenient location and personal touch, we should be able to demand a higher price compared to our mid-range competitors and draw members from these clubs. In addition, the simple convenience of our local center, as compared to a big box, destination location club will attract the fitness enthusiast who is tired of fighting the crowds and salespeople.

E. COMPETITION

Our largest competitor will be YMCA, located at 203 South Wells Street, Lake Geneva, WI. There is also the Grand Geneva Spa that is part of the Grand Geneva Resort and Body Logics which is located downtown Lake Geneva. Curves for Women is also located downtown Lake Geneva. Their hours of operation can be considered restrictive, some only operate from 7:30a-2:30p, 3:30p-8:00p Monday through Friday. Additionally, they allow memberships for women only and they are not operating 24-hours a day. ANYTIME FITNESS is considered a healthy alternative for the members of "women's only" clubs (like Curves for Women, Contours Express, It Figures, and Ladies Fitness Express). Many women join those clubs because they had a bad experience at big box clubs. When they get tired of the lower end, hydraulic equipment at these clubs, they want something more but don't want to go back to the big box club they left. Typically, they move over to ANYTIME FITNESS where we promote a friendly, non-threatening environment where people of all shapes, sizes and gender will feel comfortable.

The nearest big box fitness center, Four Lake Athletic Club (FLAC) is in Elkhorn, WI. We expect to take members from this club who are tired of battling the crowds, tired of paying for amenities they don't use and tired of the hard sell tactics.

Competitive pricing information is included in the next section.

F. PRICING AND SALES

Our competition information is as follows:

Fees	ANYTIME FITNESS	YMCA	Body Logics	FLAC	Grand Geneva Spa
Initiation	49.00	30.00	N/A	100.00	125.00
1-month	38.00	35.00	29.00	55.00	83.00
3-month	N/A	N/A	140.00	N/A	N/A
1-year	34.00	450.00	N/A	N/A	800.00
3-year	N/A	N/A	N/A	N/A	N/A
Lifetime	N/A	N/A	N/A	N/A	N/A
Couples	59.00	52.50/mth	58.00/mth	85.00/mth	116.00/mth

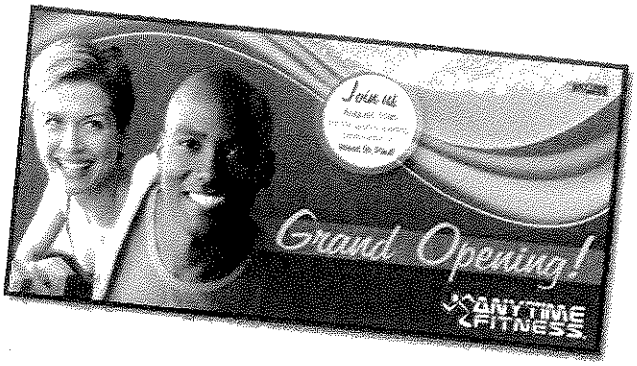
Without having a leased space at this time, it is not possible to do an accurate breakeven analysis.

However, based upon a typical 4,000 square foot space, along with estimated fees and expenses, we anticipate we will need to enroll 400 members in our first fiscal year to break even. A complete analysis is included in our financial report.

G. ADVERTISING AND PUBLIC RELATIONS

The first twelve months of advertising will be critical for our sales since we are a new business. Our advertising must reach our target market and be cost effective. The initial plan for advertising is as follows:

Pre-Opening Advertising Blitz



- Store and roadway signage
- Direct mail
- Advertisements in local paper(s)
- Mall or local store handouts (with owner permission/fees)
- Radio advertisements targeting working adults (morning rush hour)
- Advertising with local nutrition stores (possible cooperative advertising agreements)
- Telemarketing
- Chamber of Commerce events/participation

New customers will be asked how they heard about our fitness center. We will monitor and track these responses to determine which forms of advertising drew the largest responses. This "feedback loop" will help to form our future advertising strategies. The most likely types of post-opening advertising will be:

Post-Opening Advertising

- Referrals (current members will be offered incentives for referrals)
- Newspaper/penny saver Ads
- Mall/store Handouts
- Lead boxes
- Nutrition store advertising
- Professional organizations
- Telemarketing
- Direct mail

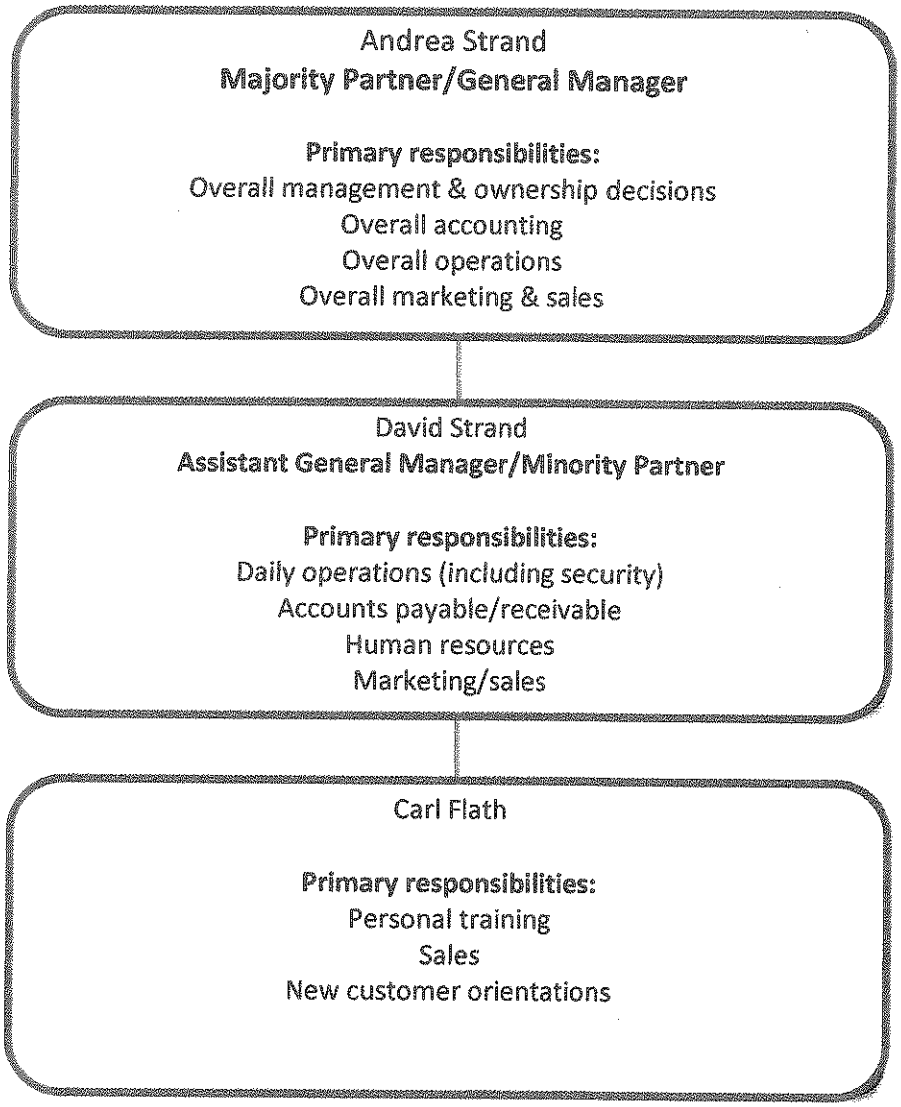
ANYTIME FITNESS will be promoted to the public in a clean, upscale, professional manner. Our public image will be shaped through our professional brand and unique advertising promotions. We will also implement a member referral program locally and nationally that will provide tremendous incentives for the members to refer friends, relatives and associates.

Our marketing will touch on a variety of buying motives: pride of appearance, convenience, economy of purchase, availability, and curiosity of the new product.

H. MANAGEMENT PLAN

As it is with any business, people are the key to a successful operation and profitable business. It is our goal to enrich the franchise name of ANYTIME FITNESS. DA Strand Investments, LLC is owned and operated by business-savvy, customer-friendly individuals who understand what it takes to start and operate a business, hire and motivate employees, and find and keep customers. More importantly, the owners understand the importance of keeping a low overhead in order to make profits.

ORGANIZATION CHART
Management Duties



Owner and manager confidence lies within their personal experiences and education in the business world. We recognize the importance of these leadership positions within our organization. Our personal trainers and sales people are going to be the people who interact with our clients the most – they will be the driving force towards referrals.

Following you will find a brief biography detailing the success-oriented experiences of David and Andrea Strand.

Professional History

David Strand

Experience

Wisconsin Oven Corporation East Troy, WI

July 1986-Present

President/Owner

- Sales-International & Domestic
- Team and Personnel Development, Relationship Development with Customers
- Strategic Planning, Product Development

I began my career at Wisconsin Oven Corporation in 1986 on the shop floor as a painter. I continued to work on the shop floor for several years in a variety of positions from sheet metal fabricator to welder/fitter. During my years on the shop floor I also had the opportunity to install equipment around the world.

In the 1990's I was promoted to middle management overseeing both of Wisconsin Oven's manufacturing facilities. When I was promoted to VP of Operations in 1995, I also became a minority shareholder and Director of the corporation. In 2005, I took over the position of President & CEO along with majority ownership of the corporation.

In addition to my work at Wisconsin Oven, I was the President & CEO of US Motor Power/Joe Built from 2002-2008. I served as Board member and President of the East Troy Board of Education for 8 years. Currently in addition to Wisconsin Oven, I have ownership in a small marketing company, local restaurant, and investment company.

I am an entrepreneur in everything that I do. One of my greatest strengths is building relationships with people and helping my team of employees succeed by developing their skills and management abilities. I look for opportunities in business that give me the chance to utilize these strengths and after reviewing the Anytime Fitness business model I am confident that we will find success in Lake Geneva. The most successful Anytime Fitness Centers are those with a Management team that connects with the members and makes them feel like family. I believe that with my training and guidance my management team will create this type of atmosphere in Lake Geneva.

Andrea Strand

Education

Lakeland College Sheboygan, WI

Jan 2000-May 2003

BA Marketing & Business Administration

- Minor in Economics

Experience

Wisconsin Oven Corporation East Troy, WI

May 2000-Oct 2009

Marketing Manager

- Develop marketing plan and budget annually
- Develop all advertising campaigns
- Manage and update website, SEO and PPC advertising

Cut Wing Marketing Solutions Lake Geneva, WI

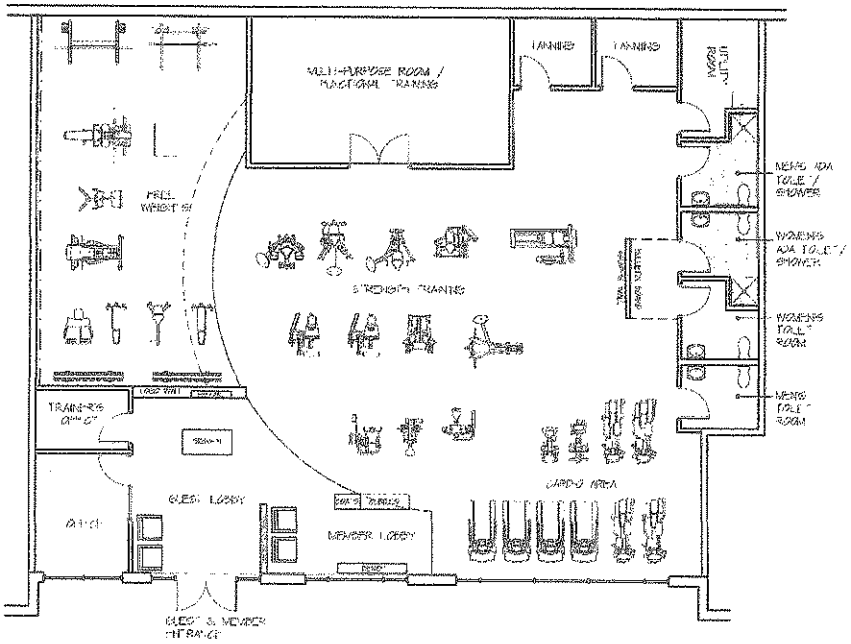
Oct 2009-Present

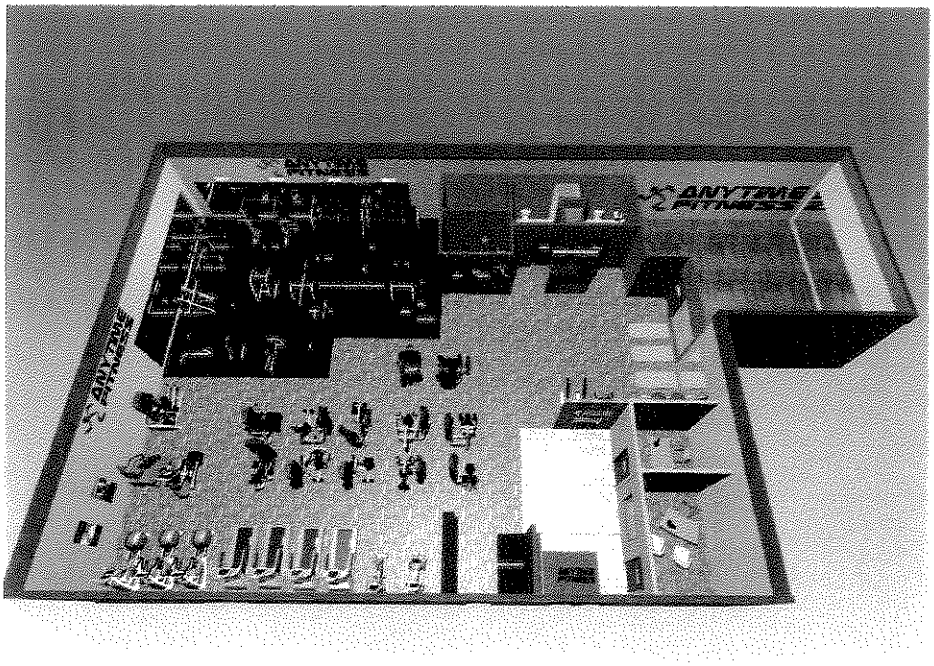
President/Owner

- Sales and estimating of projects
- Manage client accounts
- Develop strategic marketing plans for clients

I have had over 7 years of experience in Marketing and in business I look for opportunities to increase my customer's lead activity and closing rate. I develop strategic marketing plans for my clients to gain market share and increase their profitability. I see an opportunity with Anytime Fitness to utilize my marketing skills to bring in new members on a continual basis and become an active member in the Lake Geneva Community. I am also very comfortable in the gym environment and have a good understanding of what members are looking for when they come to an Anytime Fitness Center. I will be one of the active managers at the gym so I will be able to keep a strong relationship with the members.

Pro forma to follow


TANNING
TANNING
UTILITY ROOM
MEN'S ADA TOILET / SHOWER
WOMEN'S ADA TOILET / SHOWER
WOMEN'S TOILET ROOM
MEN'S TOILET ROOM
STRENGTH TRAINING
TRAINERS OFFICE
GUEST LOBBY
MEMBER LOBBY
CARDIO AREA


ANYTIME FITNESS
ANYTIME FITNESS

CONDITIONAL USE RESOLUTION 11-R55

A Resolution authorizing issuance of a Conditional Use Permit for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, WI 53147, Tax Key Number ZA1341 00001

WHEREAS, the City Plan Commission has considered the application filed by Lowell Management Services, Inc., P.O. Box 926, Lake Geneva, WI 53147, on behalf of Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 19, 2011.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Lowell Management Services, P.O. Box 926, Lake Geneva, WI 53147, for Tom Ryan, 9 Hillside Drive, Lake Geneva, WI 53147, for an alteration to an existing deck for the addition of a screen house to an existing single-family residence in the ER-1 District and a dormer using the setback requirements of the SR-4 District located at 9 Hillside Drive, Lake Geneva, WI 53147, Tax Key Number ZA1341 00001, including all staff recommendations.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of September, 2011.

_____
James R. Connors, Mayor

ATTEST:

_____
Jeremy A. Reale, City Clerk

APPLICATION FOR CONDITIONAL USE
City of Lake Geneva

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

9 HILLSIDE DR. / GENEVA MANOR
LAKE GENEVA, WI 53147

NAME AND ADDRESS OF CURRENT OWNER:

TOM RYAN
9 HILLSIDE DR., LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: 630-918-9808

NAME AND ADDRESS OF APPLICANT:

LOWELL MANAGEMENT SERVICES, INC.
P.O. BOX 926, LAKE GENEVA, WI 53147

TELEPHONE NUMBER OF APPLICANT: 262-245-9030

PROPOSED CONDITIONAL USE:

ADDITION OF SCREEN RM ON TOP OF EXISTING PATIO

ZONING DISTRICT IN WHICH LAND IS LOCATED: ER-1

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

MIKE DELLEVAR, ARCHITECT
5354 S. 116TH ST.
HALES CORNERS, WI 53130

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

SCREEN ROOM WITH DECK ABOVE. THIRD FLOOR DORMER, INTERIOR RENOVATIONS, MISC. DETAILS & PAINT.

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

8/5/11 (AGENT) LMS

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:

LOWELL MANAGEMENT SERVICES, as applicant/petitioner for:

Name: TOM RYAN

Address: 9 HILLSIDE DRIVE
LAKE GENEVA, WI 53147

Phone: 630-918-9808

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 5 day of AUGUST, 2011.

TODD CAUFFMAN (AGENT) LMS
Printed name of Applicant/Petitioner

(AGENT) LMS
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?

   PROPOSED CHANGE WILL ENHANCE PROPERTY & LAKESHORE WHICH WILL BE A BENEFIT TO THE NEIGHBORHOOD & BE WITHIN THE POLICIES & PROGRAMS OF THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN, URBAN LAND USE CATEGORY, SINGLE FAMILY RESID., URBA

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?

   PROPOSED CONDITIONAL USE ENHANCES THE PROPERTY AND WAS DESIGNED FOLLOWING THE SINGLE FAMILY RESIDENTIAL AND NATURAL RESOURCES GUIDELINES IN THE CITY OF LAKE GENEVA COMPREHENSIVE PLAN.

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

   THE MAIN GOAL IS FOR THE NEIGHBORHOOD & LAKESHORE TO BE ENHANCED BUT NOT CHANGE THE AESTHETICS OF EITHER. NEW 2ND FLOOR DECK ABOVE EXISTING PASSIVE RECREATION AREA. THE EXISTING PASSIVE REC. AREA & SHORELAND TO REMAIN AS IS.

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?

   CONDITIONAL USE REQUEST IS FOR AN ENHANCEMENT & HIGHER QUALITY OF USE OF AN EXISTING SINGLE FAMILY RESIDENCE. THIS WILL NOT CHANGE LAND USE OR THE LAND USE INTENSITY.

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?

LOCATION & SIZE OF THE PROPOSED CONDITIONAL USE TO CLOSELY MATCH EXISTING CONDITIONS AND WILL NOT BE A BURDEN TO THE CITY SERVICES, OR NEIGHBORHOOD UTILITIES & SERVICES AND WILL NOT IMPACT LAKESHORE.

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?

IMPROVED DESIGN WILL ENHANCE NEIGHBORHOOD & WILL PROVIDE A BETTER LAKESHORE ENVIRONMENT WITHOUT A NEGATIVE IMPACT.

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:** _____

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

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____ **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 written description of the intended use describing in reasonable detail the:**

- ✓ Existing zoning district(s) (and proposed zoning district(s) if different);
- ✓ Land use plan map designation(s);
- ✓ Current land uses present on the subject property;
- ✓ Proposed land uses for the subject property (per Section 98-206);
- ✓ Projected number of residents, employees, and daily customers;
- ✓ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- NA Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

✓ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

✓ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

✓ Exterior building and fencing materials (Sections 98-718 and 98-720);

✓ Possible future expansion and related implications for points above;

✓ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

✓ ✓ (c) **A Property Site Plan drawing which includes:**

✓ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

✓ The date of the original plan and the latest date of revision to the plan;

✓ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

✓ A reduction of the drawing at 11" x 17";

✓ A legal description of the subject property;

✓ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

✓ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

✓ All required building setback lines;

✓ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

✓ The location and dimension (cross-section and entry throat) of all access points onto public streets;

✓ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

✓ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

NA The location of all outdoor storage areas and the design of all screening devices;

NA The location, type, height, size and lighting of all signage on the subject property;

NA The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

NA The location and type of any permanently protected green space areas;

NA The location of existing and proposed drainage facilities;

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

✓ Lot Area;

✓ Floor Area;
✓ Floor Area Ratio (b/a);
✓ Impervious Surface Area;
✓ Impervious Surface Ratio (d/a);
✓ Building Height.

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

N/A NOT CHANGED

____Scale same as main plan (> or equal to 1" equals 100')
____Map reduction at 11" x 17"
____Showing the location of all required bufferyard and landscaping areas
____Showing existing and proposed Landscape Point fencing
____Showing berm options for meeting said requirements
____Demonstrating complete compliance with the requirements of Article VI
____Providing individual plant locations and species, fencing types and heights, and berm heights;

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

N.A. NO EXCAVATION

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

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

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

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

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

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 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:** _____

WRITTEN DESCRIPTION
TOM RYAN HOME REMODEL/ADDITION 9 HILLSIDE DR., LAKE GENEVA

Zoning District ER-1 Estate Residential-1

Land Use Designation- Single Family Residential- Urban

The remodel/addition to the Tom Ryan home is as follows:

The existing stone Patio will be enclosed with a Screen Room with a Deck above. The space is already enclosed with walls on three sides. There is no additional lot coverage.

The existing Foyer entry door will be extended out 1'-4" into the existing covered front Porch, and a 2'-0" roof overhang is added to cover more of the existing porch. This remodeling will improve the current inadequate headroom at the covered Porch. There is no additional lot coverage.

A third floor Dormer with Balcony is added to the existing roof to serve the proposed room on that floor.

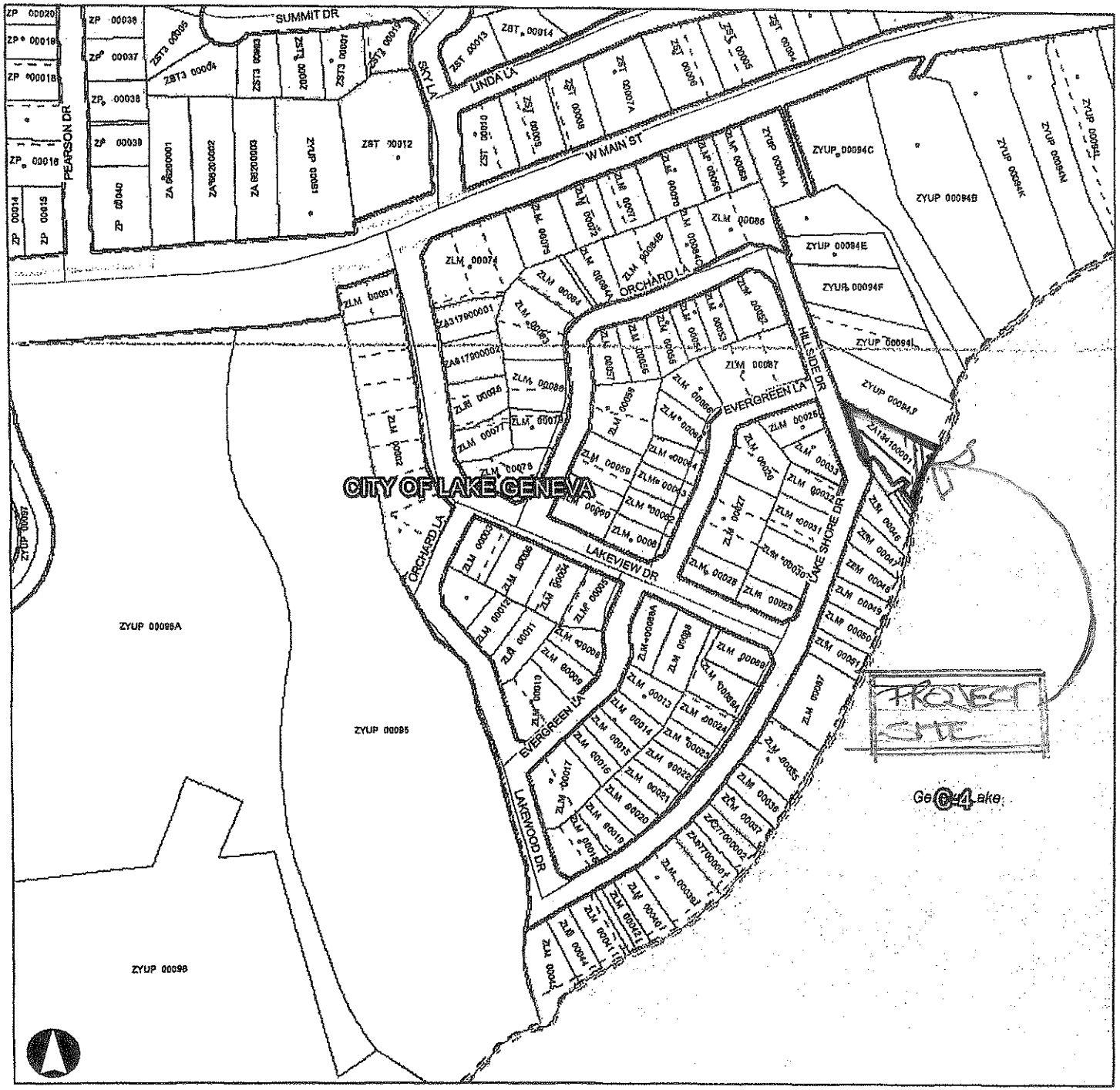
Miscellaneous window and door replacements are proposed for a remodeled plan. The new features have been designed to work with the existing building plans and elevations.

The conditional use is considered justified because the proposed Screen Room is the same passive recreational use as the walled Patio it is built on. There is no additional lot coverage proposed in any part of this project.

Neighbors of Tom Ryan within 300'

9 Hillside Dr., Lake Geneva, WI

Name	Tax Key #	Mailing Address
Mathew J. Hower & Lisa M. Hower	ZLM 00025 Lot 1 Blk 15 Lake Geneva Manor	936 Mallard Ct. Palatine, IL 60067
Avrum Inc.	ZLM 00033 Lot 14 Blk 15 Lake Geneva Manor	Avrum Inc. 924 Turrent Ct Mundelein, IL 60060
James M. Wojcik & Sharon L. Wojcik	ZLM 00032 Lot 12 Sely to POB	12 Debbie Lane Streamwood, IL 60107
Rolf R. Hempel	ZLM 00046 Lot 1 Blk 19 Lake Geneva Manor	350 S. Hamilton St. #606 Madison, WI 53703
James E. McCullough & Maryann McCullough	ZLM 00067 Lot 20,21,22 Blk 21 Lake Geneva Manor	1551 Evergreen Lane Lake Geneva, WI 53147
Michael J. Sherman & Kerry J. Sherman	ZYUP 00094J N22D27'W133' to POB Plot 6, Porter & Isham Est. Hillside Dr.	8 N Lakeshore Dr. Lake Geneva,WI 53147



Walworth County
Interactive Mapping System

- Address Points

PLSS Lines
- PLSS Section Line
- PLSS Quarter Section Line
- Shoreland Area
- Floodplain
- Gross Sanitary District
- Extra Territorial Zoning Area

USGS Streams
- Perennial Stream
- Intermittent Stream
- Soil Survey Area

2020 Land Use Plan
- Urban Service Area
- Special Sewer Service Area
- Other Urban Area
- Lands in A-3 Located Beyond PSA & Other Urban Lands
- Other Agricultural, Rural Residential, and Other Open Lands
- Primary Agricultural Lands
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water

2009 Environmental Corridors
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water

2 FT Topographic Contours
- Index
- Intermediate
- Index Depression
- Intermediate Depression
- Approximate Index
- Approximate Intermediate
- Approximate Index Depression
- Approximate Intermediate Depression
- Spot Elevations
- Structure Outlines
- Right-of-Way

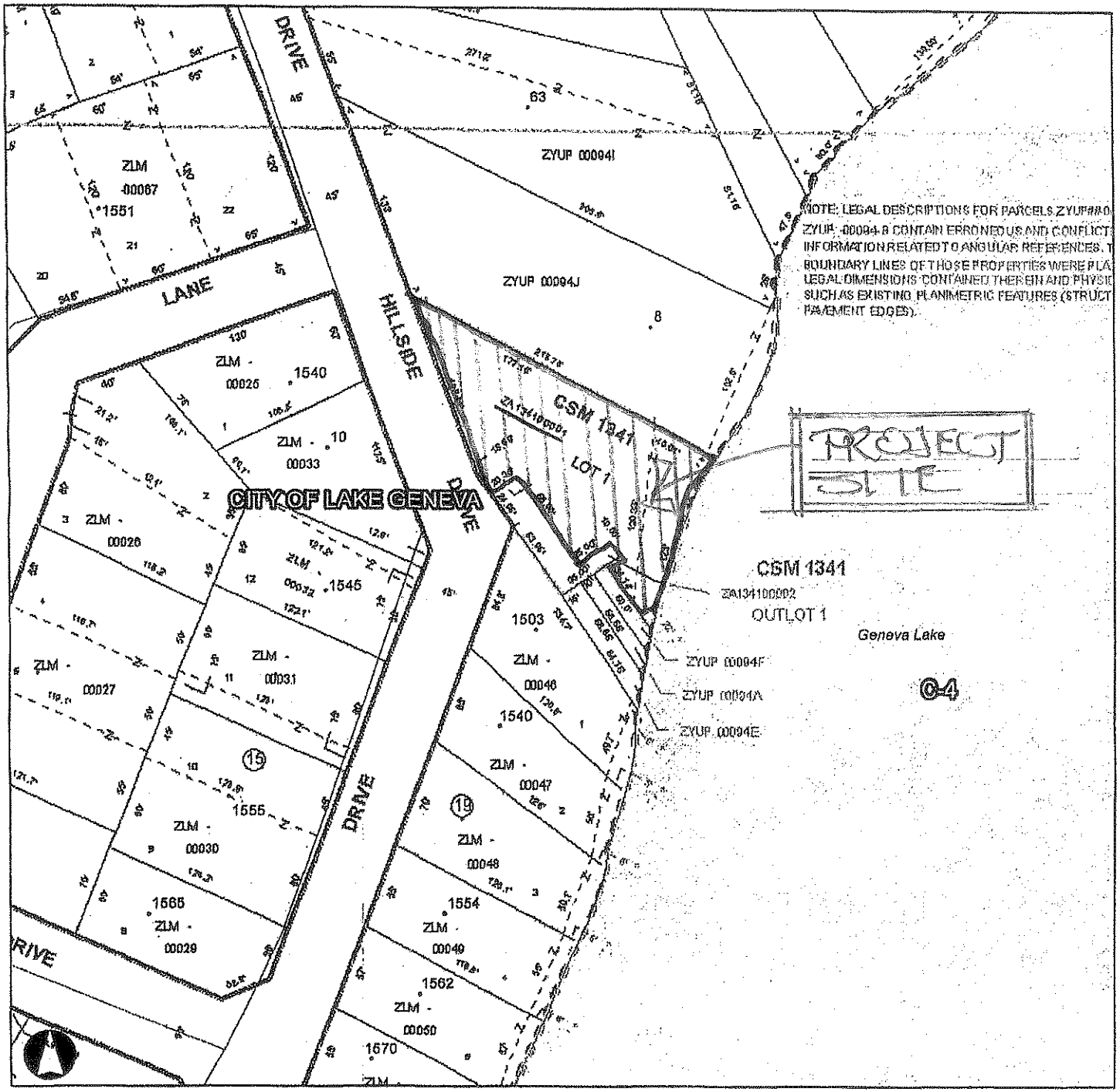
Parcel Lines
- Parcel Line
- Extended Parcel Line
- Tie Line
- Meander Line
- Tax Parcels

Platted Lands
- Subdivision Plat/ Assessors Plat
- Certified Survey Map
- Condominium Plat
- Cemetery Plat
- Civil Division Boundary

The information provided on this map has been produced and processed from sources believed to be reliable. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of this information. The information contained herein will not be accepted as an official document.

1 inch equals 258 feet

0 — 275 — 550 Feet



Walworth County
Interactive Mapping System

- Address Points

PLSS Lines
- PLSS Section Line
- PLSS Quarter Section Line
- Shoreland Area
- Floodplain
- Gross Sanitary District
- Extra Territorial Zoning Area

USGS Streams
- Perennial Stream
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2020 Land Use Plan
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- Lands in A-3 Located Beyond PSA & Other Urban Lands
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- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water

2000 Environmental Corridors
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water

2 FT Topographic Contours
- Index
- Intermediate
- Index Depression
- Intermediate Depression
- Approximate Index
- Approximate Intermediate
- Approximate Index Depression
- Approximate Intermediate Depression
- Spot Elevations
- Structure Outlines
- Right-of-Way

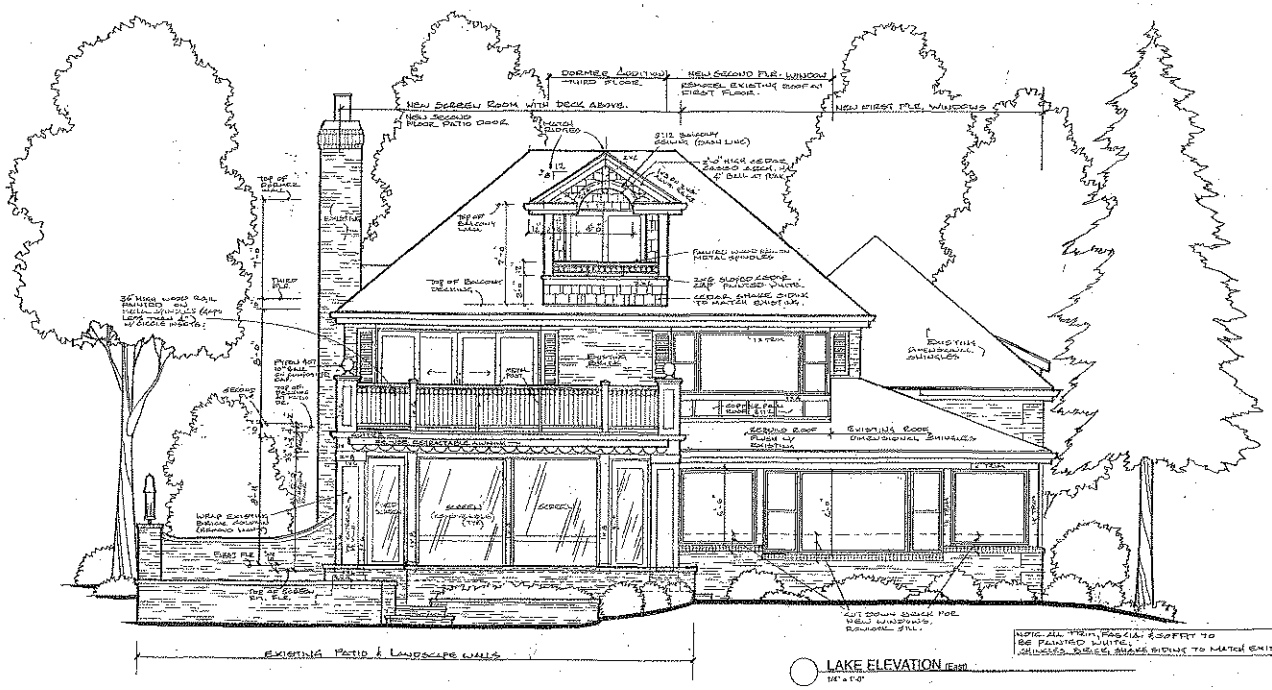
Parcel Lines
- Parcel Line
- Extended Parcel Line
- Tie Line
- Meander Line
- Tax Parcels

Platted Lands
- Subdivision Plat; Assessors Plat
- Certified Survey Map
- Condominium Plat
- Cemetery Plat
- Civil Division Boundary

The information provided on this map has been produced and processed from sources believed to be reliable. No warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of this information. The information contained herein will not be accepted as an official document.

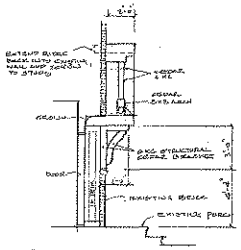
1 inch equals 88 feet

0 — 87.5 — 175 Feet



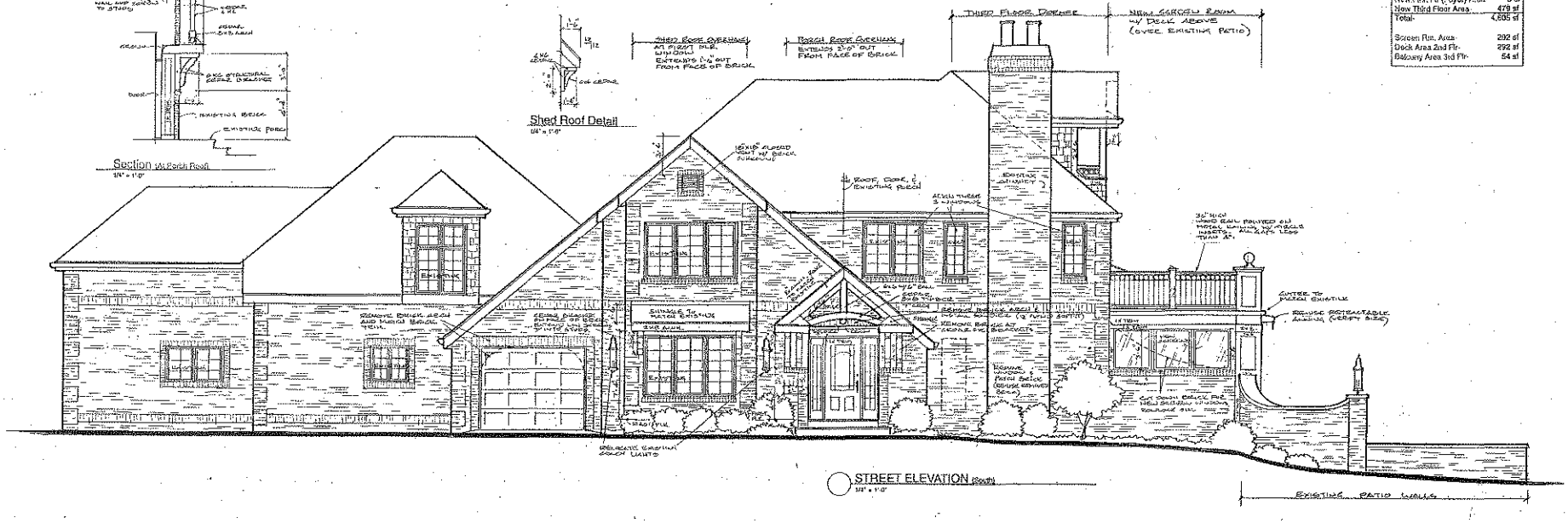
LAKE ELEVATION (East)
1/4" = 1'-0"

Existing First Floor Area	2,432 sf
Existing Second Flr Area	1,686 sf
New First Flr (Foyer) Area	8 sf
New Third Floor Area	479 sf
Total	4,605 sf
Screen Rm. Area	292 sf
Deck Area 2nd Flr.	292 sf
Balcony Area 3rd Flr.	54 sf



Section (W. Porch Roof)
1/4" = 1'-0"

Shed Roof Detail
1/4" = 1'-0"



STREET ELEVATION (South)
1/4" = 1'-0"

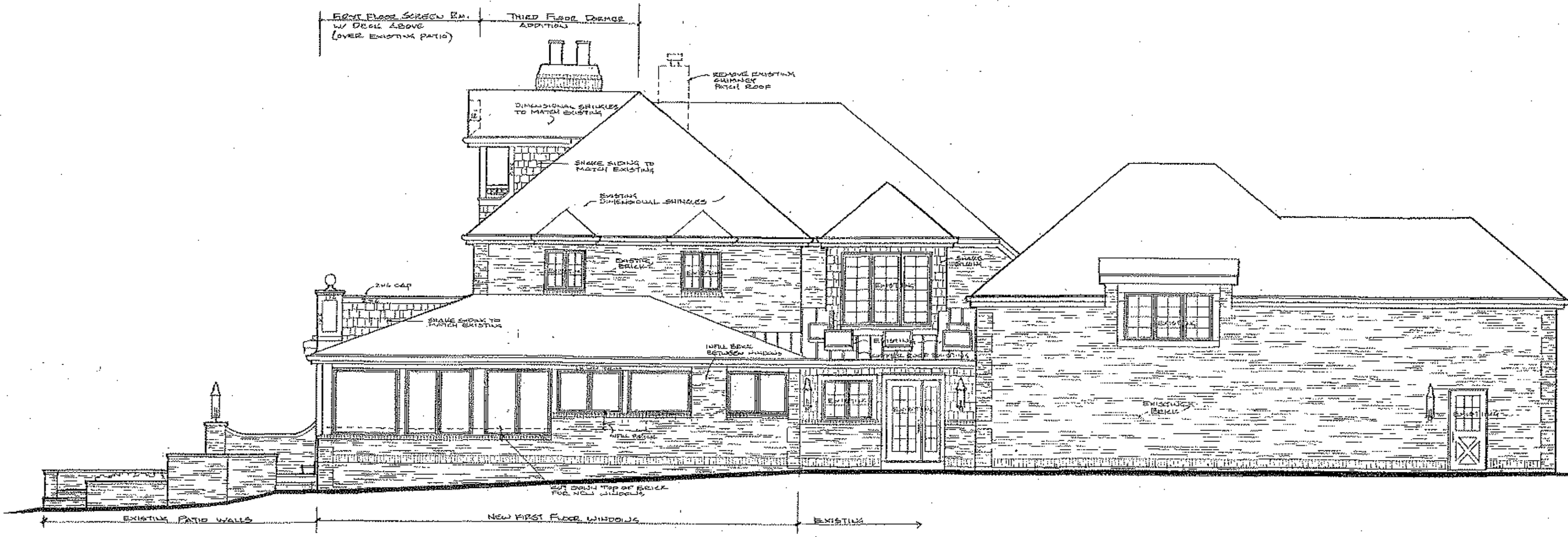
THE RYAN RESIDENCE
LAKE GENEVA
Thomas Ryan, 9 Hillside Dr., Lake Geneva, WI 53147 (630) 918-9908

MIKE DELLEVAR REGISTERED ARCHITECT
5354 South 18th St., Hales Corners, WI 53130 (414) 427-4607

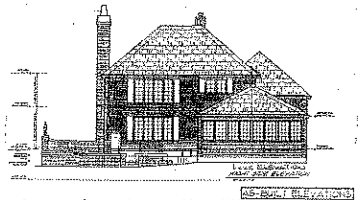
DATE: AUGUST 5, 2011

REVISION:

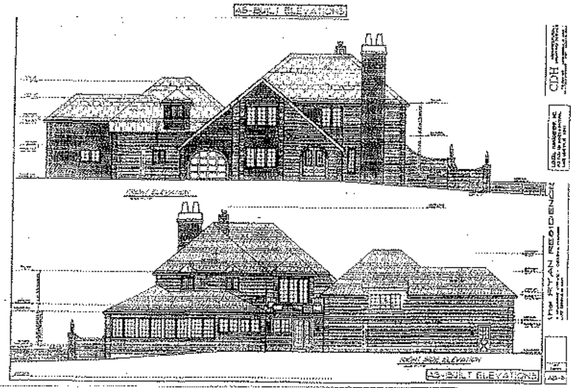
All drawing and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without the prior written consent of the architect.



BACK ELEVATION (North)
1/4" = 1'-0"



EXISTING ELEVATIONS
NOT TO SCALE--FOR REFERENCE ONLY



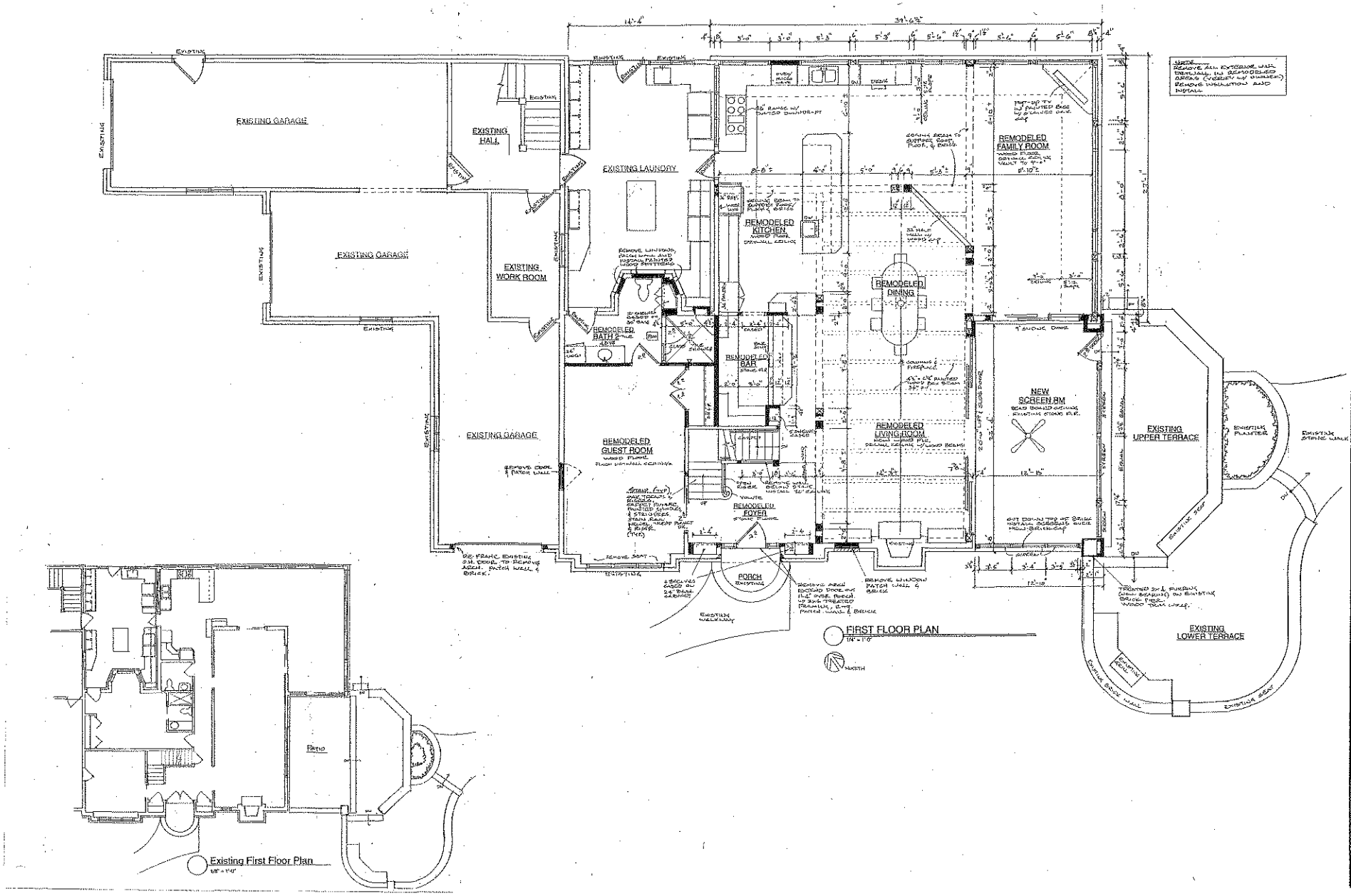
THE RYAN RESIDENCE
LAKE GENEVA
Thomas Ryan, 9 Hillside Dr., Lake Geneva, WI 53147 (630) 918-9808
MIKE DELLEVAR REGISTERED ARCHITECT
5356 South 116th St., Hales Corners, WI 53130 (414) 427-4407

DATE: AUGUST 5, 2011

REVISION:

2

All drawing and written material appearing herein constitute the original and unpublished work of the architect and may not be duplicated, used or disclosed without the prior written consent of the consultants.

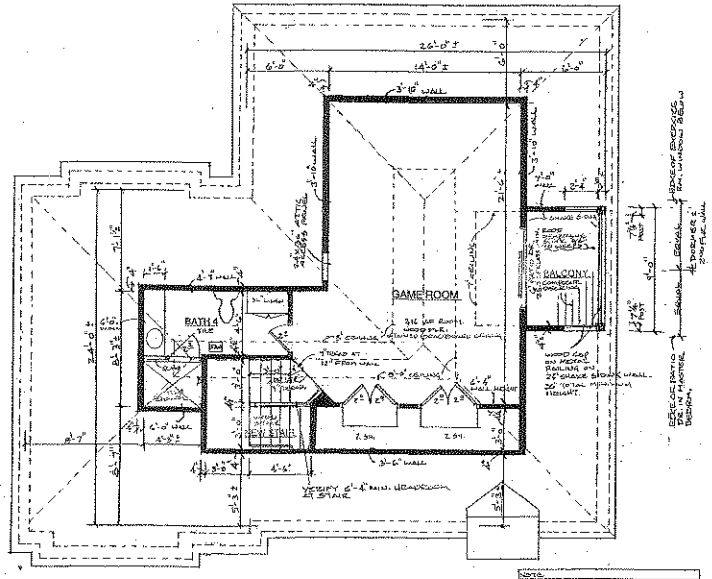


NOTE:
REMOVE ALL EXTERIOR WALL ENCLOSED IN REMODELED AREAS (VERIFY W/ OWNER) REMOVE INSULATION AND INSTALL

DATE: AUGUST 5, 2021

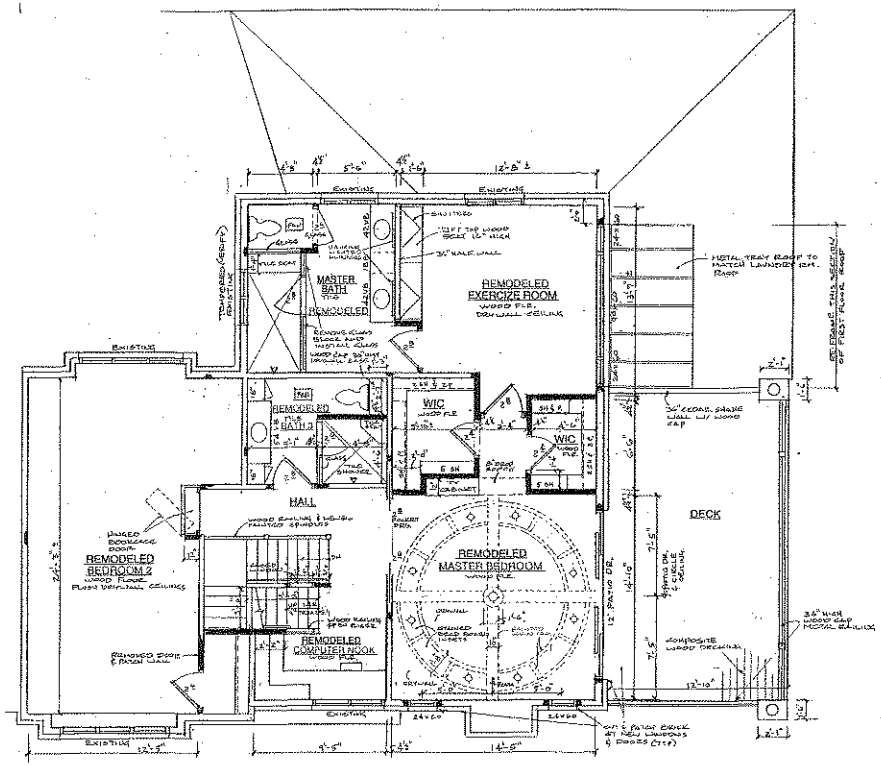
REVISIONS

3

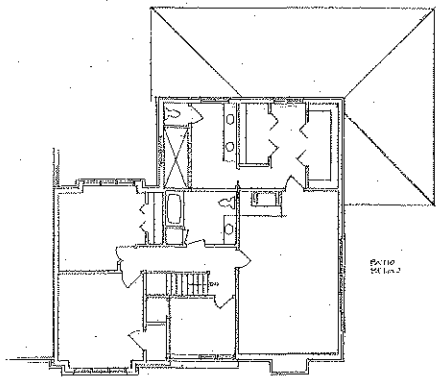


THIRD FLOOR PLAN
1/8" = 1'-0"
HABITABLE ROOM IS 316 SF AND IS NOT FOR SLEEPING

NOTE:
EXISTING FLOOR IS 2X6
INSTALL 2X10 JOISTS 16" O.C.
NOTCH JOISTS 2" MAX. W/ 3/4" SLOPE AT BALCONY FOR DRAINAGE OF NEW BRAKE ROOF
VERIFY SPANS & BEAMS.



SECOND FLOOR PLAN
1/8" = 1'-0"

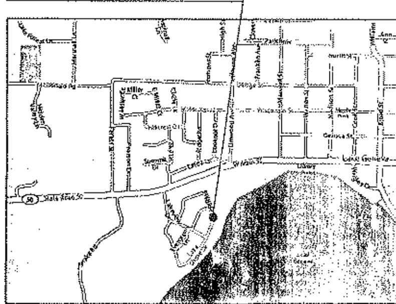


Existing Second Floor Plan
1/8" = 1'-0"

THE RYAN RESIDENCE
LAKE GENEVA
Thomas Ryan, 9 Hillside Dr., Lake Geneva, WI 53147 (630) 918-9808
MIKE DELLEVAX REGISTERED ARCHITECT
5894 South 126th St., Hales Corners, WI 53130 (616) 427-4607

DATE: AUGUST 5, 2011
REVISION:
4

RYAN RESIDENCE
9 LAKESHORE DRIVE, GENEVA MANOR
LAKE GENEVA, WI 53147



LOCATION SKETCH

LEGEND

- • = FOUND IRON REBAR STAKE
- = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- = LOCATED L.P. GAS
- = 12" X 3/4" SOLID STEEL PIN SET
- (XXX) = RECORDED AS
- HYD = PROPOSED HYDRANT W/6" AUX. VALVE + BOX
- = PROPOSED 8" GATE VALVE + BOX
- = PROPOSED CURB VALVE
- = PROPOSED CLEAN OUT WITH FROST SLEEVE
- F.F. = PROPOSED FIRST FLOOR ELEVATION
- G.E. = PROPOSED GARAGE ENTRY ELEVATION
- W.O. = PROPOSED WALK OUT ELEVATION
- XXX = EXISTING CONTOURS
- XXX = PROPOSED CONTOURS
- = EXISTING TREE TO BE REMOVED
- = PROPOSED POST LIGHT

NOTE: ALL EARTHWORK SHALL BE IN GENERAL ACCORDANCE WITH THE STATE OF WI. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND SITE

NOTE: ALL SANITARY SEWER, STORM SEWER, AND WATERMAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

NOTE: UNLESS OTHERWISE NOTED ON THE PLAN, ALL SANITARY SEWER, STORM SEWER, WATER MAINS, ELECTRIC SERVICES, MANHOLES, CATCH BASINS, ETC. REPRESENT PROPOSED CONSTRUCTION.

NOTE: A DOUBLE RING OF SILT FENCE SHALL BE INSTALLED AROUND ALL MANHOLES AND CATCH BASIN INLETS.

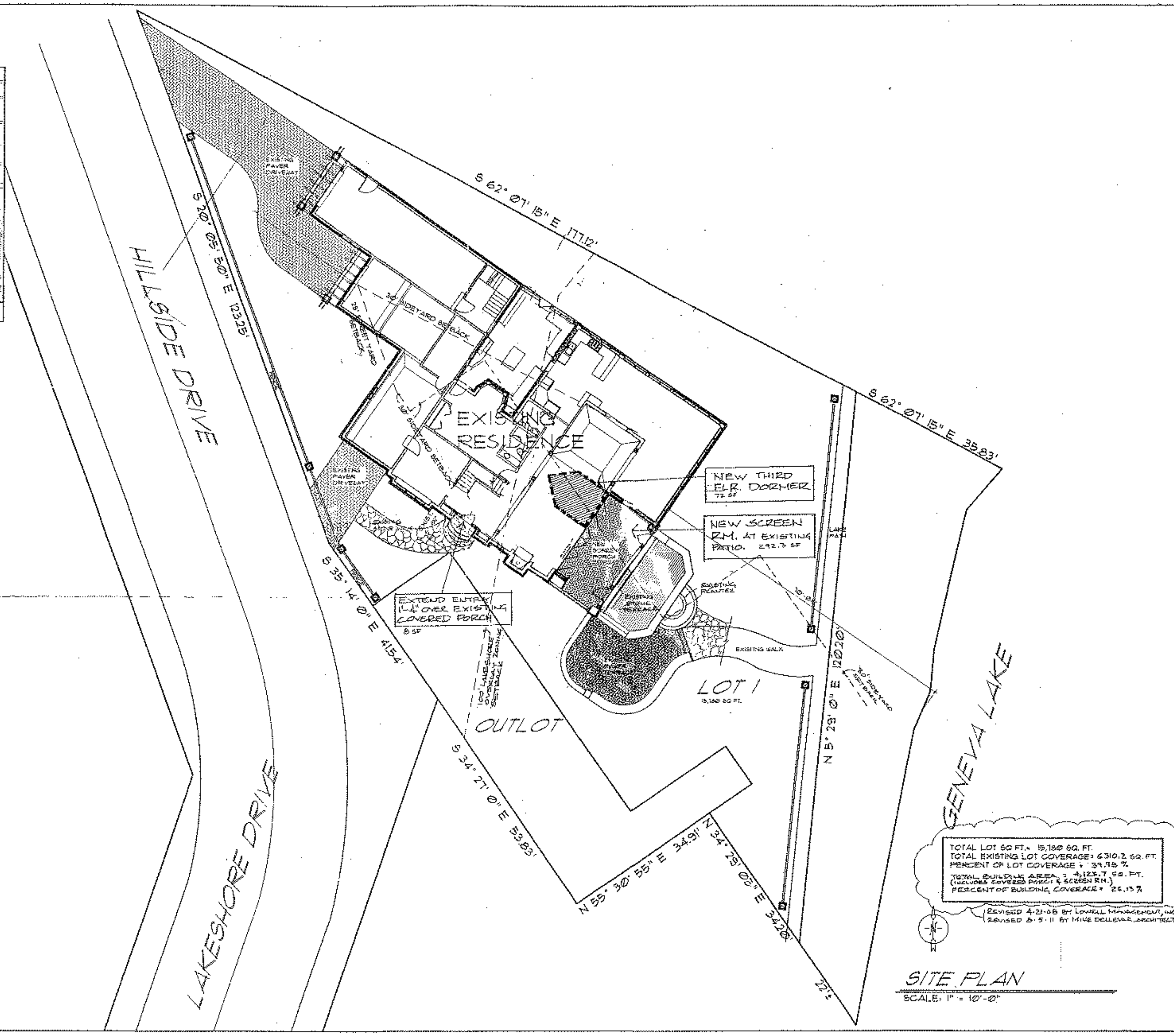
NOTE: ALL STORM SEWER TO BE ADS N-12 GASKETED PIPE, ALL WATER MAIN TO BE C-900 PVC, AND SANITARY SEWER TO BE SDR-35 PVC. ALL WATER SERVICES SHALL BE 1 1/2"-TYPE "K" COPPER, 4"/6" SANITARY SEWER LATERALS AS NOTED (TYP.)

NOTE: ALL PAVED SURFACES SHALL CONSIST OF 9" COMPACTED CRUSHED AGGREGATE BASE MATERIAL IN TWO LIFTS, WITH 3" OF BITUMINOUS CONCRETE PAVEMENT PLACED IN TWO LIFTS 1 3/4" BINDER, 1 1/4" SURFACE.

NOTE: TOPSOIL STOCK PILES WILL BE DETERMINED BY THE ENGINEER AT TIME OF CONSTRUCTION.

TOP CURB = .213' THAN CL

NOTE: ALL DEAD FALLS, TREES NOT IN HEALTHY CONDITION, AND OTHER BRUSHY VEGETATION TO BE REMOVED. HEALTHY TREES TO BE SAFEGUARDED AND TRIMMED BY TREE EXPERTS.



TOTAL LOT SQ FT. = 15,180 SQ. FT.
TOTAL EXISTING LOT COVERAGE = 6310.2 SQ. FT.
PERCENT OF LOT COVERAGE = 39.79 %
TOTAL BUILDING AREA = 4,124.7 SQ. FT.
(INCLUDES COVERED PORCH & SCREEN RM.)
PERCENT OF BUILDING COVERAGE = 26.13 %

REVISED 4-21-08 BY LOWELL MANAGEMENT, INC.
REVISED 8-5-11 BY MIKE DELLEVAR, ARCHITECT

SITE PLAN
SCALE: 1" = 10'-0"

CDH ARCHITECTURAL DRAFTING SERVICE
P.O. BOX 926 LAKE GENEVA, WI 53147
PH - (262) 245-9030 FAX - (262) 245-0856

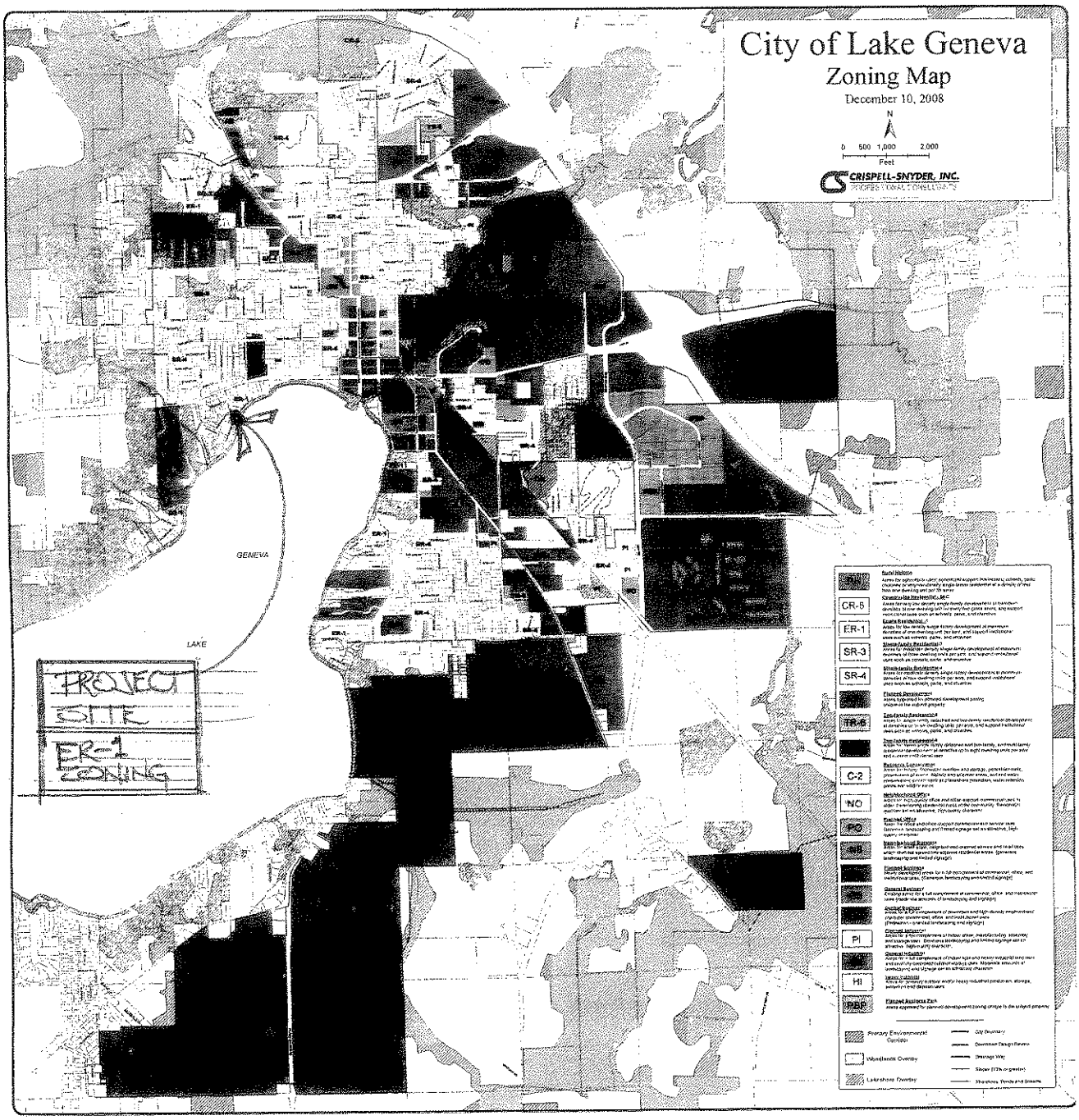
LOWELL MANAGEMENT, INC.
P.O. BOX 926 GENEVA NATIONAL
LAKE GENEVA, WI. 53147

the RYAN RESIDENCE
9 HILLSIDE DRIVE - GENEVA MANOR
GENEVA NATIONAL LAKE GENEVA, WI 53147

⚠1 02/01/08 MTG REV'S

DATE 01/29/08

S1


City of Lake Geneva
Zoning Map
December 10, 2008
N
0 500 1,000 2,000
Feet
CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
GENEVA
LAKE
PROJECT SITE
ER-1 ZONING
RU
CR-5
ER-1
SR-3
SR-4
TR-6
C-2
NO
PO
PI
HI
PBP
Primary Environmental Corridor
Viewsheds Overlay
Lakeshore Overlay
City Boundary
Downtown Design Review
Drainage Way
Slope (15% or greater)
Shorelines, Ponds and Streams

CONDITIONAL USE RESOLUTION 11-R56

A Resolution authorizing issuance of a Conditional Use Permit for a frozen yogurt establishment (Commercial Indoor Entertainment) located at 253 Center Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00282

WHEREAS, the City Plan Commission has considered the application filed by Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071; and

WHEREAS, The City Plan Commission held a Public Hearing thereon pursuant to proper notice given on September 19, 2011.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator be, and is hereby authorized, to issue a Conditional Use Permit to Kurt Carlson, 10940 Partridge Trail, Richmond, IL 60071, to allow for a frozen yogurt establishment (Commercial Indoor Entertainment) located at 253 Center Street, Lake Geneva, WI 53147, Tax Key Number ZOP 00282, including all staff recommendations and, specifically, that there be no seating outside on the sidewalk and no music to be heard outside.

Granted by action of the Common Council of the City of Lake Geneva this 26th day of September, 2011.

_____
James R. Connors, Mayor

ATTEST:

_____
Jeremy A. Reale, City Clerk

Conditional Use Request

Who: Kurt and Janine Carlson (K & J Carlson Inc dba Richmond Dog n Suds)
What: Self Serve Frozen Yogurt Store
When: December 2011
Where: 253 Center Street in Bonnie Gardner's location (approx 1,000 sqft)
Why: Self Serve Frozen Yogurt has been very successful throughout the country. We are experienced owner/operators of a successful business which utilizes the same type of equipment and products as this business will and feel the city and its residents will benefit from its healthful offerings.

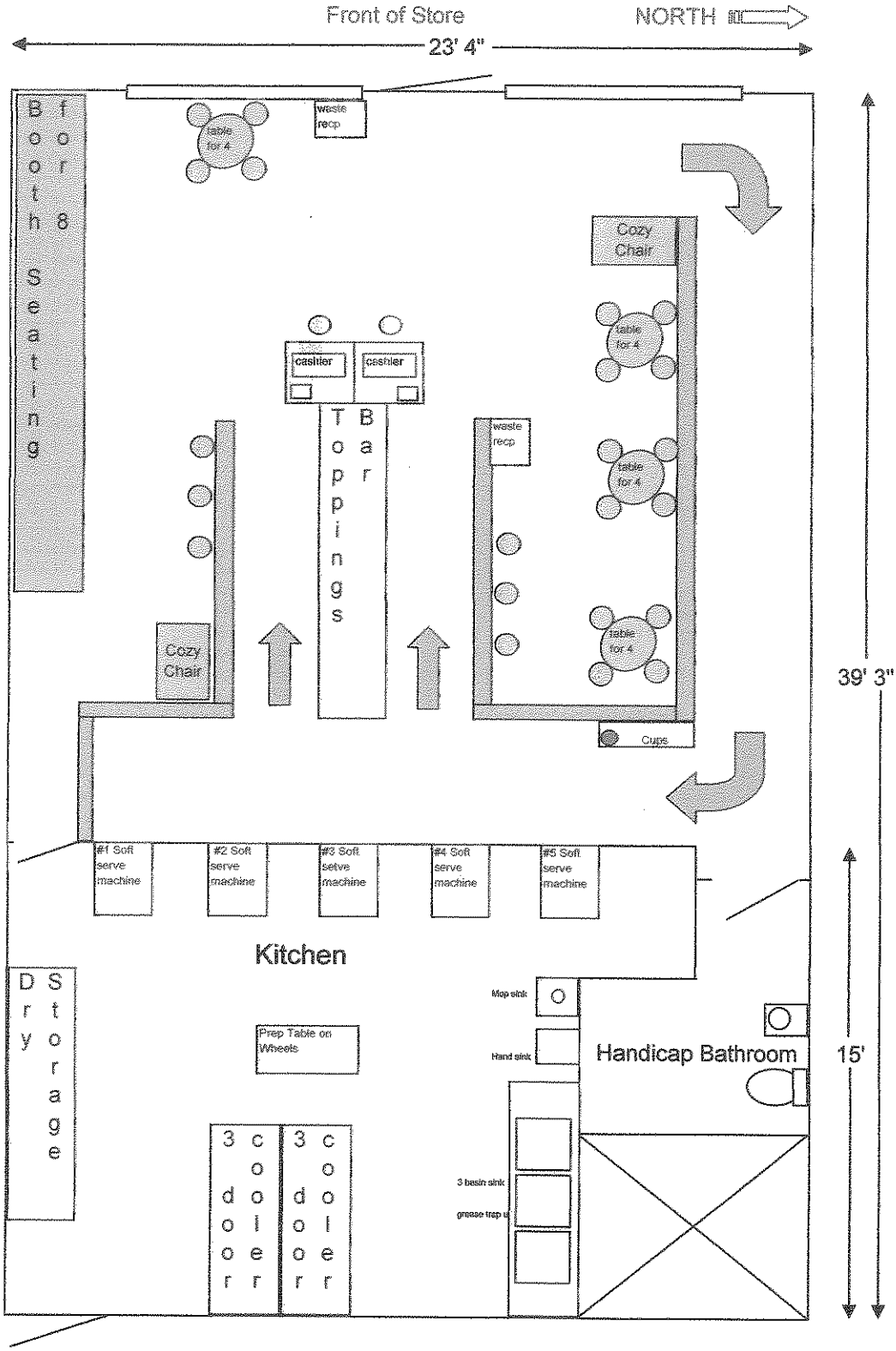
The self serve concept is such that when a customer enters the store, they are guided towards an area which has several machines which produce the frozen product. With an empty cup the customer will choose their favorite flavors or combination twists and then proceed to the topping bar. Here they will find dry toppings like granola, chopped nuts or cereals, followed by sweeter toppings such as dark chocolate mini chips, syrups and assorted candy toppings, and then proceed to fresh cut fruit section. Once the customer is complete with building their own meal, they will proceed to the check out section where the product is placed on a scale and paid for by weight. Seating for 32 will be provided for those who wish to eat inside or they may carry out. We are interested in a few small tables or benches on the sidewalk during the summer months for outdoor seating.

The property is within the Central Business District. This use we are requesting is a fit with current and future zoning and Comprehensive Plan considerations. It has its own off street parking and this use will not adversely impact the surrounding businesses, traffic patterns or water/sewer usage. Next door to the north of this site is a resale shop, and on the south is an eye care facility, followed by a title company.

Our shop will employ approximately 10 people with a mix of full and part time employees. Our hours of operation will probably be 11:00 am to 9:00 during the off season and 11:00 to 10:00 pm during the summer season. We may need to adjust these hours according to customer demands. Average daily customer visits are expected to be 75 off season to 350 peak season. Color schemes will most likely be magenta and burnt orange. Business name is still undecided but have it down to three choices at this time.

We will play music inside the shop softly and have a television mounted on the wall as well as wifi for those seeking internet access.

Frozen yogurt is a product which is sought after from those who are health conscious and enjoy creating their own designer desserts. We will offer many different types of frozen treats which can be enjoyed by people of all ages.



K & J Carlson Inc. 253 Center Street

Frozen Yogurt Store Proposed Use Site Layout

APPLICATION FOR CONDITIONAL USE

City of Lake Geneva

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

253 Center Street, Lots 1, 2 and 3 in block 28 of the original plat of the City of Lake Geneva, Walworth County, WI, excepting therefrom the east 25 ft of said lot 1.

NAME AND ADDRESS OF CURRENT OWNER:

253 Center, LLC, c/o PABCOR Management, 664 Milwaukee Ave, #200, Prospect Heights, Illinois 60070

TELEPHONE NUMBER OF CURRENT OWNER: 847-520-4204

NAME AND ADDRESS OF APPLICANT:

Kurt Carlson

10940 Partridge Trail, Richmond, IL. 60071

TELEPHONE NUMBER OF APPLICANT: 815 575-1192

PROPOSED CONDITIONAL USE:

A retail store specializing in frozen yogurt and other related frozen desserts such as sorbet and geluto. Customers will make their own "sundae" using our assorted toppings.

ZONING DISTRICT IN WHICH LAND IS LOCATED: CB Central Business

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

undecided at this time

SHORT STATEMENT DESCRIBING ACTIVITIES TO BE CARRIED ON AT SITE:

A self serve frozen yogurt shop with many assorted toppings

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

8/24/11

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:

Kurt Carlson, as applicant/petitioner for:

Name: Kurt Carlson

Address: 10940 Partridge Trail
Richmond, IL 60071

Phone: 815-575-1192

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 24 day of August, 2011.

Kurt Carlson
Printed name of Applicant/Petitioner

Kurt Carlson
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?

   This is an acceptable use of current zoning and comprehensive plans

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?

   This use is in the Central Business District currently and also in the future comprehensive plan.

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?

   This proposed use will not create any undue adverse impact on nearby property. It also has its own off-street parking.

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?

   This proposed use is well suited for the current and future land use.

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?

There are no burdens to the public agencies with this proposed business.

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?

This use has a positive impact to the residents and visitors of Lake Geneva. Yogurt is a healthy choice of food as well as wholesome toppings which will be offered.

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:** _____

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

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

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

____ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

____ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

____ **Application fee of $ ____ received by Zoning Administrator:** **Date:** _____ **by:** _____

____ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 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 written description of the intended use describing in reasonable detail the:**

- ✓ Existing zoning district(s) (and proposed zoning district(s) if different);
- ✓ Land use plan map designation(s);
- ✓ Current land uses present on the subject property;
- ✓ Proposed land uses for the subject property (per Section 98-206);
- ✓ Projected number of residents, employees, and daily customers;
- ✓ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;
- ✓ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

✓ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;

✓ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";

___ Exterior building and fencing materials (Sections 98-718 and 98-720);

___ Possible future expansion and related implications for points above;

✓ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

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

✓ ✓ (c) **A <u>Property Site Plan</u> drawing which includes:**

✓ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;

✓ The date of the original plan and the latest date of revision to the plan;

✓ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);

✓ A reduction of the drawing at 11" x 17";

✓ A legal description of the subject property;

✓ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;

✓ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;

✓ All required building setback lines;

✓ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;

✓ The location and dimension (cross-section and entry throat) of all access points onto public streets;

✓ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;

✓ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;

✓ The location of all outdoor storage areas and the design of all screening devices;

___ The location, type, height, size and lighting of all signage on the subject property;

___ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;

✓ The location and type of any permanently protected green space areas;

✓ The location of existing and proposed drainage facilities;

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

___ Lot Area;

✓ Floor Area;
✓ Floor Area Ratio (b/a);
✓ Impervious Surface Area;
✓ Impervious Surface Ratio (d/a);
✓ Building Height.

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

✓ ✓ (e) A **Grading and Erosion Control Plan:**
- ✓ Same scale as the main plan (> or equal to 1" equals 100')
- ✓ Map reduction at 11" x 17")
- ✓ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

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

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

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

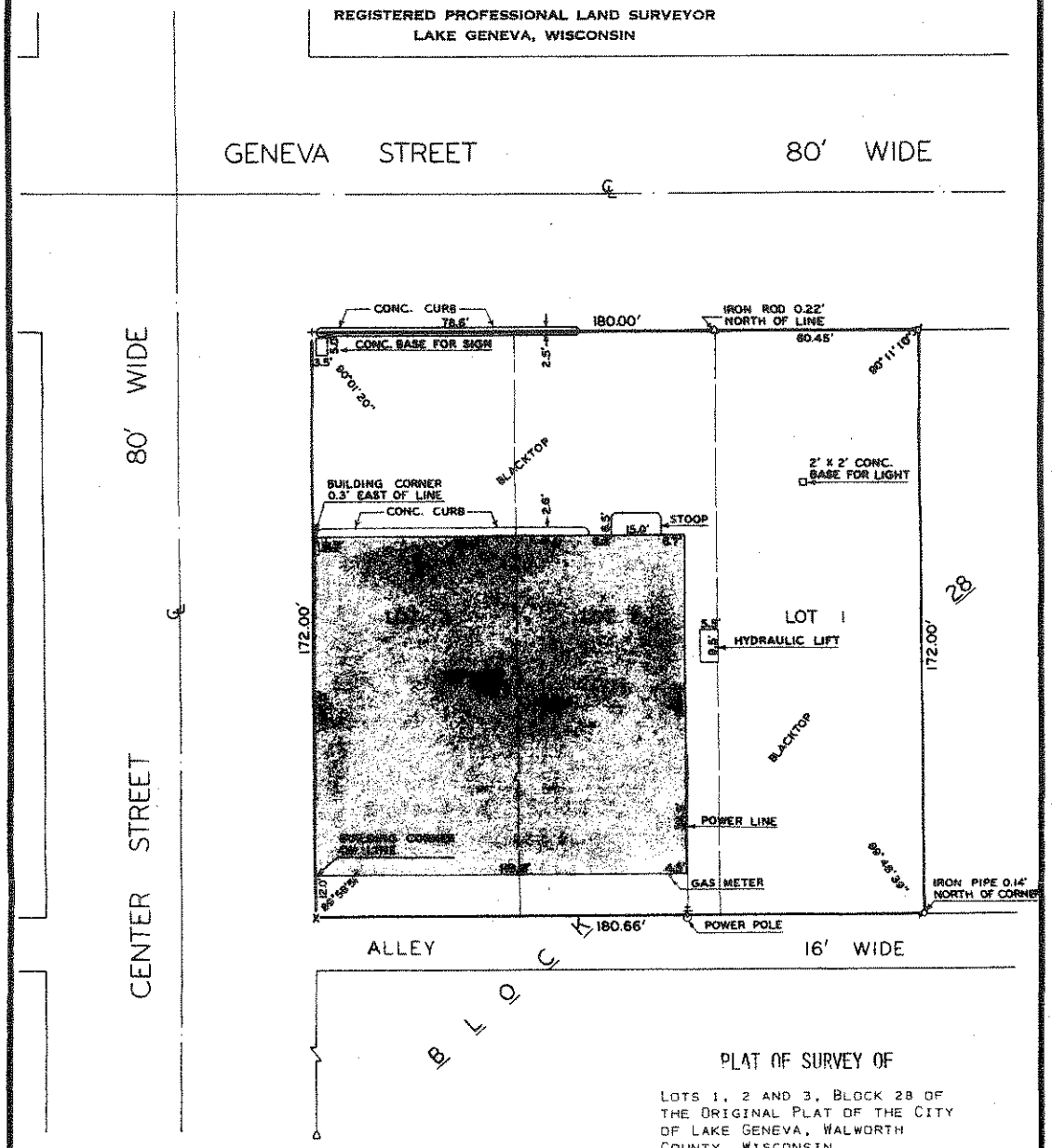
III. FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 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:** _____

HAROLD H. KOLB

REGISTERED PROFESSIONAL LAND SURVEYOR
LAKE GENEVA, WISCONSIN



PLAT OF SURVEY OF

LOTS 1, 2 AND 3, BLOCK 28 OF THE ORIGINAL PLAT OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY, WISCONSIN.

Parcels 2-01-06281
" 282
" 283

ORDERED BY: NATIONAL TEA CO.
9701 WEST HIGGENS
ROSEMONT, IL 60018

N

SCALE: 1" = 30'

LEGEND

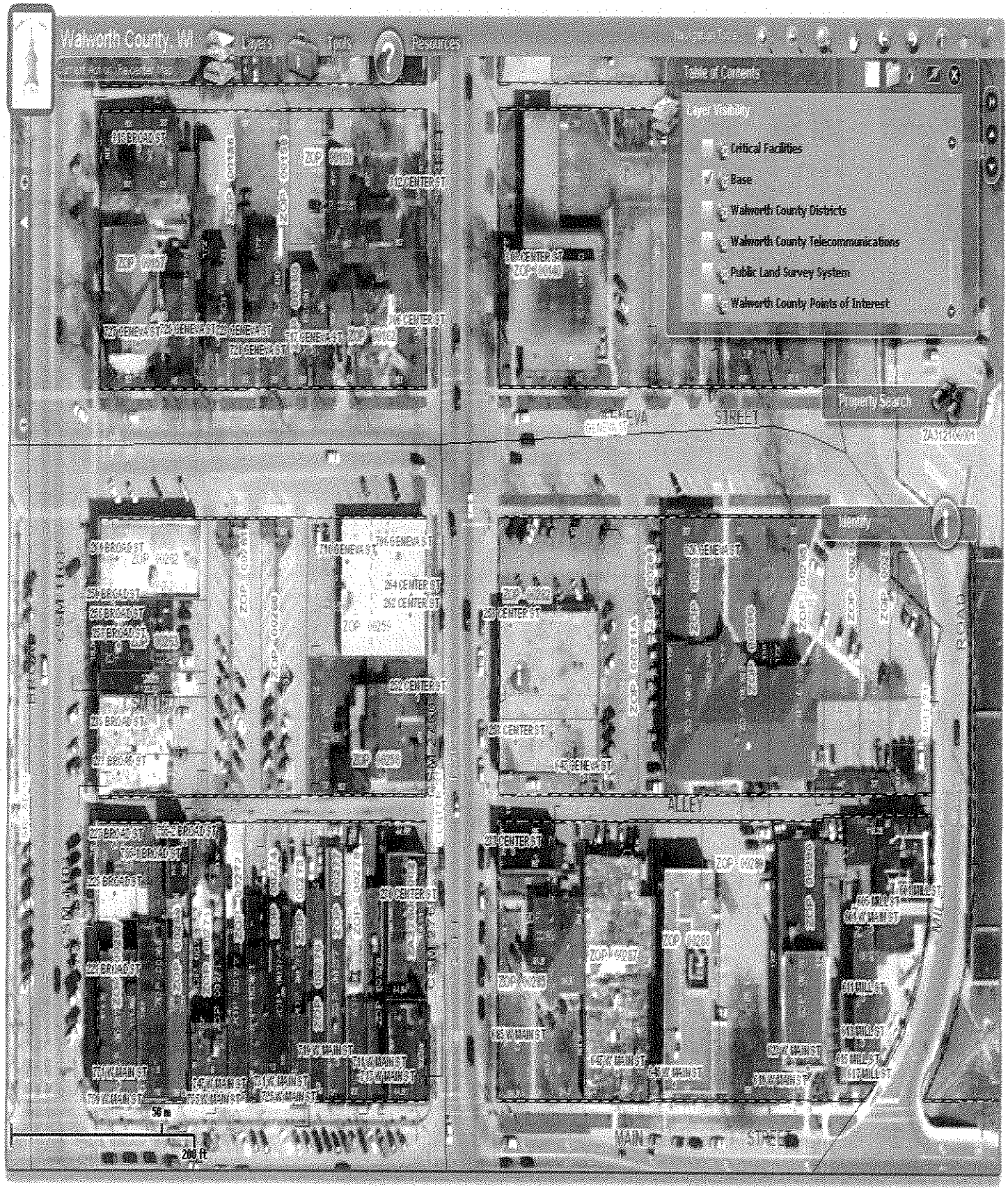
- ϕ — IRON PIPE FOUND
- O — IRON PIPE PLACED
- Δ — IRON ROD FOUND
- X — RAILROAD SPIKE PLACED
- + — CUT-CROSS

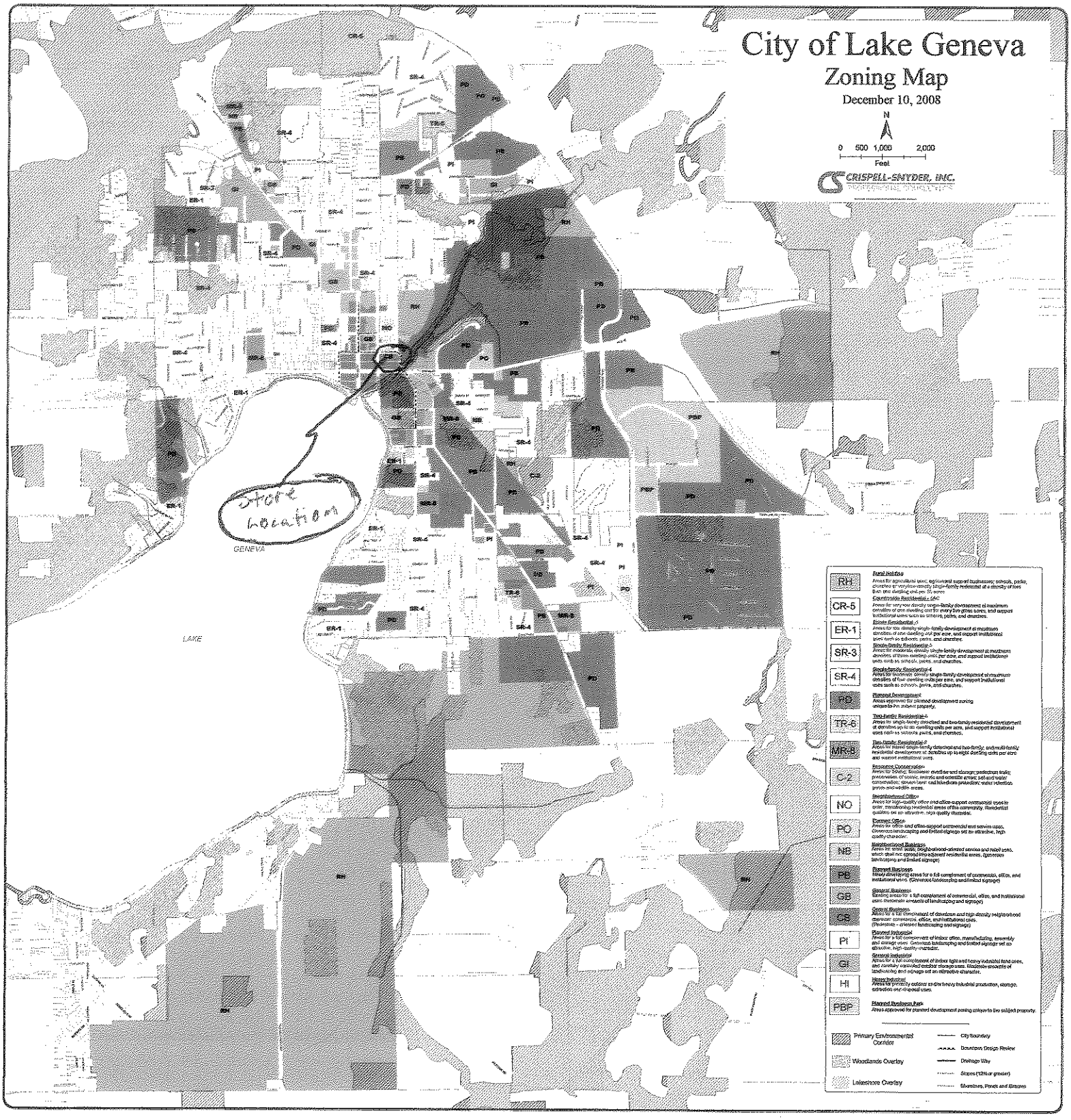
I, HAROLD H. KOLB, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED ACCORDING TO THE OFFICIAL RECORDS AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF THE LOT LINES.

Harold H. Kolb
HAROLD H. KOLB
WISCONSIN REGISTERED LAND SURVEYOR, S-187
DATE Aug 25, 1977

7-629

BRUNING 40-105 800-6-71


Walworth County, WI
Layers
Tools
Resources
Table of Contents
Layer Visibility
Critical Facilities
Base
Walworth County Districts
Walworth County Telecommunications
Public Land Survey System
Walworth County Points of Interest
Property Search
Identify
STREET
ALLEY
MAIN STREET
200 ft


City of Lake Geneva
Zoning Map
December 10, 2008
N
0 500 1,000 2,000
Feet
CRISPELL-SNYDER, INC.
Store Location
GENEVA
LAKE
RH
CR-5
ER-1
SR-3
SR-4
PD
TR-6
MR-8
C-2
NO
PO
NB
PB
GB
CB
PI
GI
HI
PBP
Primary Environmental Corridor
Woodlands Overlay
Lakeshore Overlay
City Boundary
Downtown Design Review
Drainage Way
Slopes (12% or greater)
Shorelines, Ponds and Streams

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Keith Gorecht & Larry Roche
N2810 Schofield Rd.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 325-0938

NAME AND ADDRESS OF APPLICANT:

Keith Gorecht
W3871 Maclean Rd.
Elkhorn, WI 53121

TELEPHONE NUMBER OF APPLICANT: (262) 325-0938

NAME AND ADDRESS OF SURVEYOR:

John Kroff
N3705 Willow Bend Lane
Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-3697

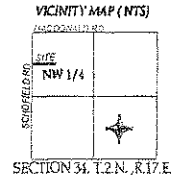
SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

To subdivide a 4 acre parcel into two, (2) two acre parcels with a shared driveway.

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

VICINITY MAP (NTS)



SECTION 34, T.2 N., R.17 E.

NOTE: BEARINGS REFRENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34-2-17

NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)

OWNER: KEITH A. GARECHT & LARRY W. ROCHE
W3871 MACLEAN RD.
ELKHORN, WI 53121

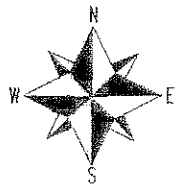
ZONED R-1

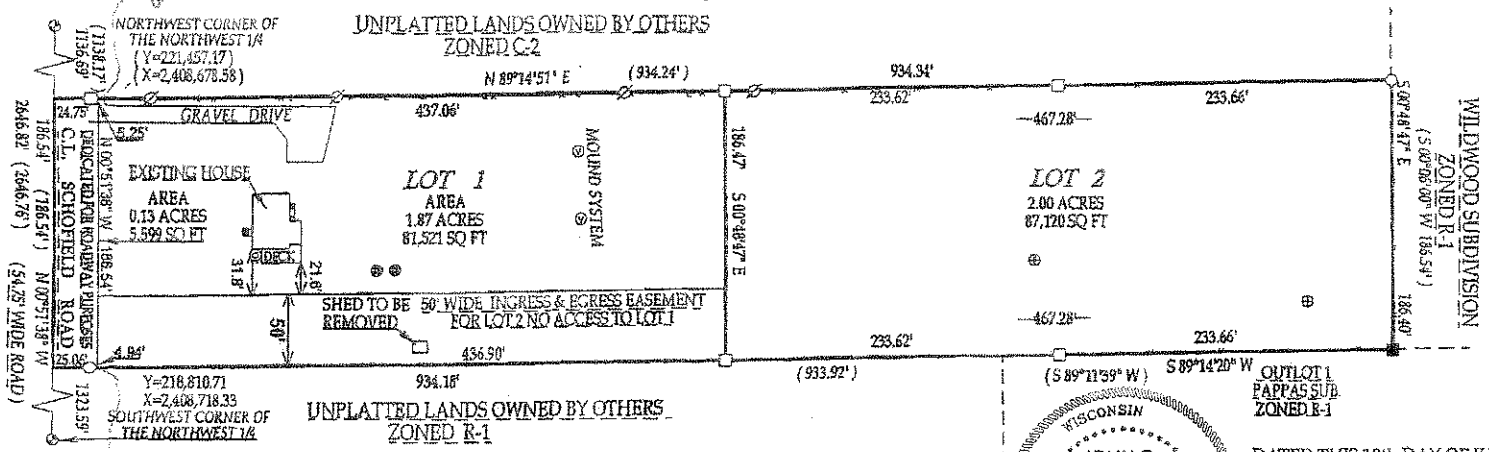
SURVEYOR: JOHN P. KROTT
KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

SOIL TYPES: FsB, MyB AND MyC2

SLOPE STATEMENT
SLOPES IN AREA OF SOIL BORINGS ARE LESS THAN 6%

NOTE: EXISTING SANITARY SYSTEM APPEARS TO BE FUNCTIONING, NO EVALUATION HAS BEEN MADE AS TO MEETING REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER COM 83 OF WISCONSIN ADMINISTRATIVE CODE.





LEGEND

(XXX) recorded as
- found 6"x9" concrete monument with brass cap
- found 5/8" dia. iron rod
- found 1" dia. iron pipe
- found 3/4" dia. iron rod
- overhead utilities
- utility pole
- well
- vent
- concrete acess cover
- soil borings

SCALE 1" = 100'

0 100 200 300

JOB # 05-030

WISCONSIN JOHN P. KROTT S-2258 LAKE GENEVA WIS. LAND SURVEYOR

DATED THIS 10th DAY OF JUNE 2011.
DATE OF LAST REVISION 09 / 12 / 2011
REVISED 08 / 15 / 2011.

JOHN P. KROTT R.L.S. 2258

INSTRUMENT DRAFTED BY JOHN P. KROTT R.L.S. 2258

SHEET 1 OF 4

CRISPELL-SNYDER, INC. Received 08 15 2011 LAKE GENEVA, WI

Via e-mail from Jon Krott

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR , HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS ;

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S 00°51'38" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION ~~35~~ 34 A DISTANCE OF 1136.69 FEET TO THE POINT OF BEGINNING; THENCE N 89°14'51" E 934.34 FEET TO THE WESTERLY BOUNDRY OF WILDWOOD SUBDIVISION; THENCE S 00°48'47" E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 186.40 FEET TO A POINT IN THE NORTHERLY LINE OF PAPPAS SUBDIVISION; THENCE S 89°14'20" W 934.18 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N 00°51'38" W ALONG SAID WEST LINE 186.54 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 4.00 ACRES , 174240 SQUARE FEET MORE OR LESS.

I FUTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE , WALWORTH COUNTY, WISCONSIN AND BY THE DIRECTION OF THE OWNER'S AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.

DATED THIS 10th DAY OF JUNE 2011
DATE OF LAST REVISION 8 / 15 / 2011

WISCONSIN
JOHN P.
KROTT
S-2258
LAKE GENEVA
WIS.
LAND SURVEYOR

JOHN P. KROTT, S-2258

OWNERS CERTIFICATE:

" AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF GENEVA, CITY OF LAKE GENEVA AND WALWORTH COUNTY FOR APPROVAL "

KEITH A. GARECHT

LARRY W. ROCHE

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____2011, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXCUTED THE FOREGOING INSTURMENT AND ACKNOWLEDGE THE SAME.

_____

MY COMMISSION EXPIRES

NOTARY PUBLIC_____, WISCONSIN

KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

WISCONSIN DEPARTMENT OF
ADMINISTRATION

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY
Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
http://doa.wi.gov/platreview

August 11, 2011

PERMANENT FILE NO. 100823

JOHN P. KROTT
KROTT SURVEYING, INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI 53147

RECEIVED
AUG 15 2011
BY

Subject: CERTIFIED SURVEY MAP
NW 1/4 S34 T2N R17E
TOWN OF GENEVA, WALWORTH COUNTY

Prepared for: KEITH GARECHT & LARRY ROCHE

Dear Mr. Krott:
Per your request, we have checked the above-referenced certified survey map (CSM) for compliance with s. 236.34 Wis. Stats. Our comments are as follows:

REVIEW COMMENTS:

s. 236.20 (2) (c) The 467.06' length of the north line of lot 1 must be shown.

The 466.90' length of the south line of lot 1 must be shown.

The 467.28' length of the north line of lot 2 must be shown.

The 467.28' length of the south line of lot 2 must be shown.

The south subdivision boundary adjoining Pappas Subdivision must be marked "recorded as S 89° 11' 39" W".

s. 236.34 (1) (d) Section 35 must be changed to Section 34 in the location description in the Surveyor's certificate.

The Surveyor's Certificate must include a statement that the map is a correct representation of all the exterior boundaries of the land surveyed ***and the division of it.***

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

September 15, 2011

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

Attn: Mr. Barney Brugger
Zoning Administrator

Re: Garecht & Roche: Proposed Certified Survey Map Review
Project No. R11-0014-110

Dear Barney,

We have completed our review of the above referenced Certified Survey Map (CSM) prepared by Krott Surveying, Inc., signed and sealed by John P. Krott, R.L.S. on June 10, 2011, and last revised on September 12, 2011. We have the following comments:

Sheet 1:

- Per State Statute 236.15(1)(c), monuments are required to be set at the northwest corner and southwest corner of proposed Lot 1. These corners also correspond to the northeast and southeast corners of the 30-foot wide roadway dedication for Schofield Road.

Sheet 2:

- In the sixth line of the SURVEYOR'S CERTIFICATE, "Section 35" should be changed to "Section 34".

Please see the enclosure for the location of the above comments.

Based on our review we recommend extraterritorial approval of the proposed CSM contingent on the above-comments being addressed.

Submitted data has been reviewed for conformance with generally accepted surveying practices and City policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc. may be required should errors or changed conditions be found at a future date.

Lake Geneva
700 Geneva Pkwy.
P.O. Box 550
Lake Geneva, WI 53147
262.348.5600
FAX 262.348.9979

Milwaukee Regional
W175 N11081 Stonewood Dr.
Suite 103
Germantown, WI 53022
262.250.8000
FAX 262.250.8011

Madison
5315 Wall Street
Suite 165
Madison, WI 53718
608.244.6277

Racine
6011 Durand Ave.
Suite 500
Racine, WI 53406
262.554.8530
FAX 262.554.1503

Fox Valley
P.O. Box 10
Bear Creek, WI 54922
715.752.4620
FAX 715.752.4595

September 9, 2011

To Whom It May Concern,

Because there are no 35 parcel acres surrounding this property, this should be considered an Infill development. Please see attached map showing the property on Schofield Rd. This will have a shared driveway.

Thank you

City of Lake Geneva

APPLICATION FOR LAND DIVISION REVIEW

[X] CERTIFIED SURVEY MAP or [ ] SUBDIVISION PLAT

NAME AND ADDRESS OF CURRENT OWNER:

Keith Gorecht + Larry Roche
N2810 Schofield Rd.
Lake Geneva, WI 53147

TELEPHONE NUMBER OF CURRENT OWNER: (262) 325-0938

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Lake Geneva, WI 53147

TELEPHONE NUMBER OF SURVEYOR: (262) 248-3697

SHORT STATEMENT DESCRIBING PURPOSE OF APPLICATION:

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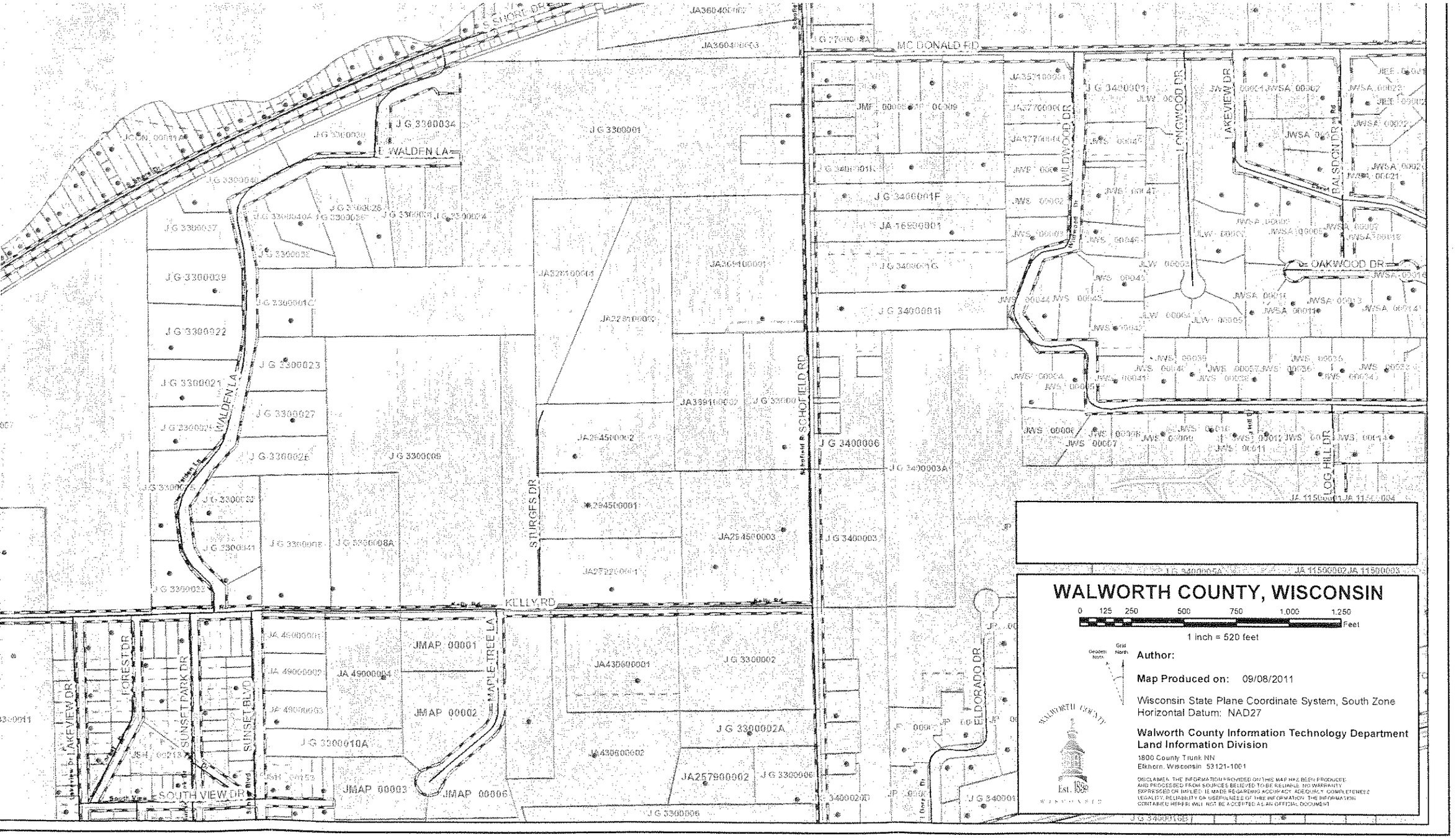
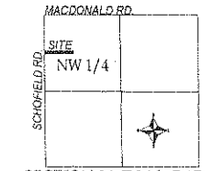

MC DONALD RD
WALDEN LA
WALDEN LA
SCHOFIELD RD
STURGES DR
KELLY RD
WILDWOOD DR
LONGWOOD DR
LAKEVIEW DR
BALSDON DR
OAKWOOD DR
LOG HILL DR
ELDORADO DR
MAPLE TREE LA
FOREST DR
SUNSET PARK DR
SUNSET BLVD
SOUTH VIEW DR
JMAP 00001
JMAP 00002
JMAP 00003
JMAP 00006
WALWORTH COUNTY, WISCONSIN
0 125 250 500 750 1,000 1,250
Feet
1 inch = 520 feet
Author:
Map Produced on: 09/08/2011
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division
1800 County Trunk NN
Elkhorn, Wisconsin 53121-1001
DISCLAIMER: THE INFORMATION PROVIDED ON THIS MAP HAS BEEN PRODUCED AND PROCESSED FROM SOURCES BELIEVED TO BE RELIABLE. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING ACCURACY, ADEQUACY, COMPLETENESS, LEGALITY, RELIABILITY OR USEFULNESS OF THIS INFORMATION. THE INFORMATION CONTAINED HEREIN WILL NOT BE ACCEPTED AS AN OFFICIAL DOCUMENT.

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

VICINITY MAP (NTS)



SECTION 34, T.2.N. ,R.17.E.

OWNER : KEITH A. GARECHT & LARRY W. ROCHE
W3871 MACLEAN RD.
ELKHORN, WI 53121

ZONED R-1

NOTE: BEARINGS REFRENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34-2-17

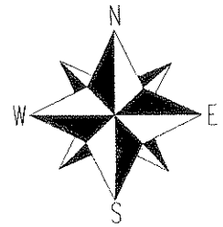
NOTE: BEARINGS HEREON RELATED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)

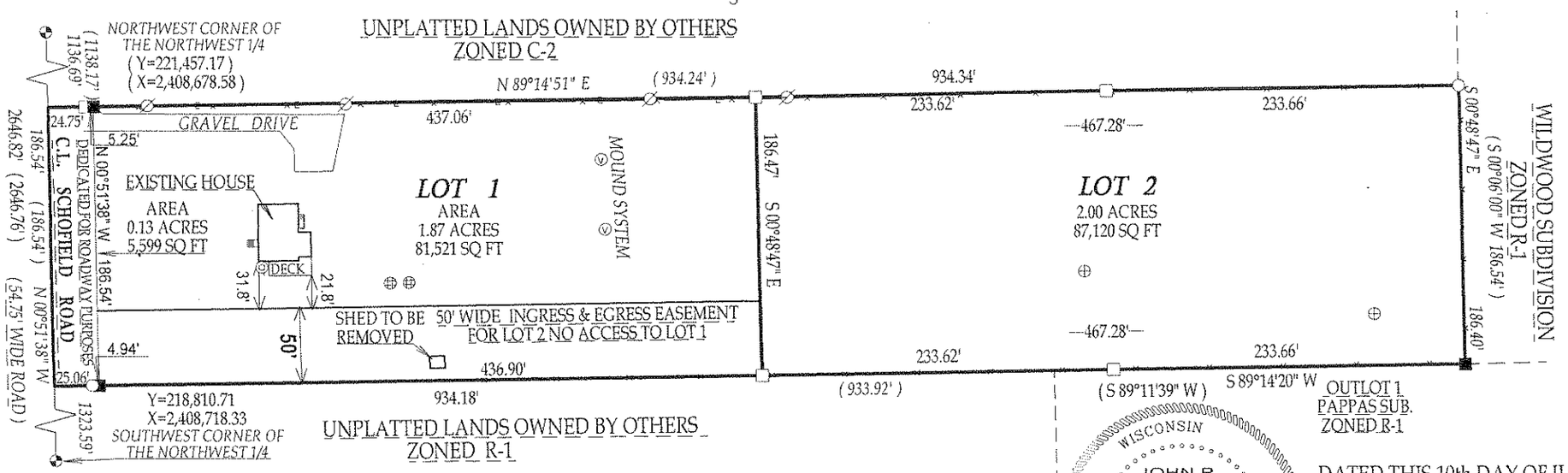
SURVEYOR : JOHN P. KROTT
KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

SOIL TYPES:FsB , MyB AND MyC2

SLOPE STATEMENT
SLOPES IN AREA OF SOIL BORINGS ARE LESS THAN 6%

NOTE : EXISTING SANITARY SYSTEM APPEARS TO BE FUNCTIONING, NO EVALUATION HAS BEEN MADE AS TO MEETING REQUIREMENTS FOR REPLACEMENT SYSTEM UNDER COM 83 OF WISCONSIN ADMINISTRATIVE CODE.





DATED THIS 10th DAY OF JUNE 2011.
DATE OF LAST REVISION 09 / 17 / 2011

WISCONSIN JOHN P. KROTT S-2258 LAKE GENEVA WIS. LAND SURVEYOR

JOHN P. KROTT R.L.S. 2258

INSTRUMENT DRAFTED BY JOHN P. KROTT R.L.S. 2258

SHEET 1 OF 4

LEGEND

(XXX) recorded as
found 6"x9" concrete monument with brass cap
found 5/8" dia. iron rod
found 1" dia. iron pipe
found 3/4" dia. iron rod
overhead utilities
utility pole
well
vent
concrete acess cover
soil borings

SCALE 1" = 100'

0 100 200 300

JOB # 05-030

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____OF _____, _____, A BANKING CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, DEDICATING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF KEITH A. GARECHT AND LARRY W. ROCHE, OWNERS

IN WITNESS WHEREOF, THE SAID _____ OF _____, _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, _____,

AT _____, _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2011.

_____, _____

PERSONALLY CAME BEFORE ME THIS _____, DAY OF _____, 2011, THE ABOVE NAMED_____, _____, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC _____

_____COUNTY, _____. MY COMMISSION EXPIRES_____

WISCONSIN
JOHN P.
KROTT
S-2258
LAKE GENEVA
WIS.
LAND SURVEYOR

DATED THIS 10th DAY OF JUNE 2011
DATE OF LAST REVISION 09 / 17 / 2011

KROTT SURVEYING
N3705 WILLOW BEND LN.
LAKE GENEVA WI. 53147
(262)248-3697

JOHN P. KROTT, S-2258

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN P. KROTT REGISTERED LAND SURVEYOR , HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, DEDICATED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS ;

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S 00°51'38" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 A DISTANCE OF 1136.69 FEET TO THE POINT OF BEGINNING; THENCE N 89°14'51" E 934.34 FEET TO THE WESTERLY BOUNDRY OF WILDWOOD SUBDIVISION; THENCE S 00°48'47" E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 186.40 FEET TO A POINT IN THE NORTHERLY LINE OF PAPPAS SUBDIVISION; THENCE S 89°14'20" W 934.18 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE N 00°51'38" W ALONG SAID WEST LINE 186.54 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 4.00 ACRES , 174240 SQUARE FEET MORE OR LESS.

I FUTHER CERTIFY THAT I HAVE MADE THIS SURVEY AND MAP IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 236.34 OF THE STATE STATUTES AND THE SUBDIVISION CONTROL ORDINANCE , WALWORTH COUNTY, WISCONSIN AND BY THE DIRECTION OF THE OWNER'S AND SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT.

DATED THIS 10th DAY OF JUNE 2011
DATE OF LAST REVISION 09 / 17 / 2011

JOHN P. KROTT, S-2258

WISCONSIN
JOHN P.
KROTT
S-2258
LAKE GENEVA
WIS.
LAND SURVEYOR

OWNERS CERTIFICATE:

" AS OWNER'S, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF GENEVA, CITY OF LAKE GENEVA AND WALWORTH COUNTY FOR APPROVAL "

KEITH A. GARECHT

LARRY W. ROCHE

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____DAY OF_____2011, THE ABOVE NAMED, TO ME KNOWN TO BE THE PERSONS WHO EXCUTED THE FOREGOING INSTURMENT AND ACKNOWLEDGE THE SAME.

_____

_____
MY COMMISSION EXPIRES

NOTARY PUBLIC_____, WISCONSIN

KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

JOB # 05-030

INSTRUMENT DRAFTED BY JOHN P. KROTT S-2258

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWN 2 NORTH , RANGE 17 EAST, WALWORTH COUNTY, WISCONSIN.

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF GENEVA, TOWN BOARD THIS_____ DAY OF ,_____,2011.

_____ _____

JOSEPH F. KOPECKY *DEBRA L. KIRCH*
(CHAIRPERSON) *(CLERK)*

WALWORTH COUNTY APPROVAL

APPROVED BY THE WALWORTH COUNTY ZONING AGENCY

THIS_____DAY OF_____2011.

_____

RICK STACEY, CHAIRPERSON

CITY OF LAKE GENEVA EXTRATERRITORIAL APPROVAL

RESOLVED: THAT THE CERTIFIED SURVEY MAP SHOWN HEREON, IN THE EXTRATERRITORIAL PLAT APPROVAL JURISDICTION OF THE CITY OF LAKE GENEVA, WALWORTH COUNTY,WISCONSIN. OWNER'S KEITH GARECHT AND LARRY ROCHE IS HEREBY APPROVED BY THE CITY OF LAKE GENEVA CITY BOARD , ON THIS_____ DAY OF_____,2011.

_____ _____

JAMES CONNORS *JEREMY REALE*
(MAYOR) *(CLERK)*

WISCONSIN
JOHN P.
KROTT
S-2258
LAKE GENEVA
WIS.
LAND SURVEYOR

DATED THIS 10th DAY OF JUNE 2011
DATE OF LAST REVISION 09 / 17 / 2011

JOHN P. KROTT, S-2258

KROTT SURVEYING INC.
N3705 WILLOW BEND LANE
LAKE GENEVA WI. 53147
PHONE # (262)248-3697
FAX # (262)249-0639

JOB # 05-030

INSTRUMENT DRAFTED BY JOHN P. KROTT S-2258

CITY OF LAKE GENEVA
626 GENEVA STREET
LAKE GENEVA, WI 53147
PHONE (262) 248-3763
www.cityoflakegeneva.com

WOLFE COMMUNICATIONS
1100 LADD LANDING #28
KINGSTON TN 37763

DELIVER TO:
LAKE GENEVA FIRE DEPT
730 MARSHALL STREET
LAKE GENEVA WI 53147
PHONE: 262-248-6075 FAX: 262-248-2264

PURCHASE ORDER

P.O. NUMBER:	48
P.O. DATE:	09/15/2011
P.O. AMT:	$16,741.73
VENDOR NUMBER:	WOLFE
REQ. NUMBER:	
EXPECTED DATE:	09/30/2011
ATTENTION:	BRENT CONNELLY

DESCRIPTION	ACCOUNT #	HOURS/QTY	COST/UNIT	AMOUNT
SWISSPHONE RE729 FIRE PAGERS	41-22-00-1106	40.00000	417.0000	16,680.00
SHIPPING	41-22-00-1106	1.00000	61.7300	61.73
				$16,741.73

REQUESTED BY: JOHN PETERS

APPROVED BY: _____ DATE: _____

WOLFE communications
1100 Ladd Landing #28, Kingston, TN 37763
w eb: www.wolfecomm.com
1-877-FIREPGR (347-3747) toll free 877-366-7599 fax
email: sales@wolfecomm.com

September 7, 2011
Quotation # 11197

Lt. Ryan Derrick
Lake Geneva Fire Department
Geneva, WI 53147
By email: rderrick7305@gmail.com

Dear Lt. Derrick,
We are pleased to offer the following quotation for Swissphone fire pagers for the Lake Geneva Fire Department:

Item	Qty	Description	Unit Price
1	40	Swissphone RE729 Fire Pagers Multi channel, Stored Voice Tone, Voice and Vibrate Alert Includes NiMh AA Battery Standard Desktop Charger 24 Month Warranty Users Guide	$ 417.00 ea (16,680)
2		Programming* *Wolfe Communications offers free lifetime programming	$ NC
3	1	UPS Insured shipping to zip 53147	$ 61.73 est.

Delivery is currently running 10 - 14 days ARO.
For this level of pricing we prefer a check at time of shipment.

We do accept Purchase Orders from verified City, County, State or Federal Agencies.

To place an order, we need an email or fax on Fire Company letterhead with the frequencies, and A/B tone pairs as well as ship to & bill to addresses.

Terms: Net 30 Days 1 ½ % penalty per month for all accounts over 30 days
This quotation is valid for 30 days.

Wolfe Communications thanks you for the opportunity to quote on your fire departments pager requirement. Please do not hesitate to contact me if I can provide you with any further information.

Best Regards,

Sam Wolfe

SWISSPHONE

1194 W Ash Street, Suite C, Windsor CO 80550
Phone: (800) 596-1914 Fax: (970) 460-3014

PROPOSAL

SQ-103965	8/31/2011

Customer	Contact	Ship To
Lake Geneva Fire Department Brent Connelly 730 Marshall street LAKE GENEVA WI 53147 UNITED STATES Tel: (262)-7490096		Lake Geneva Fire Department Derrick Ryan 730 Marshall street LAKE GENEVA WI 53147 UNITED STATES Tel: (262)-7490096

Account	Terms	Due Date	Account Rep	Schedule Date
101394	NET 30	9/30/2011	Brian Bonneville	8/31/2011

Quotation	PO #	Reference	Ship VIA	Page	Printed
SQ-103965			UPS Ground Commercial	1	8/31/2011 11:49:13AM

L	Item	Description	Qty		Price	UM	Discount	Amount
1	0899038	RE729 151-160 Mhz MC SV 2-tone	40		$445.00	EA	$800.00	$17,000.00
2	2yWa	Standard 2 year warranty for REX29	40		$0.00	EA		$0.00
3	0892661	Standard charger	40		$40.00	EA		$1,600.00
4	SH	SHIPPING/HANDLING	1		$23.19	EA		$23.19

This sales quote will expire in 30 days.

Swissphone General Terms and Conditions of Sale apply which can be found on www.swissphonena.com

* Custom orders and bulk orders exceeding a value of $50,000 may not be returned.

Please make checks payable to Swissphone LLC and send to:
Swissphone LLC
1194 W Ash Street, Suite C
Windsor, CO 80550

Tax Details
EXEMPT $0.000

Taxable	$0.00
Total Tax	$0.00
Exempt	$18,623.19
Total	$18,623.19
Balance	$18,623.19

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Safety Services

TO: Lake Geneva Fire Department
FROM: Safety Services
DATE: 09/8/2011
SUBJECT: 40 Swissphone Pager Quote

Qty	Description	Unit Cost	Extended
40	RE729 VHF Multi Chan Stored Voice Pager w/Scan. Tone, Voice and Vibrate Alert, User Guide, one NiMH AA Battery, and 2 Year warranty. **$5.00 discount each pager included for over 10 pagers**	$440.00 each	$17,600.00
40	Standard Charger	$40.00 each	$1,600.00
	Options:		
	REX29 Programmer & Software	$345.00 each	
	USB to Serial Adapter (for programmer)	$45.00 each	
	Pro Charger with audio out 3.5 jack	$85.00 each	
	3 Year Warranty	$20.00 each	
	4 Year Warranty	$45.00 each	
	5 Year Warranty	$70.00 each	
	Spare Battery Door	$10.00 each	
	Color Bands (Red, Blue, Yellow, Green)	$8.00 each	
	Leather Holster for REX29	$24.00 each	
		Grand Total	**$19,200.00**

**All pagers come with initial programming. Pager will be programmed with the latest data file that was setup from the last site visit. If any changes are to be made to programming file the customer will need to contact Safety Services to revise the programming data file with the changes or options.

Terms and Conditions

Overdue accounts will be charged a late charge at the rate of 1.5% per month, or the maximum rate permitted by law, whichever is greater. In the event any party to this contract commences any action, legal or otherwise, to collect the contract price, the prevailing party shall be entitled to recover attorney fees and all other costs incurred in connection with the actions. This proposal shall be effective of thirty days from the date first set forth above.

Thank you for letting Safety Services bid on this job. If there are questions please feel free to contact us at the numbers listed below.

Acceptance of Quote Signature: _____ Date: _____

Safety Services Representative: _____ Date: _____

405 Skyline Drive • Lake Geneva, WI 53147
Phone: 262.643.6019 • Fax: 262.248.3091

City of Lake Geneva
Council Meeting
9/26/2011

Prepaid Checks - 9/8/11 through 9/22/11

$954.99

CITY OF LAKE GENEVA
ACCOUNTS PAYABLE PREPAID ITEMS OVER $5,000

COUNCIL MEETING DATE OF: 9/26/2011

TOTAL PREPAID ACCOUNTS PAYABLE - 9/8/11 through 9/22/11	$	954.99

ITEMS > $5,000
none

BALANCE OF OTHER ITEMS	954.99

CITY OF LAKE GENEVA
PAID INVOICE LISTING

FROM 09/08/2011 TO 09/12/2011

VENDOR #	INVOICE # / ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
LEAGUE	LEAGUE OF WI MUNICIPALITIES							
	TUITION		09/06/11		51953	09/08/11	125.00	125.00
	01 2011 PLUMBING INST	1124005332						125.00
						VENDOR TOTAL:		125.00
						TOTAL --- ALL INVOICES:		125.00

CITY OF LAKE GENEVA
PAID INVOICE LISTING

FROM 09/14/2011 TO 09/22/2011

VENDOR #	INVOICE # / ITEM DESCRIPTION	ACCOUNT NUMBER	INV. DATE	P.O. NUM	CHECK #	CHK DATE	CHECK AMT	INVOICE AMT/ ITEM AMT
PNC	PNC BANK							
	0032-8/11		08/08/11		999998	09/16/11	689.99	689.99
	01 SEAGA-NEW DOLLAR CHANGER	4234505340						683.00
	02 GODADDY WEB HOSTING 8/11	1115105450						6.99
						VENDOR TOTAL:		689.99
T0000447	FARGO MANSION INN							
	TRAIN		09/15/11		52074	09/15/11	140.00	140.00
	01 TIPPS TRAINING-LODGING	1112005331						140.00
						VENDOR TOTAL:		140.00
						TOTAL --- ALL INVOICES:		829.99

City of Lake Geneva
Council Meeting
9/26/2011

Accounts Payable Checks - through 9/22/2011

	Fund #	
1. General Fund	11	$ 141,515.94
2. Debt Service	20	$ 828.00
3. TID #4	34	$ 91,404.28
4. Lakefront	40	$ 26,453.56
5. Capital Projects	41	$ -
6. Parking Meter	42	$ 7,378.78
7. Library Fund	99	$ 1,506.26
8. Impact Fees	45	$ -
9. Tax Agency Fund	89	$ -
Total All Funds		**$269,086.82**

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

COUNCIL MEETING DATE OF: 9/26/2011

TOTAL UNPAID ACCOUNTS PAYABLE - THROUGH 9/22/11	**269,086.82**
ITEMS > $5,000	
Breezy Hill Nursery-Planting Maintenance	7,240.00
Johns Disposal Service - September Refuse/Recycling Svc	34,926.70
Alliant Energy - Various City Electric bills	28,005.91
Gage Marine-Widen Lagoon Pier Slips, Fix Swim Ladder, Install Buoy	17,001.75
Lake Geneva Utility Commission-3rd Qtr Hyd Rent, Diggers Hotline	62,051.97
Reesman's Excavating & Grading-Edwards Final Pymt	20,035.00
Renaissance Roofing - Riv roof copper valleys	58,691.00
WI Dept of Transportation-Wrigley Bridge	12,678.28
Balance of Other Items	**28,456.21**

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ADAMD DAVID ADAMS							
052547	09/17/11	01	HILLMOOR MOWING	1100001391		09/27/11	1,920.00
						INVOICE TOTAL:	1,920.00
						VENDOR TOTAL:	1,920.00
ALLIANT ALLIANT ENERGY							
RE091311	09/01/11	01	INV 101952-010-SNAKE RD/HWY 50	1134105222		09/27/11	10.55
		02	INV 106985-010-STREET LIGHTS	1134105223			6,932.16
		03	INV 114980-010-HWY 12/WHEELER	1134105222			11.22
		04	INV 124743-010-S LAKE SHORE DR	1152005222			21.34
		05	INV 127818-010-W HWY 50 BLOCK	1134105222			10.55
		06	INV 140837-010-S LAKE SHORE DR	1134105222			8.36
		07	INV 178856-010-GEORGE ST	1134105222			8.36
		08	INV 184924-010-COBB PARK	1152005222			48.36
		09	INV 216918-010-CITY HALL	1116105222			5,095.31
		10	INV 239783-010-CENTRAL SCH	1152005222			18.11
		11	INV 268954-010-FLAT IRON PK	1152005222			445.04
		12	INV 277874-010-201 BROAD ST	1134105223			6.23
		13	INV 292807-010-WELLS ST	1134105222			63.58
		14	INV 302769-010-DUNN BASEBALL	1152005922			76.50
		15	INV 315792-010-W MAIN/CENTER	1134105222			55.28
		16	INV 318816-010-HWY 50/HWY 12	1134105222			11.22
		17	INV 335773-010-WELL ST	1134105222			10.78
		18	INV 336765-010-FLAT IRON PK	1152005222			162.37
		19	INV 279779-010-918 MAIN ST	9900005222			1,398.23
		20	INV 355867-010-DODGE ST	1134105222			8.36
		21	INV 375931-010-RIVIERA	4055305222			5,211.31
		22	INV 392817-010-LIBRARY PK	1152005222			54.27
		24	INV 426987-010-RR3 BLK FLASHER	1134105222			11.22
		25	INV 433829-010-FIRE HOUSE	1122005222			863.92
		26	INV 433906-010-HAVENWOOD	1134105222			7.70
		27	INV 434743-010-HWY 12/HWY 36	1134105222			11.22
		28	INV 514311-001-BAKER/SEMINARY	1134105222			25.38
		29	INV 517852-001-SAGE ST/DUNN	1129005222			5.04

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
ALLIANT ALLIANT ENERGY							
RE091311	09/01/11	30	INV 544872-001-VET'S PK/TOWNLI	1152015222		09/27/11	512.34
		31	INV 560544-002-1003 HOST DR	1122005222			306.09
		32	INV 589078-001-RUSH ST	1152005222			24.87
		33	INV 589905-001-BEACH HOUSE	4054105222			883.43
		34	INV 590084-001-DONIAN PK	1152005222			219.41
		35	INV 489578-003-MUSEUM	1151105222			1,184.21
		36	INV 594309-001-STREET LIGHTS	1134105223			299.36
		37	INV 605259-001-GENEVA ST LOT	1134105222			298.39
		38	INV 614948-001-VETS PK SCOREBO	1152015222			154.96
		39	INV 619678-001-LASALLE ST SIRE	1129005222			11.08
		40	INV 621825-001-SO WELLS	1134105222			9.56
		41	INV 621606-001-WELLS ST	1134105222			8.93
		42	INV 626232-001-HWY 50/HWY 12	1134105222			25.77
		43	INV 627270-001-730 MARSHALL ST	1129005222			17.90
		44	INV 628749-001-W COOK SIREN	1129005222			10.96
		46	INV 640082-001-201 EDWARDS SIR	1129005222			10.44
		47	INV 188965-013-1065 CAREY	1132105222			510.27
		48	INV 243947-013-1055 CAREY	1132105222			168.82
		49	INV 147744-014-1070 CAREY	1132105222			258.97
		50	INV 654168-001-HWY 50 SIGNAL	1134105223			211.59
		51	INV 653994-001-HWY 120/TOWNLIN	1134105222			90.05
		52	INV 656566-001-HWY 120/BLOOMFI	1134105223			81.87
		53	INV 652115-002-WALMART	1134105223			74.49
		54	INV 657276-002-389 EDWARDS	1134105223			100.98
		55	INV 492771-003-GENEVA SQ	1134105223			37.28
		56	INV 675414-001-VETS PK PAVILN	1152015222			293.43
		57	INV 679833-001-LOT LITE	1134105223			280.77
		58	INV 696255-001-SHARED SAVINGS	2081005663			32.50
		59	INV 699860-001-IMPOUND	1121005222			21.89
		60	INV 696255-001-SHARED SAVINGS	2081005623			795.50
		61	INV 703615-001-MAIN ST LIGHTS	1134105223			217.10
		62	INV 703098-001-LIB PK RESTROOM	1152005222			64.45
		63	INV 710858-001 INTRCHG NO SIG	1134105223			59.42
		64	INV 308751-011-SHER SPRINGS	1117105222			136.86
						INVOICE TOTAL:	28,005.91
						VENDOR TOTAL:	28,005.91

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AMI	APPLIED MECHANICAL INC							
11010		08/31/11	01	ADJUST FURNACE	1116105240		09/27/11	470.00
							INVOICE TOTAL:	470.00
							VENDOR TOTAL:	470.00
ARROW	ARROW PEST CONTROL INC.							
53423		09/16/11	01	PEST CONTROL	1116105360		09/27/11	50.00
							INVOICE TOTAL:	50.00
							VENDOR TOTAL:	50.00
AT&T81	AT&T							
RE091311		09/12/11	01	262-R428188663-1 - CITY HALL	1116105221		09/27/11	327.49
			02	262-R428188663-1 - POLICE	1121005221			327.48
			03	262-R428188663-1 - COURT	1112005221			81.86
			04	262-R428188663-1 - METER	4234505221			81.86
			05	262-2484715125-4 - CITY HALL	1116105221			169.14
			06	262-2495299313-5 - 2 UPPER RIV	1112005221			36.06
			07	262-2480403367-7 - POLICE MAIN	1121005221			117.86
			08	262-2484567367-1 - POLICE	1121005221			563.97
			10	262-2482264368-9 - FIRE	1122005221			259.90
			11	262-2484913601-4 - STREET SHOP	1132105221			127.12
			12	262-2495299313-5 - 7 LIB LINES	9900005221			100.52
			13	262-2495299313-5 - 1 ST LINE	1132105221			14.36
			14	262-2495299313-5 - 4 CH LINES	1116105221			57.44
			15	262-2495299313-5 - 2 LOWER RIV	4055205221			28.71
			16	262-2495299313-5 - 2 UPPER RIV	4055105221			28.71
			17	262-2495299313-5 - 2 POLICE	1121005221			28.71
			18	262-2495299313-5 - 1 FIRE LINE	1122005221			14.36
			19	414-Z456234817-3 CELL 911	1121005221			96.73
							INVOICE TOTAL:	2,462.28
							VENDOR TOTAL:	2,462.28
AT&TO	AT&T ONENET SERVICE							

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
AT&TO AT&T ONENET SERVICE							
RE091312	09/01/11	01	CHARGES-9/11	1121005221		09/27/11	37.55
		02	CHARGES-9/11	1122005221			10.32
		03	CHARGES-9/11	4055205221			0.26
		04	CHARGES-9/11	1112005221			8.92
		05	CHARGES-9/11	1116105221			36.34
		06	CHARGES-9/11	1132105221			1.74
		07	CHARGES-9/11	9900005221			7.51
		08	CHARGES-9/11	4234505221			8.59
						INVOICE TOTAL:	111.23
						VENDOR TOTAL:	111.23
AUTWOR AUTOWORKS PLUS							
7289	09/09/11	01	TIRE MOUNT-MOWER	1152005250		09/27/11	88.99
						INVOICE TOTAL:	88.99
7364	09/19/11	01	TIRE REPAIR-GIANT VAC	1132145430		09/27/11	8.24
						INVOICE TOTAL:	8.24
						VENDOR TOTAL:	97.23
BREEZY BREEZY HILL NURSERY							
I-151255	05/31/11	01	PLANTING MAINT-5/11	4234505220		09/27/11	3,620.00
						INVOICE TOTAL:	3,620.00
I-153624	08/31/11	01	PLANTING MAINT-8/11	4234505220		09/27/11	3,620.00
						INVOICE TOTAL:	3,620.00
						VENDOR TOTAL:	7,240.00
BRUG BARNEY BRUGGER							
8/11	08/30/11	01	8/11 MILEAGE-321.8 M	1124005330		09/27/11	178.60
						INVOICE TOTAL:	178.60
						VENDOR TOTAL:	178.60

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
BUMPL BUMPER TO BUMPER AUTO PARTS							
662-213914	09/12/11	01	MOWER OIL	1152005250		09/27/11	17.98
						INVOICE TOTAL:	17.98
662-214348	09/16/11	01	SKIDSTEER MIRROR	1132105351		09/27/11	3.61
						INVOICE TOTAL:	3.61
						VENDOR TOTAL:	21.59
DCPORT DC WELDING & FABRICATION INC							
1045	09/14/11	01	GIANT VAC REPAIR	1132145430		09/27/11	1,923.00
						INVOICE TOTAL:	1,923.00
						VENDOR TOTAL:	1,923.00
DUNN DUNN LUMBER & TRUE VALUE							
449169	08/18/11	01	UNCLOG SINKS-ST DEPT	1132105350		09/27/11	25.98
						INVOICE TOTAL:	25.98
451655	09/08/11	01	FENCE RAIL-BIKE PATH	1152005399		09/27/11	5.80
						INVOICE TOTAL:	5.80
451723	09/08/11	01	BATTERIES,TAPE	1132105340		09/27/11	12.99
						INVOICE TOTAL:	12.99
452473	09/15/11	01	WEED EATER STRING	1152005250		09/27/11	11.69
						INVOICE TOTAL:	11.69
452549	09/15/11	01	GRASS SEED	1132135430		09/27/11	42.99
						INVOICE TOTAL:	42.99
453018	09/19/11	01	SAFETY SNAP-TRAILER	1132105351		09/27/11	2.99
						INVOICE TOTAL:	2.99
453019	09/19/11	01	GLUE	1116105350		09/27/11	5.99
						INVOICE TOTAL:	5.99

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
DUNN	DUNN LUMBER & TRUE VALUE							
453113		09/20/11	01	LAMPS	1134105261		09/27/11	17.98
							INVOICE TOTAL:	17.98
453148		09/20/11	01	ANTIFREEZE	1152005350		09/27/11	23.94
							INVOICE TOTAL:	23.94
453167		09/20/11	01	PAINT	1132105351		09/27/11	14.97
							INVOICE TOTAL:	14.97
							VENDOR TOTAL:	165.32
EBC	EMPLOYEE BENEFITS CORPORATION							
1122298		09/14/11	01	10/11 FLEX ADMIN	1110205132		09/27/11	142.50
							INVOICE TOTAL:	142.50
1122299		09/14/11	01	10/11 COBRA ADMIN	1110205132		09/27/11	78.10
							INVOICE TOTAL:	78.10
1122300		09/14/11	01	10/11 BENNYCARD ADMIN	1110205132		09/27/11	43.50
							INVOICE TOTAL:	43.50
							VENDOR TOTAL:	264.10
GAGE	GAGE MARINE CORPORATION							
956958		08/05/11	01	WIDEN LAGOON PIER SLIPS	4052105399		09/27/11	16,660.00
							INVOICE TOTAL:	16,660.00
957280		08/19/11	01	SWIM LADDER FIX	4054105362		09/27/11	292.75
							INVOICE TOTAL:	292.75
957282		08/19/11	01	BUOY #11 INSTALL	4052105264		09/27/11	49.00
							INVOICE TOTAL:	49.00
							VENDOR TOTAL:	17,001.75
GEMPLER	GEMPLER'S							

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
GEMPLER GEMPLER'S							
1017658638	07/26/11	01	DOG LITTER BAGS	1152005399		09/27/11	238.85
						INVOICE TOTAL:	238.85
1017658639	07/26/11	01	FERTILIZER SPRAYER	1152005362		09/27/11	79.95
		02	19 QT BUCKET	1152005362			18.20
						INVOICE TOTAL:	98.15
						VENDOR TOTAL:	337.00
GENON GENEVA ON-LINE INC.							
926796	09/01/11	01	9/11 EMAIL SVC	1112005221		09/27/11	4.00
						INVOICE TOTAL:	4.00
						VENDOR TOTAL:	4.00
GLART GENEVA LAKE ART ASSOCIATION							
REFUND	09/13/11	01	PARK DEPOSIT RTN FI-8/12/11	1100002353		09/27/11	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00
GLELE GENEVA LAKES ELECTRIC INC							
668	09/05/11	01	ADD ELEC TO PAVILION	1152015350		09/27/11	359.07
						INVOICE TOTAL:	359.07
670	09/05/11	01	FIX BLDG LIGHTS-VETS PARK	1152015350		09/27/11	445.66
						INVOICE TOTAL:	445.66
						VENDOR TOTAL:	804.73
ITU ITU INC							
5398124	09/16/11	01	MOP,MATS,FRAGRANCE	4055205350		09/27/11	66.31
						INVOICE TOTAL:	66.31
5398125	09/16/11	01	MATS	1116105360		09/27/11	59.55
						INVOICE TOTAL:	59.55
						VENDOR TOTAL:	125.86

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #		INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
JOHNS	JOHNS DISPOSAL SERVICE INC.							
39089		09/06/11	01	RECYCL 9/11 SVC	1136005297		09/27/11	10,642.90
			02	RESID 9/11 REFUSE SVC	1136005294			24,283.80
							INVOICE TOTAL:	34,926.70
							VENDOR TOTAL:	34,926.70
LAKEW	LAKEWOOD FILTERS INC							
104468		09/07/11	01	FILTER REPLACEMENTS	1116105360		09/27/11	260.20
							INVOICE TOTAL:	260.20
							VENDOR TOTAL:	260.20
LGREG	LAKE GENEVA REGIONAL NEWS							
892588		08/04/11	01	LN-MATUSTIK CUP	1110005315		09/27/11	54.25
							INVOICE TOTAL:	54.25
893297		08/04/11	01	LN-8/4 COUNCIL MINUTES	1110005314		09/27/11	315.26
							INVOICE TOTAL:	315.26
893810		08/11/11	01	LN-BD OF REVIEW	1110005314		09/27/11	111.26
							INVOICE TOTAL:	111.26
894595		08/04/11	01	HW AD CITY CLERK	1110005314		09/27/11	84.00
							INVOICE TOTAL:	84.00
894631		08/11/11	01	HW AD CITY CLERK	1110005314		09/27/11	84.00
							INVOICE TOTAL:	84.00
895829		08/11/11	01	BANKING RFP	1110005314		09/27/11	84.00
							INVOICE TOTAL:	84.00
896054		08/11/11	01	MOSQUITO NOTICE	1110005314		09/27/11	51.60
							INVOICE TOTAL:	51.60
897304		08/18/11	01	TREE BID NOTICE	1110005314		09/27/11	217.50
							INVOICE TOTAL:	217.50

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
LGREG LAKE GENEVA REGIONAL NEWS							
897356	08/25/11	01	TREE BID NOTICE	1110005314		09/27/11	217.50
						INVOICE TOTAL:	217.50
898448	08/25/11	01	GAZEBO BID NOTICE	1110005314		09/27/11	217.50
						INVOICE TOTAL:	217.50
						VENDOR TOTAL:	1,436.87
LGUTI LAKE GENEVA UTILITY COMMISSION							
3602	09/08/11	01	PLANNER BOOK 2012	1132105399		09/27/11	39.97
						INVOICE TOTAL:	39.97
3603	09/08/11	02	DIGGERS HOTLINE 9/10-8/11	1132155460		09/27/11	5,000.00
						INVOICE TOTAL:	5,000.00
3606	09/12/11	01	3RD QTR HYD RENT	1122105229		09/27/11	57,012.00
						INVOICE TOTAL:	57,012.00
						VENDOR TOTAL:	62,051.97
MALLARD VEOLIA MALLARD RIDGE LANDFILL							
A40000002617	08/25/11	01	LANDFILL USEAGE-8.24 TONS	1136005296		09/27/11	433.76
						INVOICE TOTAL:	433.76
A40000002664	09/12/11	01	LANDFILL USEAGE-7.0 TONS	1136005296		09/27/11	368.49
						INVOICE TOTAL:	368.49
						VENDOR TOTAL:	802.25
MATRX MATRX MEDICAL							
6500323-01	07/26/11	01	GAUZE,TAPE,BANDAGES	1129005735		09/27/11	326.00
						INVOICE TOTAL:	326.00
6500323-02	07/28/11	01	GAUZE	1129005735		09/27/11	4.00
						INVOICE TOTAL:	4.00

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
MATRX MATRX MEDICAL							
6500323-03	08/03/11	01	CLOTH TAPE	1129005735		09/27/11	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	370.00
MID MID-STATE EQUPMENT							
A15530	09/12/11	01	TRACTOR MIRRORS	1152005250		09/27/11	82.48
						INVOICE TOTAL:	82.48
A15769	09/15/11	01	MIRROR BRACKET	1132105351		09/27/11	10.93
						INVOICE TOTAL:	10.93
						VENDOR TOTAL:	93.41
MIDWEST MIDWEST ACTION CYCLE							
905838	08/17/11	01	SUZUKI REPAIR	1121005361		09/27/11	308.95
						INVOICE TOTAL:	308.95
						VENDOR TOTAL:	308.95
NAPAE ELKHORN NAPA AUTO PARTS							
817721	09/02/11	01	FILTER	1132105351		09/27/11	9.99
						INVOICE TOTAL:	9.99
						VENDOR TOTAL:	9.99
OTIS OTIS ELEVATOR COMPANY							
CMM30001001	08/24/11	01	ELEV TEST/FIX	4055205360		09/27/11	295.00
						INVOICE TOTAL:	295.00
CMM30002001	08/24/11	01	REPAIR BUTTONS/BRAILLE	4055205360		09/27/11	752.69
						INVOICE TOTAL:	752.69
						VENDOR TOTAL:	1,047.69
PALMER PALMER COMPANY							

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
PALMER PALMER COMPANY							
135060-00	09/14/11	01	TOLIET PAPER,SOAP	1152005950		09/27/11	147.95
		02	DISCOUNT	1100004819			-1.48
						INVOICE TOTAL:	146.47
						VENDOR TOTAL:	146.47
PNC PNC BANK							
0032-9/11	09/08/11	01	LEAGUE-CHIEF EXEC CONF	1114105331		09/27/11	130.00
		02	LEAGUE-CHIEF EXEC CONF	1114205332			130.00
		03	GODADDY-WEB HOSTING 9/11	1115105450			6.99
		04	GODADDY-WEB HOSTING	4055105216			83.88
		05	BD OF REVIEW LUNCH	1115405398			56.69
		06	AMYS-SHIP METER YOKE	4234505312			16.29
						INVOICE TOTAL:	423.85
0411-9/11	09/08/11	01	IAEI ANNUAL DUES	1124005320		09/27/11	102.00
						INVOICE TOTAL:	102.00
1831-9/11	09/08/11	01	USPS 8/10-MAIL-MALEK	1122005312		09/27/11	5.20
		02	USPS 8/22-BEST DEFENSE ALARM	1122005312			3.08
		03	USPS 9/6-MAIL-MALEK	1122005312			6.70
						INVOICE TOTAL:	14.98
						VENDOR TOTAL:	540.83
REES REESMAN'S EXCAVATING & GRADING							
DRAW 9	08/02/11	01	FINAL PYMT-EDW BLVD	3430008140		09/27/11	20,035.00
						INVOICE TOTAL:	20,035.00
						VENDOR TOTAL:	20,035.00
RENAI RENAISSANCE ROOFING INC							
DRAW 1	09/21/11	01	RIV ROOF VALLEYS-FINAL	3430009115		09/27/11	58,691.00
						INVOICE TOTAL:	58,691.00
						VENDOR TOTAL:	58,691.00

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
SIMPLX SIMPLEXGRINNELL							
66940268	08/29/11	01	FIX AIR COMPRESSOR	1116105240		09/27/11	494.50
						INVOICE TOTAL:	494.50
						VENDOR TOTAL:	494.50
STAFF STAFFORD ROSENBAUM LLP							
1118636	09/15/11	01	COTTAGES RECAPTURE	1113105214		09/27/11	262.50
						INVOICE TOTAL:	262.50
						VENDOR TOTAL:	262.50
STBAR STATE BAR OF WISCONSIN							
436941	09/15/11	01	COURTROOM HANDBOOK	1112005310		09/27/11	57.96
						INVOICE TOTAL:	57.96
						VENDOR TOTAL:	57.96
SUPPLY THE SUPPLY CORPORATION							
0050208-IN	08/24/11	01	DOWNTOWN TRASH BAGS	1132105340		09/27/11	3,635.00
						INVOICE TOTAL:	3,635.00
						VENDOR TOTAL:	3,635.00
T0000443 GLEN CHERNEY							
REFUND	09/07/11	01	KAYAK RACK #2 PARTIAL REFUND	4052104677		09/27/11	50.00
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
T0000448 CAITLIN STINEMAN							
REFUND	09/19/11	01	STINEMAN SETUP/SEC GRD-9/17/11	4055104674		09/27/11	-349.00
		02	STINEMAN-SEC DEP-9/17/11	4055102353			1,000.00
						INVOICE TOTAL:	651.00
						VENDOR TOTAL:	651.00

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
T0000449 LINDSEY SNOW							
REFUND	09/19/11	01	SNOW-SETUP/SEC GRD-8/15/11	4055104674		09/27/11	-331.25
		02	SNOW-SEC DEP-8/15/11	4055102353			1,000.00
						INVOICE TOTAL:	668.75
						VENDOR TOTAL:	668.75
T0000450 JENNY DIAMOND							
REFUND	09/16/11	01	LIB PARK-8/13/11-SEC DEP REF	1100002353		09/27/11	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
T0000451 TORIE PENN							
REFUND	09/14/11	01	PENN-SETUP/SEC GRD-9/10/11	4055104674		09/27/11	-301.25
		02	PENN-SEC DEP-9/10/11	4055102353			1,000.00
						INVOICE TOTAL:	698.75
						VENDOR TOTAL:	698.75
T0000453 OSTHOFF RESORT							
LODGING	09/07/11	01	9/29-30/11 CONF LODGING	1112005331		09/27/11	140.00
						INVOICE TOTAL:	140.00
						VENDOR TOTAL:	140.00
T0000454 GARRY HUMPHREY							
REFUND	09/19/11	01	REF BUS LIC-NOT IN CITY	1100004412		09/27/11	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
T0000455 BRENT WILSON							
REIMB	08/30/11	01	SIDEWALK REPL-1036 PLEASANT	1132105270		09/27/11	171.50
						INVOICE TOTAL:	171.50
						VENDOR TOTAL:	171.50

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
T0000456 MIKE NYRKKANEN							
REIMB	09/15/11	01	SIDEWALK REPL-734 HENRY	1132105270		09/27/11	350.00
						INVOICE TOTAL:	350.00
						VENDOR TOTAL:	350.00
USCELL U.S. CELLULAR							
RE091311	09/12/11	01	HARBORMASTER CELL 9/12-10/11	4055105221		09/27/11	21.40
		02	MAYOR'S CELL 9/12-10/11	1116105221			20.09
		03	BLDG INSP CELL 9/12-10/11	1124005262			19.34
		05	CITY ADMIN CELL 9/12-10/11	1116105221			53.03
		06	CITY CLERK CELL 9/12-10/11	1116105221			45.55
		07	BEACH CELL 9/11-10/12	4054105221			11.61
		08	PARKING MTR 1 CELL 9/12-10/11	4234505221			8.48
		09	PARKING MTR 2 CELL 9/12-10/11	4234505221			8.58
		10	CITY HALL CELL 9/12-10/11	1116105221			9.69
		11	CEMETERY CELL 9/12-10/11	1100001391			10.50
		12	PARKING SUPERVISOR 9/12-10/11	4234505221			14.98
						INVOICE TOTAL:	223.25
						VENDOR TOTAL:	223.25
WALCO WALWORTH COUNTY TREASURER							
64-246-8/11	09/15/11	01	8/11 COURT FINES-COUNTY	1112002420		09/27/11	1,391.70
						INVOICE TOTAL:	1,391.70
						VENDOR TOTAL:	1,391.70
WALMA WALMART COMMUNITY							
6368-9/11	09/16/11	01	TABLE,CAN,PEDESTAL,LIGHTS	1129005414		09/27/11	148.61
		02	TOTE-TRUCK 1	1122005399			8.47
		03	GLUCOSE TEST STRIPS	1122005810			48.94
		04	PENS	1122005310			0.97
		05	TRASH BAGS	1122005350			11.45
						INVOICE TOTAL:	218.44
						VENDOR TOTAL:	218.44

INVOICES DUE ON/BEFORE 09/27/2011

INVOICE # / VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
WIDOTB WI DEPT. OF TRANSPORTATION							
L13607	09/06/11	01	WRIGLEY BRIDGE	3430007109		09/27/11	12,678.28
						INVOICE TOTAL:	12,678.28
						VENDOR TOTAL:	12,678.28
WISC STATE OF WISCONSIN							
64-246-8/11	09/15/11	01	8/11 COURT FINES-STATE PORTION	1112002424		09/27/11	4,937.76
						INVOICE TOTAL:	4,937.76
						VENDOR TOTAL:	4,937.76
ZEE ZEE MEDICAL INC.							
0100538050	09/15/11	01	FIRST AID SUPPLIES	1132105390		09/27/11	78.50
						INVOICE TOTAL:	78.50
						VENDOR TOTAL:	78.50
						TOTAL ALL INVOICES:	269,086.82

DRAW

TO OWNER:	City of Lake Geneva 361 West Main Street Lake Geneva, WI 53147	**PROJECT:**	Edwards Boulevard Frontage Road Connection Project No: R08-0014-101	**APPLICATION NO.:** 9 **INVOICE NO.:** 20110323 **INVOICE DATE:** 8/2/2011 **PERIOD:** 12/1/2010 **TO:** 8/2/2011	
FROM CONTRACTOR:	Reesman's Excavating & Grading, Inc. 28815 Bushnell Road Burlington, WI 53105	**ENGINEER:**	Crispell-Snyder, Inc.	**DISTRIBUTION TO:** **/ X / OWNER** **/ X / ENGINEER/ARCHITECT** **/ X / CONTRACTOR**	
CONTRACT FOR:	Edwards Boulevard Frontage Road Connection Project No: R08-0014-101	**CONTRACT DATE:**	March 24, 2010		

CONTRACTOR'S APPLICATION FOR PAYMENT

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT TO THE BEST OF THE CONTRACTOR'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK COVERED BY THIS APPLICATION FOR PAYMENT HAS BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT ALL AMOUNTS HAVE BEEN PAID BY THE CONTRACTOR FOR WORK FOR WHICH PREVIOUS CERTIFICATES FOR PAYMENT WERE ISSUED AND PAYMENTS RECEIVED FROM THE OWNER, AND THAT CURRENT PAYMENT SHOWN HEREIN IS NOW DUE.

CONTRACTOR: **REESMAN'S EXCAVATING & GRADING, INC.**

BY: [signature] DATE: 9-12-2011

STATE OF: WISCONSIN COUNTY OF RACINE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 DAY OF September 2011

NOTARY PUBLIC Kim Schmalfeldt MY COMMISSION EXPIRES: March 4th 2012

APPLICATION IS MADE FOR PAYMENT, AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. A CONTINUATION SHEET IS ATTACHED.

1. ORIGINAL CONTRACT AMOUNT		$2,010,514.00
2. NET CHANGE BY CHANGE ORDERS		$29,685.00
3. CONTRACT SUM TO DATE		$2,040,199.00
4. TOTAL COMPLETED & STORED TO DATE		$1,974,627.62
5. RETAINAGE A. % OF CONTRACT SUM TO DATE B. ON STORED MATERIAL $0.00 **TOTAL	0.00%	$0.00
6. TOTAL EARNED LESS RETAINAGE		$1,974,627.62
7. LESS PREVIOUS PAYMENTS REQUESTED		$1,954,592.62
8. CURRENT PAYMENT DUE		$20,035.00
9. BALANCE TO FINISH, PLUS RETAINAGE		~~$66,571.38~~ 46,536.00 SC

ARCHITECT/ENGINEER'S CERTIFICATE OF PAYMENT

IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, BASED ON ON-SITE OBSERVATIONS AND THE DATA COMPRISING THE ABOVE APPLICATION, THE ARCHITECT/ENGINEER CERTIFIES TO THE OWNER THAT TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF THE WORK HAS PROGRESSES AS INDICATED, THE QUALITY OF THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS ENTITLED TO PAYMENT OF THE AMOUNT CERTIFIED.

AMOUNT CERTIFIED 20,035.00

ATTACH EXPLANATION IF AMOUNT CERTIFIED DIFFERS FROM THE AMOUNT APPLIED FOR

ARCHITECT/ENGINEER:

BY: [signature] DATE: 9/16/11

THIS CERTIFICATE IS NOT NEGOTIABLE. THE AMOUNT CERTIFIED IS PAYABLE ONLY TO THE CONTRACTOR NAMED HEREIN. ISSUANCE, PAYMENT AND ACCEPTANCE OF PAYMENT ARE WITHOUT PREJUDICE TO ANY RIGHTS OF THE OWNER OR CONTRACTOR UNDER THIS CONTRACT.

DATE APPROVED

APPROVED BY

ACCOUNT #(S) 34-30-00-8140

DESCRIPTION FINAL-EDW BLVD

PO #

CITY OF LAKE GENEVA-RIVIERA ROOF COPPER VALLEYS REPL

PROJECT NO. GBG-11-01

PAY ESTIMATE NO. 1

DRAW #

No.	Item	Bid Quantity	Quantity	Unit	Unit Price	Price
1	BASE BID-COPPER VALLEY REPLACEMENT	4	4	EACH	$14,737.00	$58,948.00
A1	ALT#1-REINFORCE, REMOVE AND/OR REPLACE DETRIORATED WOOD DECKING	TBD	196	SF	$6.75	$1,323.00
A2	ALT#2-REINFORCE, REMOVE, AND/OR REPLACE EXISTING DETERIORATED WOOD FRAMING WITH ESTIMATED TIME REQUIRED.	TBD	64	MANHOUR	$92.50	$5,920.00
A3	ALT#3-TWENTY (20) YEAR WARRANTY IN LIEU OF 5-YEAR WARRANTY	1	1	L.S.	$5,000.00	$5,000.00
	BASE BID CONTRACT PRICE & WORK TO DATE:					$71,191.00

	CHANGE ORDER WORK:		

TOTAL WORK TO DATE			$ 71,191.00
LESS RETAINAGE (10% OF UP TO 50% OF TOTAL BID)			
NET AMOUNT TO DATE			$ 71,191.00
LESS PREVIOUS PAYMENTS TO CONTRACTOR	DEPOSIT PAID	$ -	$ 12,500.00
	PAY ESTIMATE NO.	$ -	$ -
	PAY ESTIMATE NO.	$ -	$ -
AMOUNT DUE CONTRACTOR THIS ESTIMATE			$ 58,691.00

I AGREE WITH THE PAY ESTIMATE AMOUNT:

MR. JEFF KASSEL
RENAISSANCE ROOFING, INC.
P.O. BOX 5024
ROCKFORD, IL 61125

RECOMMENDED FOR APPROVAL:

DANIEL S. WINKLER, P.E. — DATE 9/21/11
DIRECTOR OF PUBLIC WORKS & UTILITIES

RIVIERA TIF #4

DATE APPROVED
APPROVED BY
ACCOUNT #(S) 34-30-00-9115
DESCRIPTION RIV ROOF VALLEYS FINAL
PO #

City of Lake Geneva
Treasurer's Report as of August 31, 2011

PNC Bank	Type	Cash Activity: Expenditures	Cash Activity: Receipts	Cash Activity: Transfers	Cash Balances: Jul-11	Cash Balances: Aug-11
City Expenses & Collections	General Checking	1,183,987.07	143,116.29	1,365,000.00		
City Net Payroll	General Checking	280,973.27		10,196.17		
City Health & Welfare Claims	General Checking	185,625.67				
General Checking		**1,650,586.01**	**143,116.29**	**1,375,196.17**	**590,977.13**	**458,703.58**
Municipal Justice Trust Account	Municipal Court Checking	7,860.07	22,924.41		34,221.75	49,286.09
MC Parking Violation Account	Municipal Court Checking	25.00	1,231.82		1,969.08	3,175.90
Savings Account	Police Seizure Account				14,537.67	14,537.67
PNC Bank	**TOTALS**	**1,658,471.08**	**167,272.52**	**1,375,196.17**	**641,705.63**	**525,703.24**

Talmer Bank & Trust	Type	Cash Activity: Expenditures	Cash Activity: Receipts	Cash Activity: Transfers	Cash Balances: Jul-11	Cash Balances: Aug-11
Treasurer's Checking	Tax Receipts		110.66		53,161.49	53,272.15
Talmer Bank	TID #4 Money Market		0.37		4,109.54	4,109.91
Talmer Bank	TID #4 Certificate of Deposit				54,262.35	54,262.35
Talmer Bank & Trust	**TOTALS**	**-**	**111.03**	**-**	**111,533.38**	**111,644.41**

Other Banks	Type	Cash Activity: Expenditures	Cash Activity: Receipts	Cash Activity: Transfers	Cash Balances: Jul-11	Cash Balances: Aug-11
M&I Bank	TID #4 Certificate of Deposit				596,104.70	596,104.70
Community Bank of Delavan	TID #4 Certificates of Deposit	-	761.83		607,899.56	608,661.39
Community Bank of Delavan	TID #4 CDARS	-	-		1,200,000.00	1,200,000.00
Community Bank of Delavan	TID #4 Money Market	-	5,385.60		1,676.57	7,062.17
Hometown Bank	Fire/EMS Billing Revenue	1,136.05	12,210.54	(10,196.17)	11,332.22	12,210.54
Other Banks	**TOTALS**	**1,136.05**	**18,357.97**	**(10,196.17)**	**2,417,013.05**	**2,424,038.80**

Local Govt Investment Pool	Type	Cash Activity: Expenditures	Cash Activity: Receipts	Cash Activity: Transfers	Cash Balances: Jul-11	Cash Balances: Aug-11
LGIP Acct #1	General	-	2,297,089.76		1,479,739.80	3,776,829.56
LGIP Acct #4	Treasurer	-	0.08		859.96	860.04
LGIP Acct #5	Impact Fees-Park	-	6.33		69,395.96	69,402.29
LGIP Acct #6	Impact Fees-Fire	-	5.49		60,209.53	60,215.02
LGIP Acct #7	TID #4	-	759,719.01	(500,000.00)	5,259,399.27	5,519,118.28
LGIP Acct #8	Capital Projects	-	197.07	(865,000.00)	2,970,494.45	2,105,691.52
LGIP Acct #10	Impact Fees-Library	-	12.87		141,155.21	141,168.08
LGIP Acct #11	Capital Projects	-	12.18		133,564.66	133,576.84
Local Govt Investment Pool	**TOTALS**	**-**	**3,057,042.79**	**(1,365,000.00)**	**10,114,818.84**	**11,806,861.63**

GRAND TOTAL ALL BANKS	**1,659,607.13**	**3,242,784.31**	**(0.00)**	**13,285,070.90**	**14,868,248.08**

Attest: Susan M. Allen By JEREMY A. KEALE 9/20/11