



VILLAGE OF WILLIAMS BAY

250 Williams Street | PO Box 580 | Williams Bay | WI | 53191 | vi.williamsbay.wi.gov

Phone: 262-245-2700

NOTICE

VILLAGE BOARD OF TRUSTEES MEETING

MONDAY, APRIL 15, 2024 AT 6:30 PM

Village Hall Council Room

250 Williams Street

Williams Bay, WI 53191

AGENDA

The following agenda items may be considered for Discussion, Consideration, or Action

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Minutes**
 - A.** Village Board Meeting Minutes of April 1, 2024
- V. Presentation of accounts and petitions**
 - A.** Payroll ending 04-05-2024 in the amount of \$50,375.19
 - B.** Accounts Payable Prepays dated 04-04-2024 in the amount of \$34,887.00
 - C.** Accounts Payable Unpays dated 04-12-2024 in the amount of \$203,067.01
 - D.** Library Accounts Payable dated 04-11-2024 in the amount of \$6,299.70
 - E.** Monthly EFT Payments for March 2024 in the amount of \$1,399,771.04
- VI. Plan Commission**
 - A.** Recommendation and Possible Action for a Final Condominium Plat.
APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)
TAX KEY: WA 432100001
STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay
Applicant is requesting approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure".
 - B.** Recommendation and Possible Action for a Conditional Use Permit
APPLICANT: Village of Williams Bay (Owner)
TAX KEY: WWUP 00049
STREET ADDRESS: Harris Road Lift Station 3, Village of Williams Bay
Applicant requests conditional use permits per Section 390-0708.D EC (4) and (5) Environmental Conservation Overlay District. The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency

power, site work, demolition of existing lift station, and other miscellaneous items of work.

VII. Public Comments

VIII. President's Remarks

- A. Municipal Treasurers Appreciation Week Proclamation
- B. 55th Annual Professional Municipal Clerks Week Proclamation

IX. Committee Reports

A. Streets and Highways Committee

- 1. R-20-24 Resolution Authorizing Proposal for Downtown Master Plan

B. Parks & Lakefront, Chair - Trustee Russell

- 1. R-13-24 Resolution Approving Village Pier Boat Slip Waiting List Policy
- 2. R-14-24 Resolution to Extend the Village of Williams Bay Municipal Boat Vessel Length Restriction from 18' to 21'
- 3. R-21-24 Resolution Authorizing A Quote for Annual Village Fireworks During Corn & Brat Fest
- 4. R-22-24 Resolution Authorizing A Quote for Additional Pickleball Court Striping for Theater Road Courts

C. Water & Sewer, Chair - Trustee Umans

- 1. Nationwide Drinking Water Standards

D. Finance & Personnel, Chair - Trustee Wright

- 1. R-23-24 Resolution Authorizing Village Engineer Work Order for the Womens Leadership Center (WLC)
- 2. R-19-24 Resolution Expressing Official Intent Concerning The Establishment of a Tax Increment Finance (TIF) District

E. Building, Zoning, & Ordinance, Chair - Trustee Jaramillo

- 1. 2024-01 An Ordinance Creating Chapter 126 of the Code of Ordinances Regarding Billable Emergency Medical Services

X. Public Comments

XI. Adjournment

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

Posted: 04/12/2024 5:00 PM



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UNOFFICIAL MINUTES VILLAGE BOARD MEETING 4/1/2024 MEETING MONDAY, APRIL 1, 2024 AT 6:30 PM VILLAGE HALL COUNCIL ROOM 250 WILLIAMS STREET WILLIAMS BAY, WI 53191

I. Call to Order

President Duncan called the meeting to order at 06:30pm.

II. Roll Call

Present: Bill Duncan, George Vlach, Jim D'Alessandro, Lowell Wright, Robert Umans, Adam Jaramillo, Steven Russell

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Village Engineer Doug Snyder, Public Works Director Wayne Edwards, Recreation Director Ryan Knop, Fire Chief Doug Smith, Treasurer Jennifer Wiese

Excused: Clerk Tina Kolls

III. Pledge of Allegiance

The Pledge of Allegiance was recited by all.

IV. Minutes

A. Village Board Meeting Minutes of March 18, 2024

The motion to approve the Village Board Meeting Minutes of March 18, 2024 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

B. Joint Williams Bay Village Board and Fontana Village Board Meeting Minutes of March 18, 2024

The motion to approve the Joint Williams Bay Village Board and Fontana Village Board Meeting Minutes of March 18, 2024 was initiated by Trustee Umans and seconded by Trustee Wright. Unanimously carried.

V. Presentation of accounts and petitions

A. Payroll ending 03/22/2024 in the amount of \$42,888.45

The motion to approve the Payroll ending 03/22/2024 in the amount of \$42,888.45 was initiated by Trustee Wright and seconded by Trustee Umans. Unanimously carried.

B. Accounts Payable Unpaid dated 03/28/2024 in the amount of \$102,936.37

The motion to approve the Accounts Payable Unpaid dated 03/28/2024 in the amount of \$102,936.37 was initiated by Trustee Wright and seconded by Trustee Umans.

The motion to approve the Accounts Payable Unpaid dated 03/28/2024 in the amount of \$102,936.37 was amended to exclude the Baxter & Woodman payment for \$15,358.75 and the Superior Construction payment for \$41,505.50 was initiated by Trustee Umans and seconded by Trustee Vlach. Unanimously carried.

VI. Public Comments

Ellen Schutt, 31st Assembly District, Wisconsin State Representative, Introduced herself
Mark Nolan, 627 Jackson Parkway, expressed concerns about the intersection where Elkhorn Rd & HWY 67 meets Geneva St.

VII. Finance & Personnel Committee

A. Report on the Completed Arbitrage Rebate Report for the 2022 Borrowed Funds

The Arbitrage Rebate Report for the 2022 Borrowed Funds was briefly discussed.

VIII. President's Remarks

A. Arbor Day Proclamation

President Duncan gave the Arbor Day Proclamation.

IX. Public Comments

There were no public comments.

X. Other Items for Discussion, Consideration, or Action

A. Kishwaukee Nature Conservancy Board Appointments

The motion to appoint Judy Tiggelaar as Chair of the Kishwaukee Nature Conservancy Board for the remainder of the five-year term ending 4/30/2025 was initiated by Trustee D'Alessandro and seconded by Trustee Vlach. Unanimously carried.

The motion to appoint Harold Friestad as a Member of the Kishwaukee Nature Conservancy Board for the remainder of the five-year term ending 4/30/2025 was initiated by Trustee D'Alessandro and seconded by Trustee Vlach. Unanimously carried.

XI. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Umans at 06:50pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

These are not official Minutes until approved by the Governing Body.

Pay Period Date: 03/23/2024 - 04/05/2024
Pay Date: 4/12/2024

Department	Gross Regular Wages	Gross OT Wages	Payroll Taxes & Deductions	Net Wages
Crossing Guard	\$338.40	\$0.00	\$30.63	\$307.77
General Administration	\$12,456.50	\$0.00	\$5,621.03	\$6,835.47
KNC	\$2,138.40	\$0.00	\$725.28	\$1,413.12
Lakefront/Beach	\$1,008.00	\$0.00	\$192.71	\$815.29
Library	\$7,966.70	\$0.00	\$2,935.43	\$5,031.27
Municipal Court	\$1,457.35	\$0.00	\$209.45	\$1,247.90
Parks	\$584.48	\$0.00	\$48.64	\$535.84
Police	\$25,489.13	\$4,650.07	\$10,464.79	\$19,674.41
Protective Services (F&R)	\$5,840.50	\$0.00	\$927.73	\$4,912.77
Public Works/W&S	\$12,163.14	\$211.28	\$5,019.02	\$7,355.40
Recreation Department	\$3,179.24	\$0.00	\$933.29	\$2,245.95
Village Board	\$0.00	\$0.00	\$0.00	\$0.00
Total Net Wages				\$50,375.19

Payroll Register - Detail by Department

GL Account and Title	Description	Amount	Date Paid	GL Period
TOM PECK FORD INC				
215-52320-165 FIRE DUES 2% EXPENDITURES	2019 FORD F150 CREW	34,887.00		424
Total TOM PECK FORD INC:		34,887.00		
Grand Totals:		34,887.00		

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
424			
ABRAHAM'S ON-SITE SHREDDING			
100-51410-160 GEN ADMIN SUPPLIES	SHREDDING SERVICES	68.50	424
Total ABRAHAM'S ON-SITE SHREDDING:		68.50	
ACCURATE APPRAISAL			
100-51520-000 ASSESSOR CONTRACT	MONTHLY CONTRACT AMOUNT	1,500.00	424
Total ACCURATE APPRAISAL:		1,500.00	
AMAZON CAPITAL SERVICES			
100-52120-160 POLICE SUPPLIES	POLICE SUPPLIES	36.91	424
100-51410-160 GEN ADMIN SUPPLIES	MISC OFFIOCE SUPPLIES	293.52	424
100-55210-160 REC DEPT SUPPLIES	DESKTOP SCANNER	279.99	424
100-55210-160 REC DEPT SUPPLIES	MISC OFFIOCE SUPPLIES	184.84	424
Total AMAZON CAPITAL SERVICES:		795.26	
BAKER TILLY VIRCHOW KRAUSE LLP			
100-51570-000 AUDIT EXPENSE	2023 AUDIT - PROGRESS BILLI	6,500.00	424
Total BAKER TILLY VIRCHOW KRAUSE LLP:		6,500.00	
BALSLEY PRINTING			
100-51410-160 GEN ADMIN SUPPLIES	BAY QUARTERLY NEWSLETTE	2,806.67	424
Total BALSLEY PRINTING:		2,806.67	
BAXTER WOODMAN			
200-57924-000 WATER ENGINEERING EXPENSE	SMOKE TEST, I &I, WATER LOS	910.00	424
300-58973-000 SEWER ENGINEERING EXPENSE	SMOKE TEST, I&I, WATER LOSS	910.00	424
Total BAXTER WOODMAN:		1,820.00	
BEAR GRAPHICS INC.			
100-51412-000 ELECTION EXPENSE	VOTER NUMBER PADS/TALLY S	331.21	424
Total BEAR GRAPHICS INC.:		331.21	
BINGHAM ARS INC			
500-51410-130 GENERAL ADMINISTRATION	ARBITRAGE REBATE SERVICE	1,450.00	424
Total BINGHAM ARS INC:		1,450.00	
BRONSON, JORDAN			
100-55210-271 REC DEPT BASEBALL EXPENSES	REFUND FOR SOFTBALL	70.00	424
Total BRONSON, JORDAN:		70.00	
CITY OF BURLINGTON DEPT OF PUBLIC WORKS			
200-57623-170 WATER TESTING	BACTERIOLOGICAL WATER TE	80.00	424
Total CITY OF BURLINGTON DEPT OF PUBLIC WORKS:		80.00	
CONSIGNY LAW FIRM			
200-57923-000 WATER ATTORNEY EXPENSE	WATER ATTORNEY EXPENSE	198.00	424
300-58970-000 SEWER ATTORNEY EXPENSE	SEWER ATTORNEY EXPENSES	198.00	424

GL Account and Title	Description	Amount	GL Period
100-51610-000 LEGAL SERVICES	MUNICIPAL COURT ATTORNEY	6,086.40	424
100-51610-000 LEGAL SERVICES	FINANCE & PERSONNEL ATTO	693.00	424
100-51610-000 LEGAL SERVICES	BUILDING & ZONING ATTORNE	1,732.50	424
100-51610-000 LEGAL SERVICES	GENERAL ATTORNEY EXPENS	2,703.90	424
100-51610-000 LEGAL SERVICES	PARKS & LAKEFRONT	759.00	424
100-51405-000 BILLABLE SERVICES	BILLABLE SERVICES-WILLABAY	2,577.50	424
100-51405-000 BILLABLE SERVICES	BILLABLE SERVICES- WOMENS	2,333.70	424
100-51405-000 BILLABLE SERVICES	BILLABLE SERVICES-THE PRES	3,125.70	424
100-51405-000 BILLABLE SERVICES	BILLABLE SERVICES-SHERWO	445.50	424
Total CONSIGNY LAW FIRM:		20,853.20	
CORE & MAIN			
200-57651-150 WATER MAINS REPAIRS/MAINT	SUPPLIES	1,633.50	424
200-57652-150 WATER SERVICES REPAIRS/ MAINT	SUPPLIES	1,633.50	424
200-57651-150 WATER MAINS REPAIRS/MAINT	SUPPLIES	546.97	424
Total CORE & MAIN:		3,813.97	
DELAVAN NAPA AUTO PARTS			
100-52120-150 POLICE REPAIRS/MAINT	VEHICLE REPAIRS AND MAINT	181.24	424
100-52120-150 POLICE REPAIRS/MAINT	VEHICLE REPAIRS AND MAINT	15.21	424
100-52120-150 POLICE REPAIRS/MAINT	VEHICLE REPAIRS AND MAINT	4.64	424
Total DELAVAN NAPA AUTO PARTS:		201.09	
DEPARTMENT OF ADMINISTRATION			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MONTHLY EMAIL FILTERING	18.80	424
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MONTHLY EMAIL FILTERING AP	18.80	424
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MONTHLY EMAIL FILTERING MA	18.80	424
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MONTHLY EMAIL FILTERING JU	18.80	424
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	MONTHLY EMAIL FILTERING JU	18.80	424
Total DEPARTMENT OF ADMINISTRATION:		94.00	
DEPARTMENT OF WORKFORCE DEVELOPMENT			
100-51410-160 GEN ADMIN SUPPLIES	LATE 3RD QUARTER 2023 FILIN	50.00	424
Total DEPARTMENT OF WORKFORCE DEVELOPMENT:		50.00	
DK CONTRACTORS			
500-54310-131 CAPITAL PROJECT - TR TENNIS CT	THEATRE RD TENNIS & BASKE	22,500.00	424
Total DK CONTRACTORS:		22,500.00	
DOMINION VOTING SYSTEMS			
100-51412-000 ELECTION EXPENSE	VOTING EQUIPMENT	269.55	424
Total DOMINION VOTING SYSTEMS:		269.55	
ELKHORN NAPA AUTO PARTS			
100-54310-150 STREETS EQUIP REPAIRS/MAINT	SUPPLIES	1,045.76	424
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	170.61	424
100-55410-150 PARKS REPAIRS/MAINT	OIL & FILTER	48.62	424
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	15.75	424
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	28.72	424

GL Account and Title	Description	Amount	GL Period
Total ELKHORN NAPA AUTO PARTS:		1,309.46	
FREEDOM MAILING			
300-58969-160 SEWER OFFICE SUPPLIES	QUARTERLY BILLING PROCES	529.89	424
200-57921-160 WATER OFFICE SUPPLIES	QUARTERLY BILLING PROCES	529.90	424
200-57921-160 WATER OFFICE SUPPLIES	AUTO PAY NOTICE	12.95	424
300-58969-160 SEWER OFFICE SUPPLIES	AUTO PAY NOTICE	12.94	424
415-52320-165 FIREWORKS EXPENDITURE	FIREWORKS DONATION LETTE	25.89	424
Total FREEDOM MAILING:		1,111.57	
GEN COMM			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	NEW RADIOS- VILLAGES PORTI	15,178.27	424
Total GEN COMM:		15,178.27	
GENEVA LAKE ENVIRONMENTAL AGENCY			
100-52130-120 GENEVA LAKE ENVIRONMENTAL AGCY	1ST QUARTER PLEDGE 2024	10,000.00	424
Total GENEVA LAKE ENVIRONMENTAL AGENCY:		10,000.00	
GILA LLC			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	FEBRUARY 2024 ACH CHARGE	15.00	424
Total GILA LLC:		15.00	
HESS, JOHN			
100-45002 PARKING TICKET REVENUE	PARKING TICKET REVENUE	25.00	424
Total HESS, JOHN:		25.00	
HEYER TRUE VALUE HARDWARE			
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	14.37	424
Total HEYER TRUE VALUE HARDWARE:		14.37	
HYDRO CORP			
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	1,351.00	424
200-57656-150 CROSS CONNECTION INSPECTION	CROSS CONNECTION PROGRA	459.00	424
Total HYDRO CORP:		1,810.00	
JD ENVIRONMENTAL LLC			
200-57935-150 WATER PLANT REPAIRS/MAINT	BULK SAMPLE ANALYSIS	50.00	424
Total JD ENVIRONMENTAL LLC:		50.00	
KARL EMERGENCY VEHICLE			
500-52120-140 POLICE DEPT CAPITAL OUTLAY	POLICE DEPARTMENT CAPITAL	19,800.84	424
Total KARL EMERGENCY VEHICLE:		19,800.84	
KNOP, RYAN			
100-55210-210 REC DEPT PUBLICATIONS	CONSTANT CONTACT REIMBU	75.00	424
Total KNOP, RYAN:		75.00	

GL Account and Title	Description	Amount	GL Period
LANGE ENTERPRISES INC.			
100-54310-281 TRAFFIC SIGNS/MARKINGS	SPEED LIMIT SIGN	105.21	424
Total LANGE ENTERPRISES INC.:		105.21	
MILPORT ENTERPRISES INC			
200-57631-160 WATER TREATMENT CHEMICALS	ALUMINUM SULFATE	1,564.50	424
Total MILPORT ENTERPRISES INC:		1,564.50	
MTAW			
100-51410-190 GEN ADMIN TRAINING	ANNUAL MEMBERSHIP-WIESE	60.00	424
Total MTAW:		60.00	
ODLING CONSTRUCTION INC.			
200-57651-150 WATER MAINS REPAIRS/MAINT	85 HIGHLAND - WATER LEAK R	2,880.28	424
200-57651-150 WATER MAINS REPAIRS/MAINT	REPAIR WORK	6,778.00	424
Total ODLING CONSTRUCTION INC.:		9,658.28	
PACKARD, JOHN S			
100-55210-275 REC DEPT PROGRAM EXPENSES	TAI CHI 2/20/24	64.00	424
100-55210-275 REC DEPT PROGRAM EXPENSES	TAI CHI 3/5/24	192.00	424
100-55210-275 REC DEPT PROGRAM EXPENSES	TAI CHI 3/12/24	24.00	424
Total PACKARD, JOHN S:		280.00	
PATS SERVICES INC			
200-57631-160 WATER TREATMENT CHEMICALS	LIME SLUDGE	860.00	424
Total PATS SERVICES INC:		860.00	
PETE'S TIRE ELKHORN LLC			
100-55410-150 PARKS REPAIRS/MAINT	FLAT REPAIR	100.00	424
Total PETE'S TIRE ELKHORN LLC:		100.00	
PREMIUM WATERS INC			
100-51730-160 VH BLDG SUPPLIES	VH WATER DELIVERY	69.73	424
100-55210-160 REC DEPT SUPPLIES	REC DEPT WATER DELIVERY	14.24	424
Total PREMIUM WATERS INC:		83.97	
PRODUCTIVITY PLUS ACCOUNT			
100-55410-150 PARKS REPAIRS/MAINT	SUPPLIES	10.48	424
Total PRODUCTIVITY PLUS ACCOUNT:		10.48	
SAFEBUILT LLC			
100-53100-211 BLDG INSPECTION CONTRACT	BUILDING INSPECTION FEES -	14,203.34	424
100-53100-211 BLDG INSPECTION CONTRACT	BUILDING INSPECTION FEES J	10,709.44	424
Total SAFEBUILT LLC:		24,912.78	
SCHAEFFER MUNICIPAL SERVICES LLC			
100-53100-210 ZONING INSPECTION CONTRACT	ZONING ADMINISTRATION FEES	1,049.50	424

GL Account and Title	Description	Amount	GL Period
Total SCHAEFFER MUNICIPAL SERVICES LLC:		1,049.50	
SECURIAN FINANCIAL GROUP INC			
100-52120-124 POLICE LIFE INSURANCE	POLICE LIFE INS	78.76	424
100-54100-123 DPW ADMIN HEALTH INSURANCE	DPW LIFE INS	6.36	424
100-54310-124 STREETS LIFE INSURANCE	STREETS LIFE INS	16.86	424
100-55410-124 PARKS LIFE INSURANCE	PARKS LIFE INS	12.94	424
200-57630-124 WATER TREATMENT - LIFE INS	WATER TREATMENT LIFE INS	3.92	424
200-57640-124 WATER DISTRIBUTION - LIFE INS	WATER DISTRIBUTION LIFE INS	3.92	424
200-57902-124 WATER ACCOUNTING - LIFE INS	WATER ACCOUNTING LIFE INS	8.18	424
230-58100-124 KNC LIFE INSURANCE	KNC LIFE INSURANCE	3.86	424
200-57920-124 WATER ADMIN - LIFE INS	WATER ADMIN LIFE INS	12.20	424
300-58964-124 SEWER ACCOUNTING - LIFE INS	SEWER ACCOUNTING LIFE INS	8.18	424
300-58965-124 SEWER ADMIN - LIFE INS	SEWER ADMIN LIFE INS	12.20	424
100-51410-124 GEN ADMIN LIFE INSURANCE	GEN ADMIN LIFE INSURANCE	58.41	424
100-55210-124 REC DEPT LIFE INSURANCE	REC DEPT LIFE INS	12.10	424
400-58100-123 LIBRARY HEALTH INSURANCE	LIBRARY LIFE INSURANCE	47.33	424
100-21257 LIFE INSURANCE PAYABLE	EMPLOYEE CONTRIBUTION	342.16	424
Total SECURIAN FINANCIAL GROUP INC:		627.38	
SHI INTERNATIONAL CORP			
100-51414-000 SOFTWARE LICENSE & IT SUPPORT	4 NEW ADOBE VOLUME LICEN	1,164.56	424
Total SHI INTERNATIONAL CORP:		1,164.56	
STATE OF WI - COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	997.20	424
Total STATE OF WI - COURT FINES:		997.20	
TOP PACK DEFENSE LLC			
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM	187.65	424
500-52120-140 POLICE DEPT CAPITAL OUTLAY	POLICE DEPT CAPITAL OUTLAY	4,710.91	424
100-52120-190 POLICE TRAINING	TRAINING EXPENSE	159.96	424
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM	159.99	424
500-52120-140 POLICE DEPT CAPITAL OUTLAY	POLICE DEPT CAPITAL OUTLAY	83.97	424
100-52120-125 POLICE UNIFORMS	POLICE UNIFORM	64.99	424
Total TOP PACK DEFENSE LLC:		5,367.47	
UPPER CASE PRINTING			
300-58969-160 SEWER OFFICE SUPPLIES	PRINTING OF XPRESS BILL PAY	261.63	424
200-57921-160 WATER OFFICE SUPPLIES	PRINTING OF XPRESS BILL PAY	261.62	424
415-52320-165 FIREWORKS EXPENDITURE	PRINTING OF FIREWORKS LET	316.88	424
Total UPPER CASE PRINTING:		840.13	
USA BLUE BOOK			
200-57632-160 WATER TREATMENT SUPPLIES	WATER DIST SUPPLIES	150.50	424
Total USA BLUE BOOK:		150.50	
VP PLUS INC			
300-58968-150 SEWER COLLECTION SYSTEM MAINT	SERVICE CALL	120.00	424
300-58968-150 SEWER COLLECTION SYSTEM MAINT	SERVICE CALL	522.69	424

GL Account and Title	Description	Amount	GL Period
Total VP PLUS INC:		642.69	
WALCOMET			
300-58980-310 WALCOMET SEWER CONNECTION FEE	SEWER CONNECTION - 410 CA	4,230.00	424
300-58980-310 WALCOMET SEWER CONNECTION FEE	SEWER CONNECION FEE 420 C	4,230.00	424
Total WALCOMET:		8,460.00	
WALWORTH COUNTY SHERIFF'S OFFICE			
100-52120-161 POLICE POSTAGE/CONFINEMENT	POSTAGE AND CONFINEMENT	55.00	424
Total WALWORTH COUNTY SHERIFF'S OFFICE:		55.00	
WALWORTH COUNTY TREASURER-COURT FINES			
100-45001 COURT FINE REVENUE	MONTHLY SHARE OF COURT FI	319.00	424
Total WALWORTH COUNTY TREASURER-COURT FINES:		319.00	
WATER SAFETY PATROL			
100-52130-110 WATER SAFETY PATROL	LIFEGUARD SERVICES AGREE	30,317.00	424
Total WATER SAFETY PATROL:		30,317.00	
WAUKESHA COUNTY TECHNICAL COLLEGE			
100-52120-190 POLICE TRAINING	POLICE TRAINING	440.00	424
Total WAUKESHA COUNTY TECHNICAL COLLEGE:		440.00	
WI DEPT OF TRANSPORATION			
300-58965-140 SEWER CAPITAL OUTLAY	STH 67 SANITARY SEWER REC	2,112.40	424
Total WI DEPT OF TRANSPORATION:		2,112.40	
WISCONSIN PROFESSIONAL POLICE			
100-21262 UNION DUES PAYABLE	UNION DUES	267.00	424
Total WISCONSIN PROFESSIONAL POLICE:		267.00	
WISCONSIN STATE LABORATORY OF HYGIENE			
200-57623-170 WATER TESTING	FLUORIDE	29.00	424
Total WISCONSIN STATE LABORATORY OF HYGIENE:		29.00	
Total 424:		203,067.01	
Grand Totals:		203,067.01	

Village Board Approval Date: _____

GL Account and Title	Description	Amount	GL Period
424			
BAKER & TAYLOR			
400-58200-000 ADULT PRINT	ADULT PRINT/ BOOK	1,338.55	424
410-58200-102 BOOKS, DONOR DESIGNATED	BOOKS DONOR DESIGNATED	36.32	424
400-58201-000 CHILDREN PRINT	CHILDREN'S BOOKS	498.97	424
Total BAKER & TAYLOR:		1,873.84	
BRIDGES LIBRARY SYSTEM			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	260.00	424
Total BRIDGES LIBRARY SYSTEM:		260.00	
DEMCO			
400-58100-160 LIBRARY SUPPLIES	SUPPLIES	96.69	424
400-58100-160 LIBRARY SUPPLIES	SUPPLIES	34.97	424
410-58330-000 DONOR DESIGNATED EXPENDITURES	DONOR DESIGNATED EXPENS	28.56	424
400-58100-160 LIBRARY SUPPLIES	SUPPLIES	109.78	424
Total DEMCO:		270.00	
HECKMAN, NANCY			
400-58100-160 LIBRARY SUPPLIES	SUPPLIES	84.01	424
Total HECKMAN, NANCY:		84.01	
LAKE GENEVA PUBLIC LIBRARY			
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS	86.80	424
Total LAKE GENEVA PUBLIC LIBRARY:		86.80	
MIDWEST TAPE			
400-58240-000 LIBRARY MEDIA	MEDIA	48.73	424
400-58240-000 LIBRARY MEDIA	MEDIA	109.70	424
400-58240-000 LIBRARY MEDIA	MEDIA	285.65	424
400-58240-000 LIBRARY MEDIA	MEDIA	46.49	424
Total MIDWEST TAPE:		490.57	
PLAYAWAY PRODUCTS			
400-58200-100 ADULT DIGITAL	ADULT DIGITAL	339.95	424
Total PLAYAWAY PRODUCTS:		339.95	
PRAIRIE LAKES LIBRARY SYSTEM			
400-58100-130 LIBRARY EQUIPMENT	LIBRARY EQUIPMENT	2,219.58	424
400-58100-160 LIBRARY SUPPLIES	SUPPLIES	395.98	424
Total PRAIRIE LAKES LIBRARY SYSTEM:		2,615.56	
RENO, MICHAEL			
410-58330-000 DONOR DESIGNATED EXPENDITURES	DONOR DESIGNATED	135.00	424
Total RENO, MICHAEL:		135.00	
SCHNUPP, JOY			
400-58230-000 PROGRAMS FOR CHILDREN & ADULTS	PROGRAMS	68.97	424
410-58255-000 LIB FRIENDS EXPENDITURE	FRIENDS EXPENSE	25.00	424

GL Account and Title	Description	Amount	GL Period
Total SCHNUPP, JOY:		93.97	
UNIQUE SERVICES			
400-58310-000 IT/LICENSES/CONTRACTED SERVICE	IT/LICENSES/CONTRACTED SE	50.00	424
Total UNIQUE SERVICES:		50.00	
Total 424:		6,299.70	
Grand Totals:		6,299.70	

Village Board Approval Date: _____

Monthly EFT Payments

Month: March 2024			
Vendor	Amount	Date	Purpose
Alliant	\$ 3,157.13	3/18/2024	Monthly Street Light Charges
Alliant	\$ 11,319.43	3/1/2024	Monthly Electric
Associated Bank	\$ 416.66	3/5/2024	Monthly HSA Contributions
Associated Bank	\$ 94,587.50	3/25/2024	Wire Debt Payment Due 4/1/2024
Associated Bank	\$ 230,624.50	3/25/2024	Wire Debt Payment Due 4/1/2024
Associated Bank	\$ 231,768.75	3/25/2024	Wire Debt Payment Due 4/1/2024
Associated Bank	\$ 681,700.00	3/25/2024	Wire Debt Payment Due 4/1/2024
Associated Bank	\$ 110.00	3/25/2024	Wire Fees
AT&T Mobility	\$ 162.88	3/18/2024	Monthly charges for Street Dept Tablets, HarborMaster Cell phone, & Court Cell Phone
AT&T Mobility	\$ 2,367.82	3/18/2024	Monthly Charges for Police, Fire, Rescue & Administrator Cell Phones
AT&T	\$ 951.11	3/27/2024	Monthly Landline Charges
Delta Delta/Vision	\$ 877.58	3/1/2024	March Dental & Vision Insurance Premium
Employee Trust Funds	\$ 33,008.78	3/19/2024	April Health Insurance Premium
Employee Trust Funds	\$ 19,381.21	3/29/2024	February 2023 Retirement
Exxon Mobil	\$ 1,524.65	3/27/2024	Monthly Gasoline Purchases
First National Bank & Trust	\$ 8,247.66	3/8/2024	Monthly Credit Card Charges
First National Bank & Trust	\$ 11,510.45	3/1/2024	Monthly HSA Contributions
GLF Enviromental	\$ 12,137.25	3/19/2024	Monthly Garbage Pickup
IRS	\$ 14,476.87	3/1/2024	Payroll Withholding Taxes
IRS	\$ 14,993.11	3/15/2024	Payroll Withholding Taxes
IRS	\$ 14,233.04	3/29/2024	Payroll Withholding Taxes
Spectrum	\$ 159.98	3/11/2024	Monthly Village Hall Internet
WE Energies	\$ 2,500.03	2/5/2024	Montly Gas Charges
WI DOR	\$ 2,437.56	3/5/2024	Payroll Withholding Taxes
WI DOR	\$ 2,589.42	3/15/2024	Payroll Withholding Taxes
WI DOR	\$ 2,574.77	3/27/2024	Payroll Withholding Taxes
WI DOR	\$ 1,952.90	3/27/2024	February Sales Tax
	\$ 1,399,771.04		



Planning Request Application Village of Williams Bay

250 Williams Street • PO Box 580 • Williams Bay, WI 53191

www.vi.williamsbay.wi.gov

Phone: 262-245-2700

Request:

Please check all that apply.

- ☐ **Site Plan** [§18.1206] - \$200.00 plus \$.04/sf floor area
- ☐ **Conditional Use Permit (CUP)** [§18.1207] - \$500.00
- ☐ **Certificate of Compliance** [§18.1211] - \$200.00
- ☐ **Temporary Use Permit** [§18.1208] - \$200.00
- ☐ **Preliminary Plat** - \$200.00 plus \$20.00 per lot
- ☐ **Certified Survey Map (CSM)** - \$200.00 plus \$20.00 per lot
- ☐ **Final Plat** - \$100.00 plus \$10.00 per lot
- ☐ **Planned Development Overlay (PDO)** [§18.0709] - \$500.00
- ☐ **Planned Development Amendment** - \$500.00
- ☐ **Zoning Text or Map Amendment** [§18.1204] - \$500.00
- ☐ **Project Concept Review** - \$200.00
- ☐ **Land Use Plan Amendment** - \$500.00
- ☐ **Interpretation** [§18.1216] - \$200.00
- ☐ **Appeal** [§18.1217] - \$500.00
- ☒ **Other: Condominium Plat per** Fee: \$120
Code 375-0308

Date application was received:

Fee Paid:

120.00

Physical Address of Site: 116 Cherry & 146 Clover

Tax Parcel Number: WA-4321-1

Project or Development Name: Williams Bay Health / Sherwood Lodge

Applicant

Name: NSH 146 Clover Street LLC c/o Brian Purtell
Mailing Address: 640 N Vel R. Phillips Ave., Ste. 200
Milwaukee, WI 53203
eMail: bpurtell@nshorehc.com
Phone: 414-690-6315

Owner of Site

Name: NSH 146 Clover Street LLC c/o Brian Purtell
Mailing Address: 640 N Vel R. Phillips Ave., Ste. 200
Milwaukee, WI 53203
eMail: bpurtell@nshorehc.com
Phone: 414-690-6315

Legal Representative

Name: Troy A. Mayne, DeWitt, LLP
Mailing Address: 25 W. Main St., Ste. 800
Madison, WI 53703
eMail: tam@dewittllp.com
Phone: 608-252-9327

Architect, Engineer, Contractor

Name: Travis Plantico (Surveyor - POB)
Mailing Address: 4941 Kirschling Court

eMail: Stevens Point, WI 54481
travis@pobinc.com
Phone: 715-570-2045

Legal Description of Site (Attach separate sheet if additional space is needed):

Lot 1, CSM 4321, Village of Williams Bay, Walworth County, WI

Please answer all applicable. Missing or incomplete information may deem this application "incomplete," delaying or prohibiting a review.

Current Zoning of Site: P&I **Current Overlay Districts of Site:** _____

Proposed Zoning of Site: _____

Proposed type of structure of use: Current structures to remain as is

Proposed use of structure or site: Current uses to remain as is

Statement of proposed use of property, with pertinent facts regarding the size of area involved, extent of development, type of operation, etc. (Attach separate sheet if additional space is needed):

Application is made for condominium plan approval under Section 375-0308 of municipal code.
Condominium would separate the assisted living and skilled nursing facilities into separate condominium units to facilitate financing and potentially separate ownership

Statement showing compatibility of proposed zoning district and/or proposed use to the Village Comprehensive Plan: (Attach separate sheet if additional space is needed)

Zoning, uses and site improvements would not change.

Statement showing compatibility of proposed zoning district and/or proposed use with adjacent properties and neighborhoods (Attach separate sheet if additional space is needed):

Zoning, uses and site improvements would not change.

Proposed Condominium Plat, Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions and Easements are attached.

Print Applicant's Name: Brian R. Purtell

Signature of Applicant:  **Date:** 3/21/24



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting April 9, 2024

April 1, 2024

APPLICANT: NSH 146 Clover Street, LLC (Owner), Troy A. Witt, DeWitt, LLC (Agent)

TAX KEY: WA432100001

STREET ADDRESS: 146 Clover St and 116 Cherry St, Village of Williams Bay

Applicant is requesting approval of a Condominium Plat per Section 375-0304 "Final plat/condominium plat review procedure".

The Village Engineer e-mail dated February 7, 2024, had several items that needed to be added to the Final Condominium Plat. These items have been addressed.

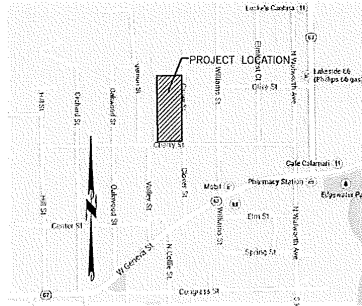
Village Attorney Mark Schroeder has reviewed and has no objection to the Declaration of Condominium and Declaration of Covenants, Conditions, Restrictions, and Easements.

Based on the application, the applicant has met all the requirements of Section 375-0308 Condominium Plats and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

LOCATION MAP (NOT TO SCALE)



SHERWOOD WILLIAMS BAY CONDOMINIUM

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797B34, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

CLIENT

NORTH SHORE HEALTHCARE
640 NORTH VEL R. PHILLIPS AVE., SUITE 200
MILWAUKEE, WI 53201
PHONE NUMBER: 414-962-5250

OWNER

NSH 146 CLOVER STREET LLC
640 NORTH VEL R. PHILLIPS AVE., SUITE 200
MILWAUKEE, WI 53201
PHONE NUMBER: 414-962-5250

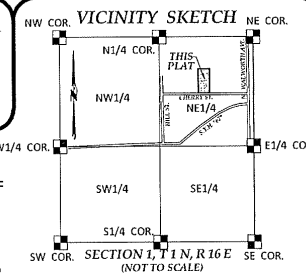
BASIS FOR BEARINGS

THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, BEARS S 03°37'07" E, RECORDED TO BEARS S 03°37'07" E PER CSM NO. 4321.



LEGEND

- 1/4" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1/4" IRON REBAR FOUND
- ▲ MAG NAIL FOUND
- ◆ COUNTY MONUMENT FOUND
- ▨ ASPHALT AREA
- ▩ CONCRETE AREA
- ▤ BRICK PAVES



SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH STATE STATUTE 90.365, DO HEREBY CERTIFY THAT I HAVE SURVEYED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321, AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797B34, ALL IN PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES AND THE LOCATION OF THE BUILDINGS AND IMPROVEMENTS CONSTRUCTED UPON THE PROPERTY.

THIS PLAT IS A CORRECT REPRESENTATION OF "SHERWOOD WILLIAMS BAY CONDOMINIUM" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE FLOOR PLANS OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

DATED THIS _____ DAY OF _____, 2024.

JORDAN G. BROST, PLS #3009

VILLAGE BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THIS CONDOMINIUM PLAT FOR NORTH SHORE HEALTHCARE IN THE VILLAGE OF WILLIAMS BAY, IS HEREBY APPROVED BY THE VILLAGE BOARD.

APPROVED THIS _____ DAY OF _____, 2024.

WILLIAM DUNCAN, VILLAGE PRESIDENT DATE

TINA ROLLS, VILLAGE CLERK DATE

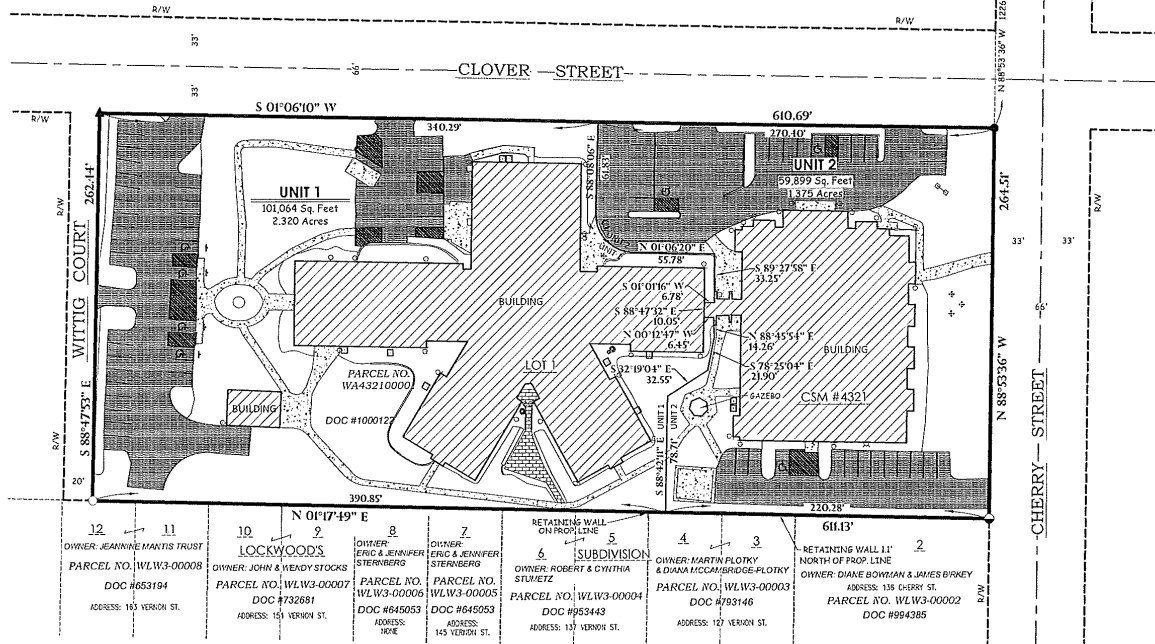


Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Fischling Court
Stevens Point, WI 54481
715-344-9999 (PH) 715-344-9922 (FX)

REVISION DATES

T.D.P. 3-6-24

JOB NO. 23-430



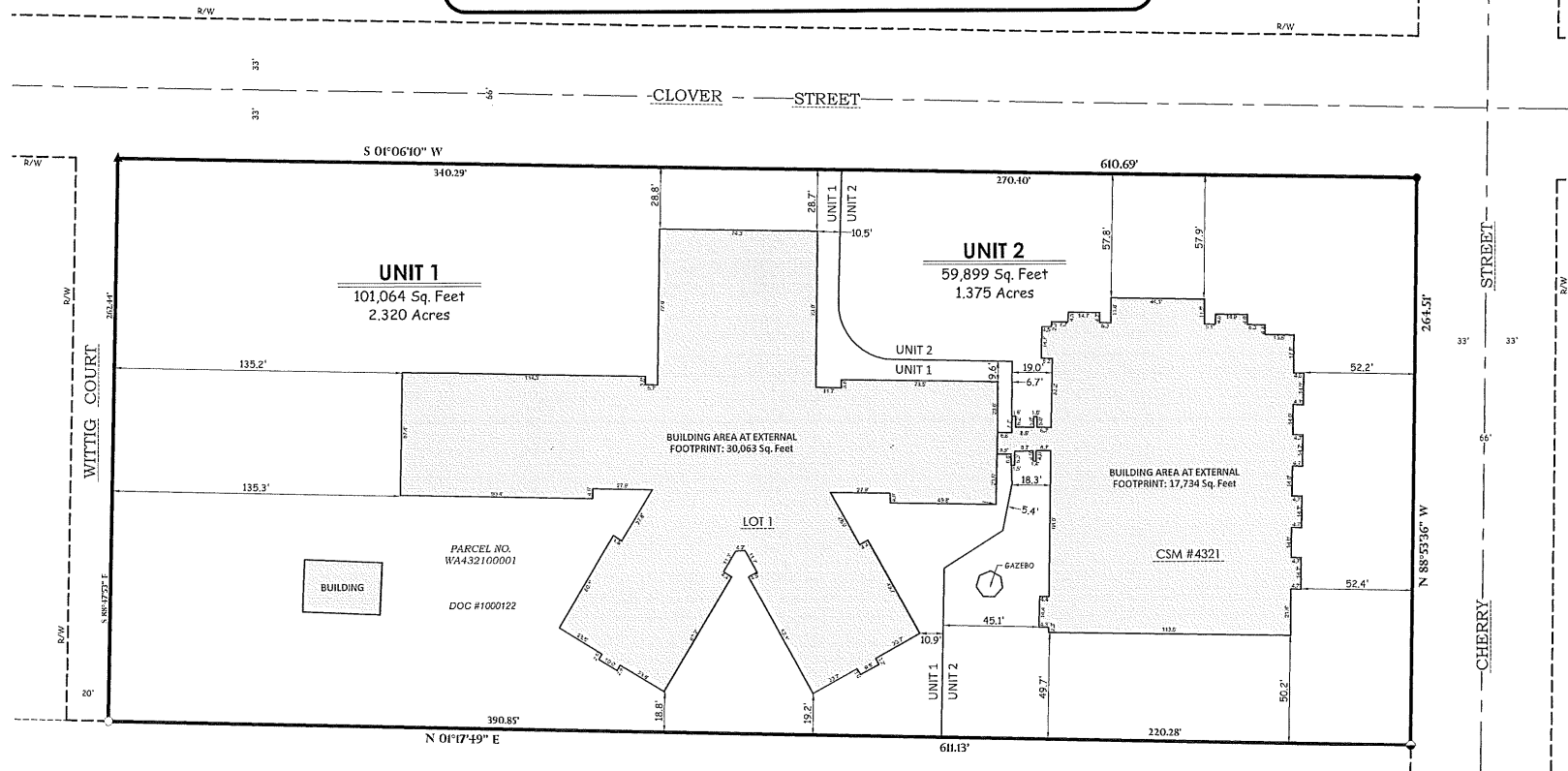
SHEET 1 OF 3

SHERWOOD WILLIAMS BAY CONDOMINIUM

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797134, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

LEGEND

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1-1/2" IRON REBAR FOUND
- ▲ MAG NAIL FOUND



Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Kinschling Court
Stevens Point, WI 54481
715.344.9992 (Ph) 715.344.9922 (Fax)

REVISION DATES	
T.D.P.	3-6-24
JOB NO.	23-430

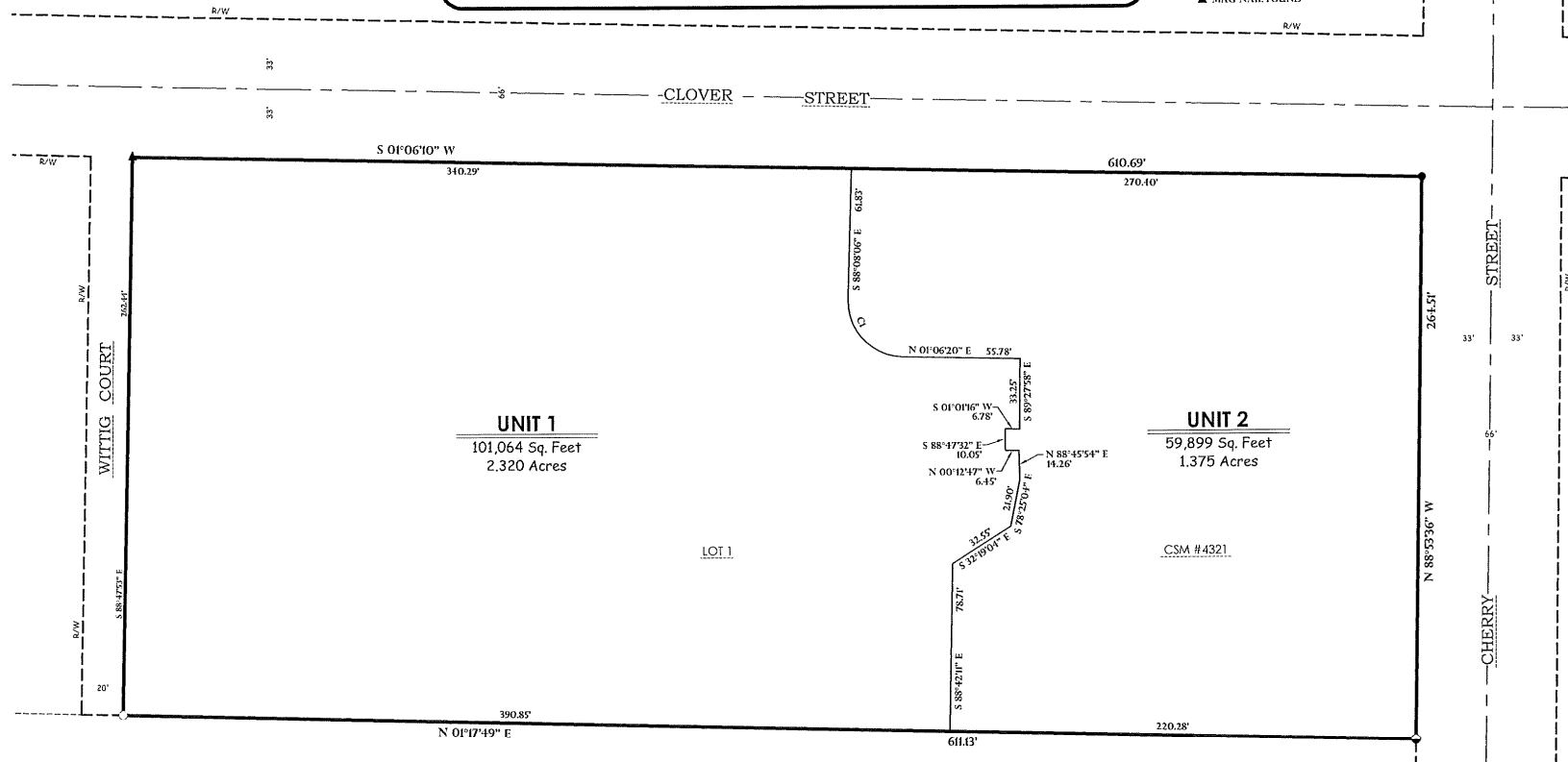


BUILDING FOOTPRINT DIMENSIONAL DETAIL

SHEET 2 OF 3

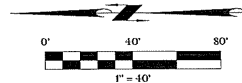
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4321 AS RECORDED IN VOLUME 28 OF CERTIFIED SURVEY MAPS, PAGE 20 AS DOCUMENT NO. 797134, ALL IN PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 16 EAST, VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN.

- 1-1/4" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- ◐ 1-1/4" IRON REBAR FOUND
- ▲ MAG NAIL FOUND



Land Surveying
Engineering
Jordan G. Brost, PLS #3009
4941 Fischling Court
Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(Fx)

REVISION DATES	
T.D.P.	3-6-24
JOB NO. 23430	



UNITS 1 AND 2 AREA AND DIMENSIONAL DETAIL

SHEET 3 OF 3



VILLAGE OF WILLIAMS BAY

Office of Zoning Administrator

Evaluation Report Village Board Meeting April 9, 2024

April 1, 2024

APPLICANT: Village of Williams Bay (Owner)

TAX KEY: WWUP 00049

STREET ADDRESS: Harris Road Lift Station 3, Village of Williams Bay

Applicant requests conditional use permits per Section 390-0708.D EC(4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.

Per Section 390-1207 (2), The Zoning Administrator shall review the application and evaluate whether the proposed amendment meets the following criteria:

(a) Is in harmony with the recommendations of the Comprehensive Plan. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the

Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

(b) Will 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 Village or other governmental agency having jurisdiction to guide development.

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property.

(e) The potential public benefits outweigh any and 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.

Based on the application, the applicant has met all the requirements of Section 390-1207 (2) and approval is recommended.

Respectfully submitted,

Bonnie M. Schaeffer
Zoning Administrator

OFFICIAL PUBLICATION
FOR THE
VILLAGE OF WILLIAMS BAY
Walworth County, Wisconsin

NOTICE OF PUBLIC HEARING
FOR A
CONDITIONAL USE PERMIT
BEFORE THE
PLAN COMMISSION
April 9, 2024 at 6:30 PM
Village Hall Council Room
250 Williams Street

APPLICANT(S): Village of Williams Bay (Owner)

TAX KEY NUMBER: WWUP 00049

STREET ADDRESS: Harris Road Lift Station 3, Williams Bay, WI 53191

Applicant requests conditional use permits per Section 390-0708.D EC(4) and (5) *Environmental Conservation Overlay District*:

(4) The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities, by public utilities and cooperative associations organized for the purpose of producing or furnishing heat, light, power, or water to members, provided that:

(a) The transmission and distribution lines and related facilities cannot as a practical matter be located outside of an EC Overlay District; and

(b) Any filling, excavating, ditching, or draining that is to be done must be necessary for such construction or maintenance and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the EC Overlay District.

(5) The construction and maintenance of municipal purpose buildings serving the public, such as nature centers; educational or instructional buildings; natural history museums or display buildings; public equipment storage sheds or buildings; Village assembly buildings to include a Village Hall, Village police or fire station, or other similar structures; together with vehicle parking areas.

The proposed construction consists of a replacement wastewater lift station which includes a 620 square foot masonry building and concrete work; cast-in-place concrete wet well, helical piers, pumping equipment, mechanical work, SCADA and electrical work, emergency power, site work, demolition of existing lift station, and other miscellaneous items of work.

All interested in the above matter are invited to attend. Copies of the application are on file at the Village Hall and are available for public inspection during regular office hours on Monday, Tuesday, Wednesday, Friday from 8:30 am – 5:00 pm and Thursday 8:30 am – 12:00 pm.

Tina Kolls

Village Clerk

Published March 21, 2024 and March 28, 2024

Please do not print contents below the line!

VILLAGE OF WILLIAMS BAY, WISCONSIN

LIFT STATION NO. 3 REPLACEMENT



TITLE	INDEX					
	GENERAL	CIVIL	MECH.	STRUCT.	ELEC.	DEMO.
COVER SHEET						
LEGEND, ABBREVIATIONS, GENERAL NOTES, & BENCH-MARKS	G-1					
SITE PLAN		C-1				
MISCELLANEOUS CIVIL DETAILS		C-2, C-3				
DEMOLITION PLANS						D-1
STRUCTURAL GENERAL NOTES & DETAILS				S-1		
STRUCTURAL FOUNDATION PLAN				S-2		
STRUCTURAL UPPER PLAN				S-3		
STRUCTURAL SECTIONS				S-4		
STRUCTURAL SECTION				S-5		
PLANS AND SECTION			M-1			
SECTIONS			M-2			
MECHANICAL DETAILS			M-3			
EXTERIOR ELEVATIONS			M-4			
HVAC SCHEDULES			M-5			
ELECTRICAL SYMBOL LIST					E-1	
ELECTRICAL PLAN & DETAILS					E-2	
ELECTRICAL DETAILS					E-3	
SINGLE-LINE DIAGRAM AND DETAILS					E-4	

P:\VILLAGE\1104\1104-03-REPLACEMENT\LIFTSTATION\3 & 4\REPLACEMENTSHEET\PLAN\COVER SHEET\COVER SHEET.dwg
Plotted: 2/1/2024 9:45 PM By: JH-SHARPE
Title: Lift Station No. 3 Replacement
State of Wisconsin - Professional Design Firm
License No.: 484-011 - Expires: 1/31/2026


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MIN. STATUTE NOTICE
REQUIREMENT OF 1 WORK DAY
NOTICE BEFORE YOU EXCAVATE.

NOTICE TO THE PUBLIC
WHERE THE OWNER OR ITS DESIGN PROFESSIONAL PREPARES THE LOCATION OF UNDERGROUND UTILITIES, THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON THE INFORMATION PROVIDED BY THE OWNER OR ITS DESIGN PROFESSIONAL. THE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE APPROPRIATE AGENCIES.

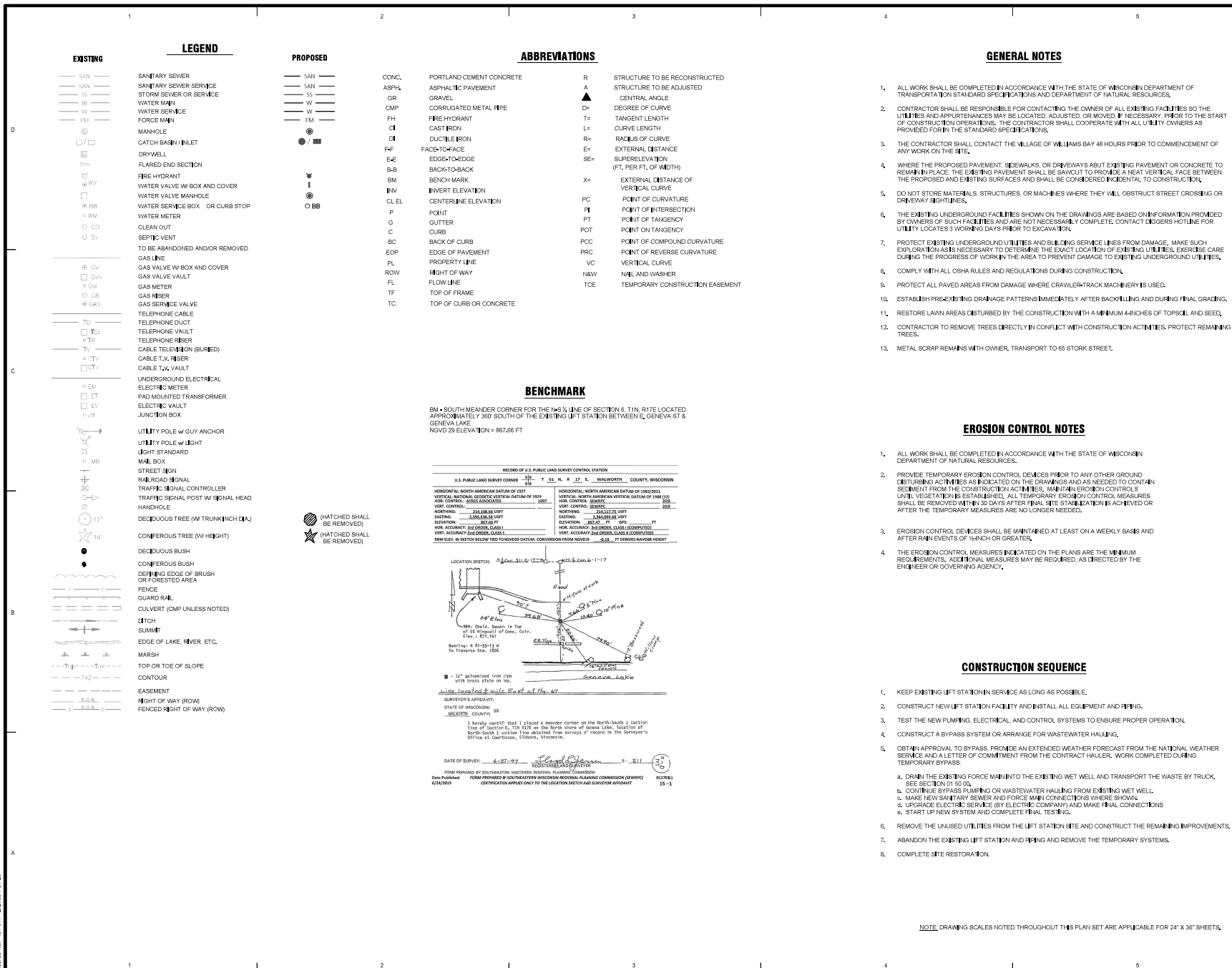
CONSULTED BY: BAXTER & WOODMAN, INC.
ALL RIGHTS RESERVED. PART OF THESE DRAWINGS
MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM
WITHOUT PERMISSION OF BAXTER & WOODMAN, INC.



BAXTER & WOODMAN, INC.
STATE OF WISCONSIN - PROFESSIONAL DESIGN FIRM
LICENSE NO. - 484-011 - EXPIRES 1/31/2026


Douglas R. Snyder
02-01-24
PROJECT MANAGER

PROJECT NO. 0211304.00 DATE: 01/31/2024



[illegible]

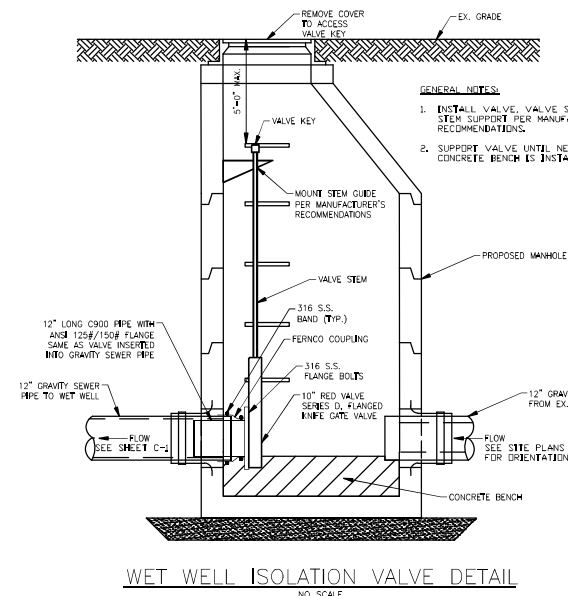
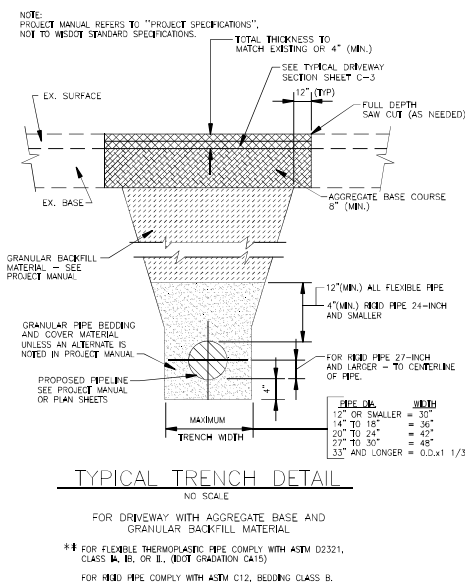
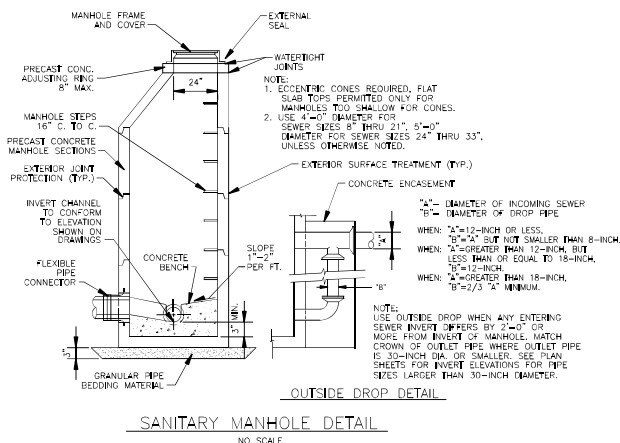
G - GENERAL
 C - CIVIL
 L - LANDSCAPE
 I - INSTRUMENTATION
 T - TELECOMMUNICATIONS
 S - STRUCTURAL
 A - ARCHITECTURAL
 M - MECHANICAL
 P - PLUMBING
 H - HVAC
 F - FIRE PROTECTION
 E - ELECTRICAL
 R - RESOURCE
 Q - EQUIPMENT
 D - DEMOLITION

CLIENT

LIFT STATION NO. 3 REPLACEMENT

MISCELLANEOUS CIVIL DETAILS

C-2





NO SCALE



GUARD POST



SILT FENCE DETAIL
NO SCALE

NOTE:
SILT FENCE INSTALLATION SHALL
COMPLY WITH AASHTO STANDARD
SPECIFICATION 288-00.



GENERAL NOTES:

1. AGGREGATE SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE WITH ALL MATERIAL RETAINED ON 3-INCH SIEVE.
2. CONTRACTOR MAY USE DRIVEWAY SUB BASE AS CONSTRUCTION ENTRANCE IN LIEU OF DETAIL.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

P:\WISCONSIN\11511453\Baxter\DWG\11511453.DWG & P:\WISCONSIN\Baxter\DWG\11511453.DWG
 Plotted: 2/27/2024 3:49 PM By: BAXTER
 Copyright © 2024, by Baxter & Woodman, Inc.
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 License No.: 684011 - Expires 1-1-2026

CONSULTANTS

MILESTONE

FOR BIDDING

REVISIONS

NO. DATE DESCRIPTION

* REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWING

PLAN SHEET DESIGNATION

- G - GENERAL
- C - CIVIL
- L - LANDSCAPE
- I - INSTRUMENTATION
- T - TELECOMMUNICATIONS
- S - STRUCTURAL
- A - ARCHITECTURAL
- M - MECHANICAL
- P - PLUMBING
- H - HVAC
- F - FIRE PROTECTION
- E - ELECTRICAL
- R - RESOURCE
- Q - EQUIPMENT
- D - DEMOLITION

PROJECT NO.: 0211304/00

SCALE: AS NOTED

DRAWING DATE: 01/31/2024

DESIGNED BY: JMS

CHECKED BY: DRS

CLIENT

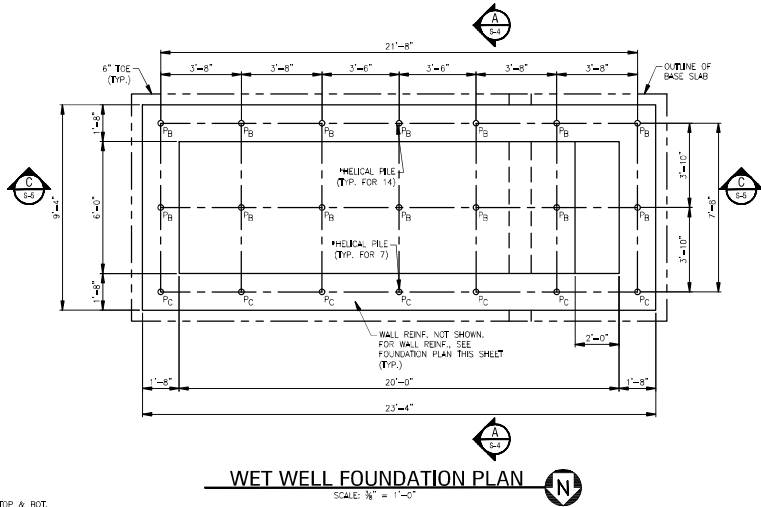
**VILLAGE OF WILLIAMS BAY,
 WISCONSIN**

LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

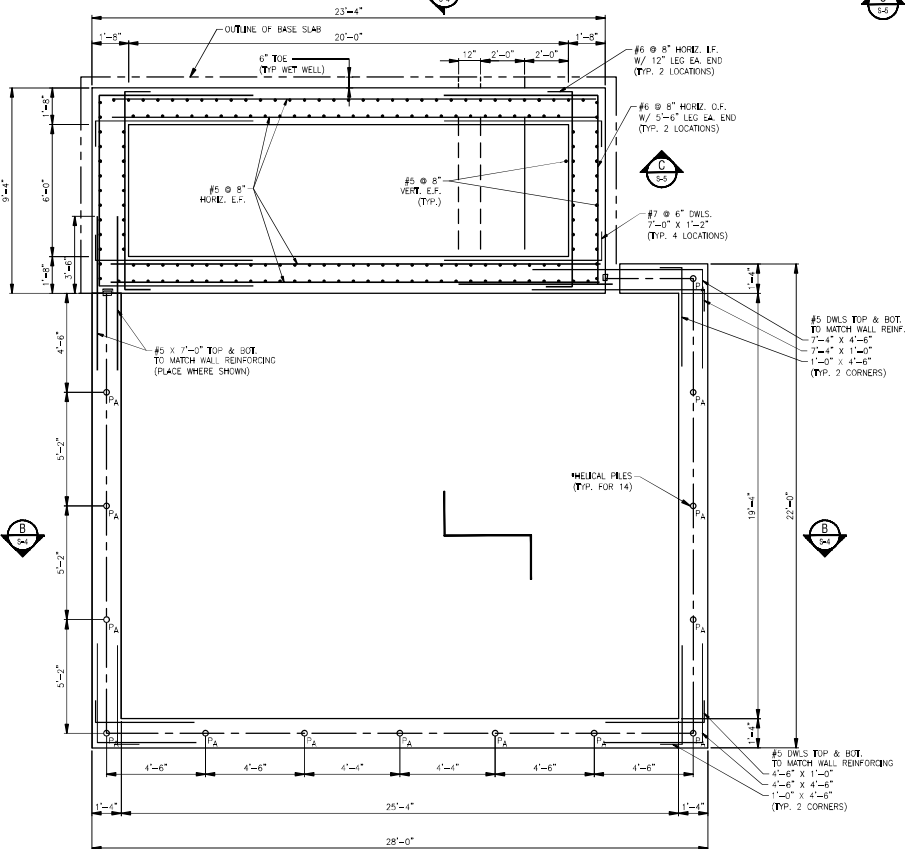
STRUCTURAL FOUNDATION PLAN

S-2



WET WELL FOUNDATION PLAN

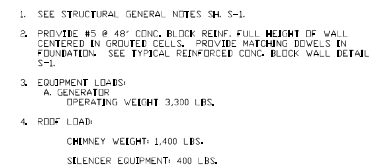
SCALE: 3/8" = 1'-0"



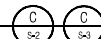
FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

SEE STRUCTURAL GENERAL NOTES SHEET S-1.



LINTEL SCHEDULE			
SPAN (S)	WALL TYPE	SECTION	REMARKS
$S \leq 2'-0"$	8" BLOCK & 4" BRICK	3L's 4" X 3 1/2" X 1/4" JUL	
$2'-0" < S \leq 6'-4"$	8" BLOCK & 4" BRICK	WB 5 X 15 W/ 1/4" PL	SEE DETAIL 3 SH, S-1
$S \leq 6'-4"$	8" BLOCK	2L's 4" X 3 1/2" X 1/4" JL	



SEE STRUCTURAL GENERAL NOTES SHEET S-1.

\\BAXTER\BAX\1151\453\Baxwood\06060521130430.LS & M\Baxwood\Sheet\BaxSheet13.dwg
Plotted: 2/1/2024 3:00 PM By: BAXWOOD
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CONSULTANTS

MILESTONE

FOR BIDDING

REVISIONS

NO. DATE

PLAN SHEET DESIGNATION
G - GENERAL
C - CIVIL
L - LANDSCAPE
I - INSTRUMENTATION
T - TELECOMMUNICATIONS
S - STRUCTURAL
A - ARCHITECTURAL
M - MECHANICAL
P - PLUMBING
H - HVAC
F - FIRE PROTECTION
E - ELECTRICAL
R - RESOURCE
Q - EQUIPMENT
D - DEMOLITION

PROJECT NO. 021130430

SCALE: AS NOTED
DRAWING DATE: 01/31/2024
DESIGNED BY: JWM
DRAWN BY: JMS
CHECKED BY: DRS

CLIENT

VILLAGE OF WILLIAMS BAY,
WISCONSIN

LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

HVAC SCHEDULES

M-5

LOUVER SCHEDULE (SPECIFICATION 08 91 00)

UNIT TAG NO.	LOCATION	AREA SERVED	LOUVER TYPE	PERFORMANCE					OPENING SIZE				FRAME		MULLION TYPE	BIRD SCREEN	BASIS OF DESIGN MFG / MODEL	REMARKS
				SERVICE	FLOW (CFM)	MIN FREE AREA (SF)	MAX. ΔP (INWG)	FA VEL (FPM)	W (IN)	H (IN)	DEPTH (IN)	STYLE						
LV-1	LIFT STATION NO. 3	MECHANICAL ROOM	FIXED, EXTRUDED ALUM.	INTAKE	455	1.92	0.020	237	24	24	4	CHANNEL	CONCEALED	ALUM. MESH	GREENHECK / ESD-403	WELDED CONSTRUCTION, BAKED ENAMEL FINISH, MOTORIZED DAMPER		
LV-2	LIFT STATION NO. 3	GENERATOR ROOM	FIXED, EXTRUDED ALUM.	INTAKE	12,300	10.61	0.150	732	72	64	4	CHANNEL	CONCEALED	ALUM. MESH	GREENHECK / ESD-403	WELDED CONSTRUCTION, BAKED ENAMEL FINISH, MOTORIZED DAMPER		
LV-3	LIFT STATION NO. 3	GENERATOR ROOM	FIXED, EXTRUDED ALUM.	EXHAUST	11,200	10.08	0.075	561	72	64	4	CHANNEL	CONCEALED	ALUM. MESH	GREENHECK / ESD-403	WELDED CONSTRUCTION, BAKED ENAMEL FINISH, MOTORIZED DAMPER		
LV-4	LIFT STATION NO. 3	EXTERIOR / ATTIC	FIXED, EXTRUDED ALUM.	INTAKE	50	0.20	0.020	192	12	12	2	CHANNEL	CONCEALED	ALUM. MESH	GREENHECK / EBJ-202	WELDED CONSTRUCTION, BAKED ENAMEL FINISH, TYP. FOR 3		

POWER VENTILATOR SCHEDULE (SPECIFICATION 23 00 00)

UNIT TAG NO.	LOCATION	AREA SERVED	FAN TYPE	FLOW (CFM)	ESP (INWG)	OV (FPM)	FAN WHEEL		HOUSING				MOTOR				ROOF/WALL OPENING				OP WT (LB)	ACCESSORIES	BASIS OF DESIGN MFG/MODEL	REMARKS
							TYPE	NOM DIA (IN)	SPARK RES.	HOOD MATL.	DRIVE TYPE	MAX. FAN RPM	DESIGN BHP	MAX. SIZE (HP)	SPEED (RPM)	ELEC (V/PH/Hz)	ENCL TYPE	W (IN)	L (IN)	CURB HEIGHT (IN)				
EF-1	LFT STATION NO. 3	MECHANICAL ROOM	CENT WALL EXHAUST	455	0.250	634	CENT	10.875	NO	ALUM.	DIRECT	1,325	1/8	1/8	1,325	115/160	ODP	11.5	11.5	—	42	A,B,C,E,G,S,V	PENNBARRY / WEX	

ACCESSORIES:

- A. ALUM. BIRDSCREEN
B. UL-705 COMPLIANCE
C. CONSTRUCTION WITH STAINLESS STEEL FASTENERS
D. HIGH EFFICIENCY MOTOR (PREMIUM EFFICIENCY IF "P" INDICATED ABOVE)
E. COUNTER-BALANCED GRAVITY DAMPER (REF SPEC 23 00 00)
F. 120V MOTORIZED DAMPER (INSULATED & THERMALLY BROKEN - REF SPEC 23 00 00)
- G. FACTORY-WIRED NEMA 1 DISCONNECT SWITCH
H. FACTORY-WIRED NEMA 1 DISCONNECT SWITCH WITH CLASS 1, DIV 1 WIRING
I. BRACKETS WITH GRASSHOPPER HITCHES
J. DUAL BELT DRIVE
K. CRIP-NOTCH DELTID
L. STAINLESS STEEL FAN SHAFT
- M. WALL SLEEVE
N. LIFTING LUGS
O. ALUMINUM RAILT PLATE-ORANGE, BAH-HUB
P. DUCT ADAPTER
Q. FAN HOUSING INTERNALLY INSULATED WITH 1" THICK DUCT LINER
R. POLYESTER COATED FAN, CURB LINER (IF ANY), & DAMPER (IF ANY), DARK GRV
- S. ALUMINUM RUB RING
T. NEOPRENE VIBRATION ISOLATORS
U. WELDED ALUMINUM MOUNT CURB WALL MOUNT, MIN 1" INSULATION, & CURB SEAL
V. THERMAL OVERLOAD, INTEGRAL TO MOTOR OR DISCONNECT SWITCH
W. WASHABLE 2-INCH THICK ALUMINUM AIR FILTER
X. NON-STICK TEFLON COATED FAN WHEEL
- Y. MOTOR STARTER SHIPPED LOOSE
Z. 90 DEG W/WEATHERHOOD

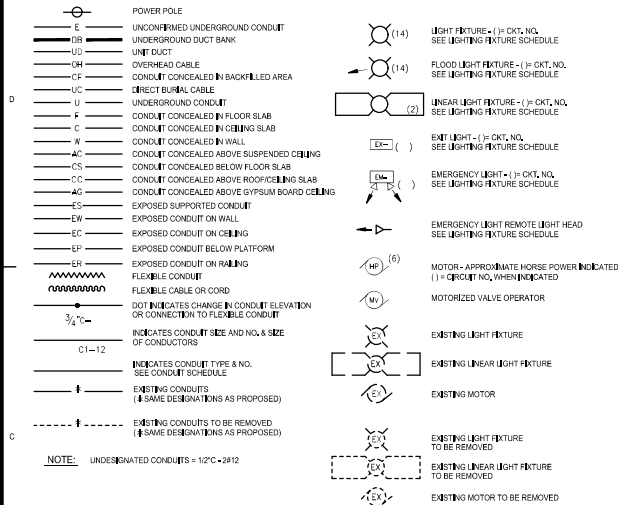
FUEL-FIRED UNIT HEATER SCHEDULE (SPECIFICATION 23 55 33)

UNIT TAG NO.	LOCATION	AREA SERVED	UNIT HEATER TYPE	BURNER				FAN				MOTOR							VENT DIA (IN)	INTAKE DIA (IN)	HEAT THROW (BT)	MOUNTING HEIGHT (FT)	OP WT (LB)	ACCESSORIES	BASIS OF DESIGN MFG/MODEL	REMARKS		
				BURNER TYPE	FUEL	HTG STAGES	CAPACITY INPUT (MBH)	CAPACITY OUTPUT (MBH)	FAN TYPE	DRIVE TYPE	AIR FLOW (CFM)	OV (FPM)	TSP (INWG)	DESIGN BHP	FAN RPM	FAN DIA (IN)	SIZE (IP)	SPEED (RPM)									ELEC (V/PH/Hz)	TYPE
UH-1	LIFT STATION NO. 3	MECHANICAL ROOM	HORIZ	SEP. COMBN	NATL GAS	1	30,000	24,000	PROP	DIRECT	505	523	0.00	1/15	1,550	10	1/15	1,550	115/160	SP	3	3	25	10	55	C, D, E, H, N, Q	Modine / HDS30	CEILING MOUNTED
UH-2	LIFT STATION NO. 3	GENERATOR ROOM	HORIZ	SEP. COMBN	NATL GAS	1	30,000	24,000	PROP	DIRECT	505	523	0.00	1/15	1,550	10	1/15	1,550	115/160	SP	3	3	25	10	55	C, D, E, H, N, Q	Modine / HDS30	CEILING MOUNTED

ACCESSORIES:

- A. LOW PROFILE CABINET
B. VERTICAL LOUVER BLADES
C. STAINLESS STEEL HEAT EXCHANGER
D. MOUNT WITH FOUR VIBRATION ISOLATORS
- E. WALL MOUNTED THERMOSTAT WITH "AUTO/OFF" SYSTEM AND "AUTO/ON" FAN SWITCHES.
F. NEMA 4X THERMOSTAT
G. UNIT MOUNTED THERMOSTAT
H. VERTICAL CONCENTRIC VENT
I. HORIZONTAL CONCENTRIC VENT
- J. 30 DEGREE DOWNTURN NOZZLE
K. 60 DEGREE DOWNTURN NOZZLE
L. 90 DEGREE DOWNTURN NOZZLE
M. STAINLESS STEEL SECONDARY HEAT EXCHANGER
- N. BAKED-ON POLYESTER COATING
O. HIGH EFFICIENCY W/ CONDENSATE DRAIN
P. CONDENSATE NEUTRALIZING KIT
Q. STEP-DOWN TRANSFORMER SHIPPED LOOSE FOR FIELD INSTALL
R. WATERLESS TRAP

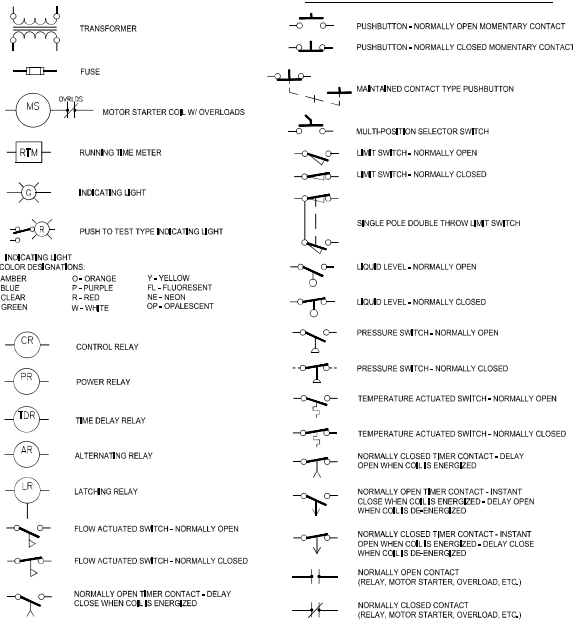
SITE, BUILDING & STRUCTURE PLAN SYMBOLS



NOTE: UNDESIGNATED CONDUITS = 1/2" C - 2@12



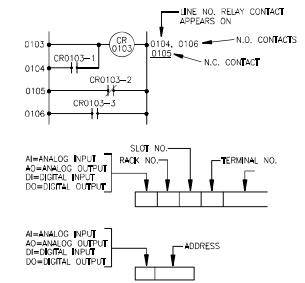
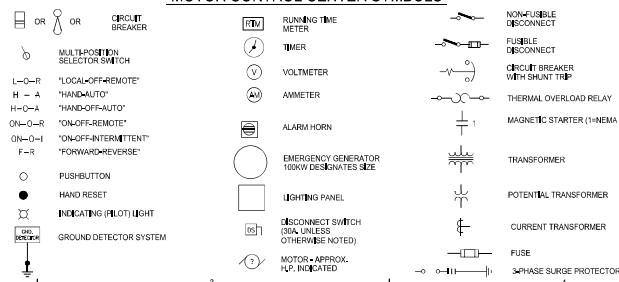
CONTROL SCHEMATIC SYMBOLS



ABBREVIATIONS & ACRONYMS

[illegible]

MOTOR CONTROL CENTER SYMBOLS



LIGHTING FIXTURE SCHEDULE

[illegible]

* PROVIDE MOUNTING ACCESSORIES AS NEEDED FOR EAC



BAXTER & WOODMAN
Consulting Engineers

CONSULTANTS

FOR BIDDING

[illegible]

PLAN SHEET DESIGNATION

- G - GENERAL
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- H - HVAC
- F - FIRE PROTECTION
- E - ELECTRICAL
- R - RESOURCE
- Q - EQUIPMENT
- D - DEMOLITION

PROJECT NO: 0211304.00

SCALE: AS NOTED

DESIGNED BY:

CHECKED BY: DRS

CLIENT _____

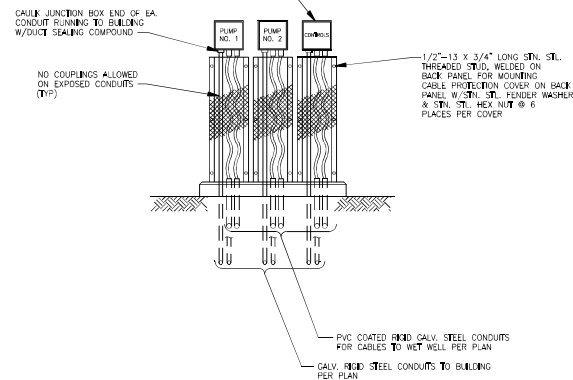
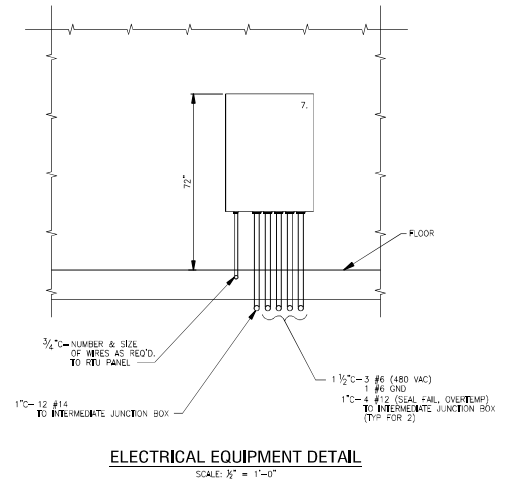
**VILLAGE OF WILLIAMS BAY,
WISCONSIN**

LIFT STATION NO. 3 REPLACEMENT

SHEET TITLE

ELECTRICAL SYMBOL LIST

E-1



- d. PVC PUMP CABLE CONDUITS:
- PROVIDE LARGE RADIIUS BENDS FROM BELOW INTERMEDIATE JUNCTION BOX TO ENTRY INTO WET WELL.
 - TERMINATE END IN WET WELL IN LINE W/EAIST EDGE OF ACCESS COVER FRAME, & 6" MAX. BELOW TOP SLAB.
 - TERMINATE IN WET WELL FROM TOP SLAB W/STN. STN. THREADED ROD & STN. STN. CLAMP.
 - PROVIDE FORMATION HANGING 6" MIN. SEPARATION BETWEEN EA. PUMP POWER CABLE CONDUIT & ANY OTHER CONDUIT RUNNING PARALLEL WITH IT.
 - PROVIDE PLASTIC INSULATING BUSHING ON EA. END OF CONDUIT.
 - SUPPORT EA. CONDUIT FROM HOOKS ON OR AT ACCESS COVER W/EAIST W/EAIST, OR EQUAL, TUN. STN. OPEN WEAVE MESH CABLE GRP.
 - PROVIDE LOGS TO FITTING (LENGTH AS REQ'D.) OF 1/2" EA. CARLON "PVC" PIPE, OR RESISTENT PLASTIC CONDUIT SUFFICIENTLY LONG TO EXCEED 12" MIN. EXPOSED TO SUNLIGHT.

INTERMEDIATE JUNCTION BOX ASSEMBLY DETAIL
SCALE: $\frac{5}{8}'' = 1'-0''$

E-3



Proclamation

*Municipal Treasurers Appreciation Week
April 21 - 27, 2024*

Whereas, the office of the municipal treasurer is a time honored and vital part of local government that impacts the day to day life of citizens throughout the state; and

Whereas, the municipal treasurers provide the necessary financial information to governing bodies and agencies at the local, county, and state levels; and

Whereas, the municipal treasurers administer the procedures and keep the financial records that allow governing bodies to carry out its public function efficiently and confidently; and

Whereas, all municipal treasurers are the official custodians responsible for proper management and investment of public funds; and

WHEREAS, the 1853 municipal treasurers and the 72 county treasurers work together to collect all property taxes for their own municipalities and counties as well as their local schools, technical colleges, and the State; and

Whereas, municipal treasurers continually strive to improve the administration of the responsibilities of the office of the municipal treasurer through participation in education programs, seminars, workshops, and conferences across Wisconsin; and

Whereas, Governor Tony Evers signed a proclamation on March __, 2024 declaring April 21 - 27, 2024 as Municipal Treasurers Appreciation Week in Wisconsin.

Now, Therefore, I, William Duncan, Village President of the Village of Williams Bay do hereby recognize the week of April 21 through April 27, 2024, as Municipal Treasurers Week, and further extend appreciation to our Municipal Treasurer Lori Peternell and to all Municipal Treasurers for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 15th day of April 2024.

Signed: _____ Attest: _____



Proclamation

55th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 5 - May 11, 2024

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

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

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

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

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, William Duncan, Village President of Williams Bay, do recognize the week of May 5 through May 11, 2024, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Tina Kolls and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 15th day of April, 2024

Signed: _____ Attest: _____

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-21-2024**

**A RESOLUTION AUTHORIZING A PROPOSAL FOR DOWNTOWN MASTER PLAN
FROM VANDEWALLE & ASSOCIATES, LLC.**

WHEREAS, the Village of Williams Bay ("**Village**") recently updated and adopted the Village of Williams Bay Comprehensive Plan in 2023 which included the recommendation of creating a Downtown Master Plan; and

WHEREAS, the Village recently published notice and sent out Request For Proposals (RFP) and received three (3) proposals in response; and

WHEREAS, on March 26, 2024 the Village Streets and Highways Committee ("S&H") reviewed all three (3) proposals based upon Attachment III Selection Criteria of the RFP and agreed on the preferred firm; and

WHEREAS, on March 29, 2024 S&H interviewed the preferred firm requesting clarification on their proposed deliverables and budget; and

WHEREAS, on April 15, 2024 S&H and the Finance & Personnel Committee reviewed the revised proposal and recommended the selection of the proposal from Vandewalle & Associates, Inc.; and

WHEREAS, the President and Village Board have determined that it is in the best interests of the Village and its residents to authorize the proposal from Vandewalle & Associates, Inc. to create a Downtown Master Plan in accordance with their proposal (Attached as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are incorporated herein as if fully set forth.

SECTION TWO: **Approval; Authorization.** The Proposal submitted by Vandewalle & Associates, Inc. is hereby authorized in substantially the form attached hereto as Exhibit A. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the Proposal in its final form on behalf of the Village.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A - PROPOSAL
(Vandewalle & Associates, Inc)

April 9, 2024 Village of Williams Bay Downtown Master Plan Proposed Cost of Services		HOURS BY POSITION					Total V&A Labor	Travel Costs	TOTAL COSTS
		Principal Planner Scott Harrington	Associate Planner Sonja Kruesel	Assistant Planner Scott Heacock	Principal Designer Jeff Maloney	Lead Urban Designer Elona Bartnick			
		\$225	\$150	\$95	\$200	\$150			
Tasks from Scope of Services									
WE 1: Community Engagement & Meeting Attendance									\$7,041
1.A	Village Staff Meetings (5 Virtual Meetings) and Project Communications		10	2	6	6	\$3,790		\$3,790
1.B	Stakeholder Focus Group Meeting (1 In-Person Meeting)		12	2	4	2	\$3,090	\$161	\$3,251
WE 2: Existing Conditions & Opportunity Analysis									\$7,800
2.A	Review and Summarize Existing Plans and Recommendations		1	8			\$910		\$910
2.B	Conduct an Existing Conditions & Assets Inventory		4		2	2	\$1,300		\$1,300
2.C	Identify Parking & Circulation Opportunities		2		2	2	\$1,000		\$1,000
2.D	Identify Redevelopment Site Opportunities	2	2	2	2		\$1,340		\$1,340
2.E	Develop an Opportunity Analysis Graphic with Summary Text	2	8		2	8	\$3,250		\$3,250
WE 3: Streetscape & Parking Design Layout									\$8,350
3.A	Develop Streetscape Cross Section and Plan View		1		2	18	\$3,250		\$3,250
3.B	Develop Streetscape Amenities Palette		1		2	6	\$1,450		\$1,450
3.C	Develop Parking and Circulation Concept		1		4	18	\$3,650		\$3,650
WE 4: Document Completion & Adoption									\$5,807
4.A	Create Implementation Action Plan Summary		2	8	2		\$1,460		\$1,460
4.B	Complete Final Report		18	2			\$2,890		\$2,890
4.C	Joint Plan Commission & Village Board Adoption Plan Meeting (1 In-Person Meeting)		8	2			\$1,390	\$67	\$1,457
TOTAL PROJECT COSTS									\$28,998
	Total Hours	4	70	26	28	62			
OPTIONAL TASKS									
A	Joint Plan Commission & Village Board Draft Plan Meeting (1 In-Person Meeting)		8	2	4		\$2,190	\$67	\$2,257
B	Concept Redevelopment Site Plan and Visual Rendering Sketch (Per Site)				10	20	\$5,000		\$5,000
C	Attend Property Owner Meeting with Village Representative (1 In-Person Meeting)		4		4		\$1,400	\$161	\$1,561



PROPOSAL FOR:
VILLAGE OF WILLIAMS BAY
DOWNTOWN MASTER PLAN
MARCH 22, 2024



**VANDEWALLE &
ASSOCIATES INC.**

Madison Office: 120 E. Lakeside St. Madison, WI 53715 | P: 608.255.3988 F: 608.255.0814 | vandewalle.com

Milwaukee Office: 247 Freshwater Way, Suite 530, Milwaukee, WI 53204 | P: 414.988.8631

Primary Contact: Sonja Kruesel, AICP, Project Manager | Email: skruesel@vandewalle.com

Jeff Maloney, Principal-in-Charge | Email: jmaloney@vandewalle.com

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LETTER OF TRANSMITTAL



VANDEWALLE &
ASSOCIATES INC.
Shaping places, shaping change

David Lothspeich, Village Administrator
Village of Williams Bay
250 Williams Street | Williams Bay, WI 53191
admin@vi.williamsbay.wi.gov

Re: Village of Williams Bay Downtown Master Plan

Dear David and Selection Committee:

On behalf of the Vandewalle & Associates team, we are pleased to submit this proposal for the Downtown Master Plan. Our firm brings unmatched history and knowledge of the Village, the planning area, and the region that has been established through our work with the Village on zoning, current planning, project review, and Comprehensive Plan. Combined with this local knowledge, Vandewalle & Associates has been involved in downtown planning since our founding more than 40 years ago. Through our long-standing work with small to mid-sized communities we have developed a process and expertise that we can apply directly to this project. Specifically, our team's strengths include:

- **Downtown Planning Experience** – Vandewalle & Associates has helped over 20 small to mid-sized Wisconsin communities complete and implement downtown plans, including Middleton, Mount Horeb, Sun Prairie, Edgerton, Beloit, and many more.
- **Guide the Plan with Public Input** – Our years of experience guiding public engagement creates consensus around key ideas, informs major components of the plan, and builds momentum toward adoption and implementation to come.
- **Community Knowledge and Understanding** – We have worked in partnership with Williams Bay on zoning, current planning, project review, and the Comprehensive Plan. Our working relationships and regional knowledge will allow us to hit the ground running in this project.
- **Site and Real Estate Market Understanding** – Having decades of planning and real estate knowledge through successful projects in both the public and private sectors, we understand the opportunities and potential of downtowns in the commercial, residential, and mixed-use markets.
- **Urban Planning and Design** – We understand how to connect urban streetscape design with the community's vision for land use planning and economic development for a wholistic approach to Downtown Master Plans.
- **Vision and Branding** – Our team has an established record of identifying place-based assets and market strategies to create a district brand and marketing initiative. We have in-house experts with over 20 years of professional marketing experience.

Within this proposal we have detailed our project approach, work plan, schedule, and team responsibilities. Our enclosed Scope of Services has been created based on our experience with similar projects and communities, and customized to reflect the Village's Request for Proposals. We understand that our proposal exceeds the budgeted amount. Should the Village wish to reprioritize aspects of the proposal, we'd be happy to work with you to modify the specific work plan as needed. Thank you for considering the Vandewalle & Associates team, we look forward to discussing this exciting project with you.

Sincerely,

Sonja Kruesel, AICP
Project Manager
skruesel@vandewalle.com

Jeff Maloney
Principal-in-Charge
jmaloney@vandewalle.com



Urban
Planning

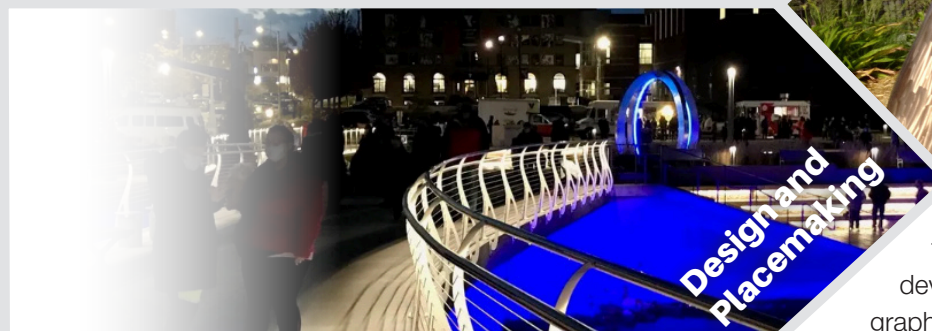
Vandewalle & Associates is a multi-disciplinary team of visionary urban planners, economic development specialists, and communicators working to improve quality of life and economic vibrancy in small-to-mid size communities throughout the Midwest. Working from our offices in Madison and Milwaukee Wisconsin and in the field, we have helped to plan, position, implement, and transform countless sites, corridors, downtowns, communities, and regions into forward-looking opportunities and vibrant and sustainable places for people.

Eye Level Studio



EYE LEVEL
STUDIO™
A Division of Vandewalle & Associates

A division of Vandewalle & Associates



Design and
Placemaking



Eye Level Studio leads the design and communication arm of the leading urban planning and economic development firm. We are a team of landscape, urban, and graphic designers and storytellers, linked to a vetted consortium of lighting, mural and sculpture artists.

Firm Identification

Vandewalle & Associates, Inc.
Year Established: 1976

Milwaukee:

247 Freshwater Way
Milwaukee, WI 53204
(414) 988-8631 Phone
Website: www.vandewalle.com

Madison (primary office):

120 E Lakeside Street
Madison, WI 53715
(608) 255-3988 Phone
(608) 255-0814 Fax

Primary Contacts

Project Manager | Sonja Kruesel, AICP
(920) 988-2327 | skruesel@vandewalle.com

Principal-in-Charge | Jeff Maloney
(608) 255-3988 | jmaloney@vandewalle.com

Conflict of Interest

Vandewalle & Associates is the planner oncall for the Village of Williams Bay, there would be no conflicts of interest in completing the Downtown Master Plan.

Insurance Requirements

We have reviewed the insurance and indemnification requirements listed in Attachment 2 of the RFP and accept these requirements without any modifications.



Village of Williams Bay Public Vision Workshop



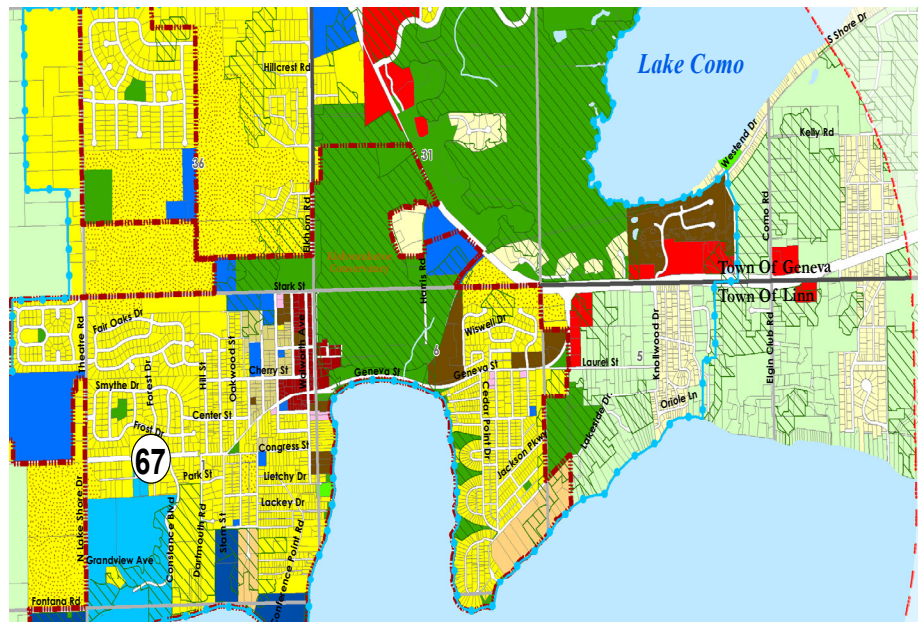
TECHNICAL APPROACH AND SCOPE OF WORK

PROJECT UNDERSTANDING & APPROACH

Vandewalle & Associates prides itself on getting projects built, not just planned. Our approach to this project will be to provide the Village with a Downtown Master Plan that will encompass the next 20 years. We aim to accomplish this in a variety of ways.

Addressing Key Issues in Williams Bay: There are a wide array of issues that exist today that are also key opportunities for the future. Through this project, our focus will be to address each one and explore how it could be turned into a future asset for the community. This includes a detailed evaluation of existing conditions and market opportunities, the development of a vision for the future that corresponds to unified set of opportunities for the future, and comprehensive recommendations and strategies for how the vision could be realized in the future. Specifically, we will address the following set of core issues as identified within the RFP.

- **Streetscape** – In conjunction with the transportation analysis and recommendations, special attention will be given to street-level improvements to help bolster the streetscape experience for residents, visitors, and employees. This includes detailed graphical depictions of existing and recommended new landscaping, lighting, public art, and wayfinding throughout the planning area. Our goal will be to establish the area's unified theme and foster greater aesthetic and transportation opportunities for all users of the streetscape throughout the planning area.
- **Parking Facilities** – Exploring ways to efficiently utilize existing public and private parking areas and develop recommendations for future public parking facilities that serve key assets in the downtown. Additionally, exploring connected, multi-modal, and accessible transportation network in the planning area will be another focus area. The recommendations of the plan will present ways to provide safety for all users, an analysis and understanding of public and private parking remedies, and improvements for those walking and biking to, from, and within downtown.
- **Land Use Characteristics** – An understanding of the existing land use pattern; potential redevelopment sites; potential environmental issues; opportunities for expanded or new public spaces; new connections between land uses, assets, and destinations; the potential geographical expansion of the downtown footprint; and building consensus around community facility transitions.



Village of Williams Bay Future Land Use Map

Implementation Strategies: For a great number of our clients, we provide ongoing assistance with plan implementation including everything from developer and business recruitment to financial strategies involving grants and TIF to innovative mechanisms to public space and streetscape improvements. In particular, we are working on several projects aimed at creating more mixed-use development, affordable housing, and increasing sustainability in both public and private projects. As a result, we have the experience and skills to craft an implementation strategy that is both extensive in its reach and practical in its application.

SCOPE OF SERVICES

With a foundation and long-standing history of work with the Village, we have the local knowledge to hit the ground running to craft a catalytic Downtown Plan that reflects the Village's key priorities for the area. Having worked on many downtown plans throughout Wisconsin, our team of experts will guide the Village with visionary concepts that will inform the Village's planning for the State Hwy 67 reconstruction project and guide future development efforts within the Downtown.

Work Element 1. Community Engagement and Meeting Attendance

A variety of formats will be used to engage Village staff, stakeholders, the Plan Commission, the Village Board, and the public to obtain input on community vision ideas relative to the planning area throughout the project. A kick-off meeting and regular village staff check-in meetings throughout the project offer continuous lines of communication, opportunities to prepare and plan for events, and opportunities for input and feedback as project materials are developed. We recommend the appointment of a small steering committee to participate in regular project guidance and communication.

- a. Kick Off Meeting – One virtual meeting with key Village representatives to obtain initial project feedback and discuss project schedules and deliverables. (1 Virtual Meeting)
- b. Village Staff Meetings and Project Communications – Regularly scheduled check-in calls/meetings and ongoing email correspondence. (4 Virtual Meetings)
- c. Joint Plan Commission/ Village Board Input Meeting – meeting to review the project scope and obtain feedback on issues and opportunities for the planning area. (1 In-Person Meeting)
- d. Stakeholder Focus Group Meeting – meeting with stakeholders to gather site-specific information on existing conditions and future vision for the planning area. (1 In-Person Meeting)
- e. Individual Stakeholder Interviews – Two individual meetings with additional project stakeholders such as the Wisconsin Department of Transportation (WisDOT) to discuss plan development and impacts. (2 Virtual Meetings)



Public Open House

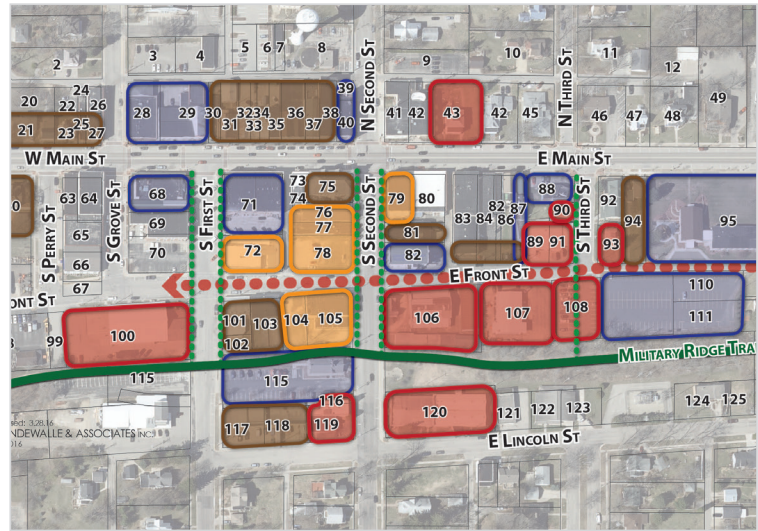
Work Element 2. Existing Conditions and Opportunity Analysis

The project will begin with a review of existing plans and relevant documents, and an evaluation of existing conditions within the planning area. This will also include conducting a general assessment of housing and commercial retail needs and trends in the planning area's real estate market. A review of existing available public and private parking stalls will be documented along with conceptual ideas for parking reorganization and identification of new parking opportunities. The expected deliverable from these efforts will be a graphical summary with succinct supporting text to aid in clear communication and use of the documents for future implementation efforts.

- a. Review and Summarize Existing Plans & Recommendations – Compile, review, and summarize relevant plans including recently completed and/or ongoing Village-led and private sector-led projects. Identify key recommendations that remain relevant to the planning study.
- b. Conduct an Existing Conditions Inventory & Analysis – Data gathering using aerial photographs, County and Village planning and land records.

SCOPE OF SERVICES

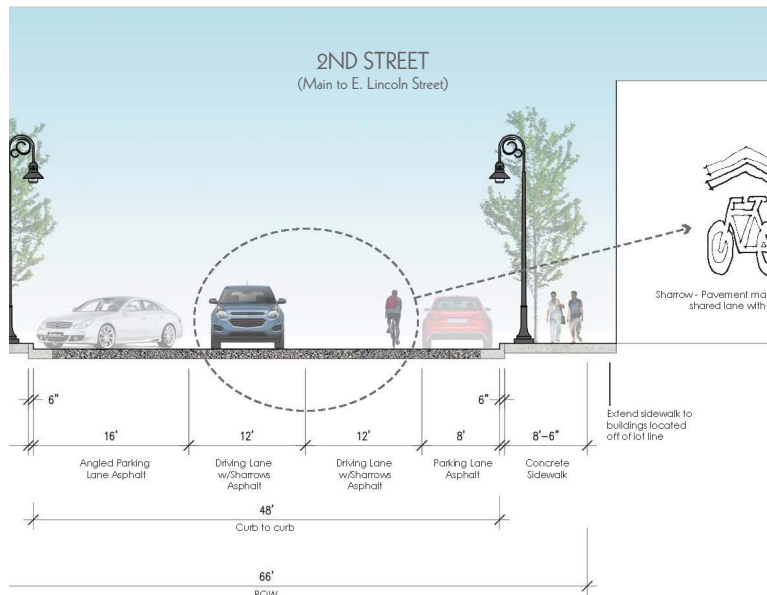
- c. Complete an Inventory of Existing Parking & Identify Parking Opportunities – Conduct a high level analysis using aerial photographs of existing off-street parking spots in the downtown area, existing street parking spots in the downtown area, and identifying priority locations for increasing parking capacity near key destinations.
- d. Develop an Opportunity Analysis Graphic with Summary Text – Conduct a high-level demographic, market, and real estate trend assessment that includes an inventory of existing businesses, projects, and conditions. This will be done using some of base data collected and analyzed for the Comprehensive Plan, combined with market reports generated by ESRI Business Analyst, County assessment data, and local real estate (sale, construction, etc.) data. This assessment will also determine key opportunities for the downtown area, including potential redevelopment sites, public amenities, and parking arrangements.



Mount Horeb Downtown Redevelopment Plan

Work Element 3. Streetscape Design Layout

Using upfront input received during the community engagement phase, including information regarding the WisDOT reconstruction of State Hwy 67, and opportunities identified in the Opportunity Analysis Phase, a streetscape layout design will be developed. The design will consider traffic patterns such as one-way streets, parking areas, and streetscape design elements such as sidewalks, curb-bump outs, and intersection and pavement treatments. A streetscape amenities palette will be developed including elements such as street lighting, street furniture, and other decorative and wayfinding elements. The deliverables are anticipated to support and inform elements for consideration ahead of the Phase 2 State Hwy 67 reconstruction.



Mount Horeb Downtown Plan Streetscape Section

- a. Develop Streetscape Cross Section and Plan View – Provide a plan view and a typical cross section version of a streetscape design for the planning area which can be used to inform elements for consideration ahead of the Phase 2 State Hwy 67 reconstruction.
- b. Develop Streetscape Amenities Palette – Provide graphic images as recommendations for a unified streetscape amenities palette to include features such as street lighting, street furniture and other decorative and wayfinding elements.

SCOPE OF SERVICES

Work Element 4. Redevelopment Sites Opportunity Analysis

The redevelopment sites opportunity analysis will review properties within the planning area to identify market opportunities, identify parking reorganization opportunities, and potential redevelopment sites and recommendations with a graphic map summary format and supporting text. An implementation strategy will provide direction for implementation action steps such as actions, policies, and projects the Village and its partners need to undertake to bring the area's vision to life (zoning, capital planning, marketing, financing, coordination, partnerships, etc.).

- a. Develop Graphic Summary of Redevelopment Site Analysis – Engaging graphic plan view of the planning area identifying potential redevelopment sites and key opportunities with supporting images and text.
- b. Create Implementation Action Plan – Tabulate summary of recommended implementation action steps.

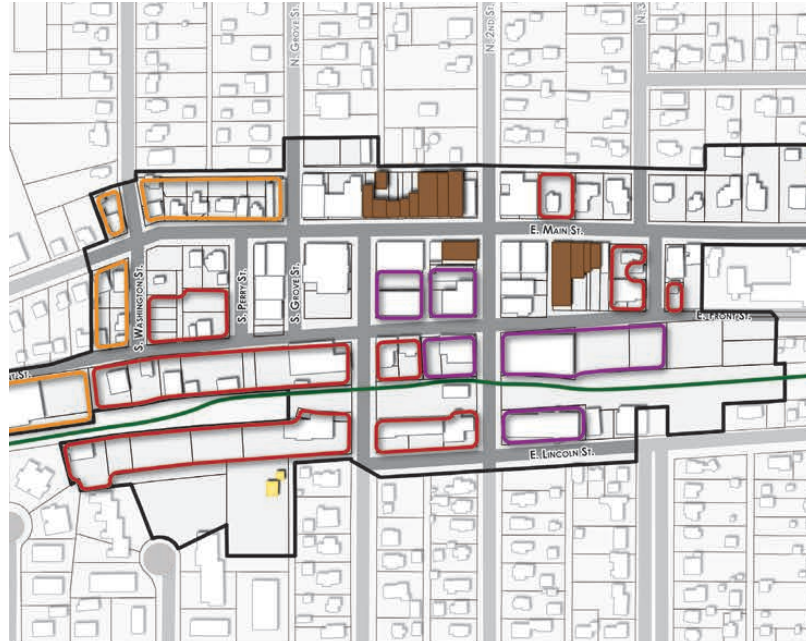
Work Element 5. Document Completion & Adoption

Building upon the community input received, the existing conditions inventory, the opportunity analysis, the streetscape layout design, and the redevelopment sites opportunity analysis, a final document will be compiled to be presented as the Williams Bay Downtown Master Plan.

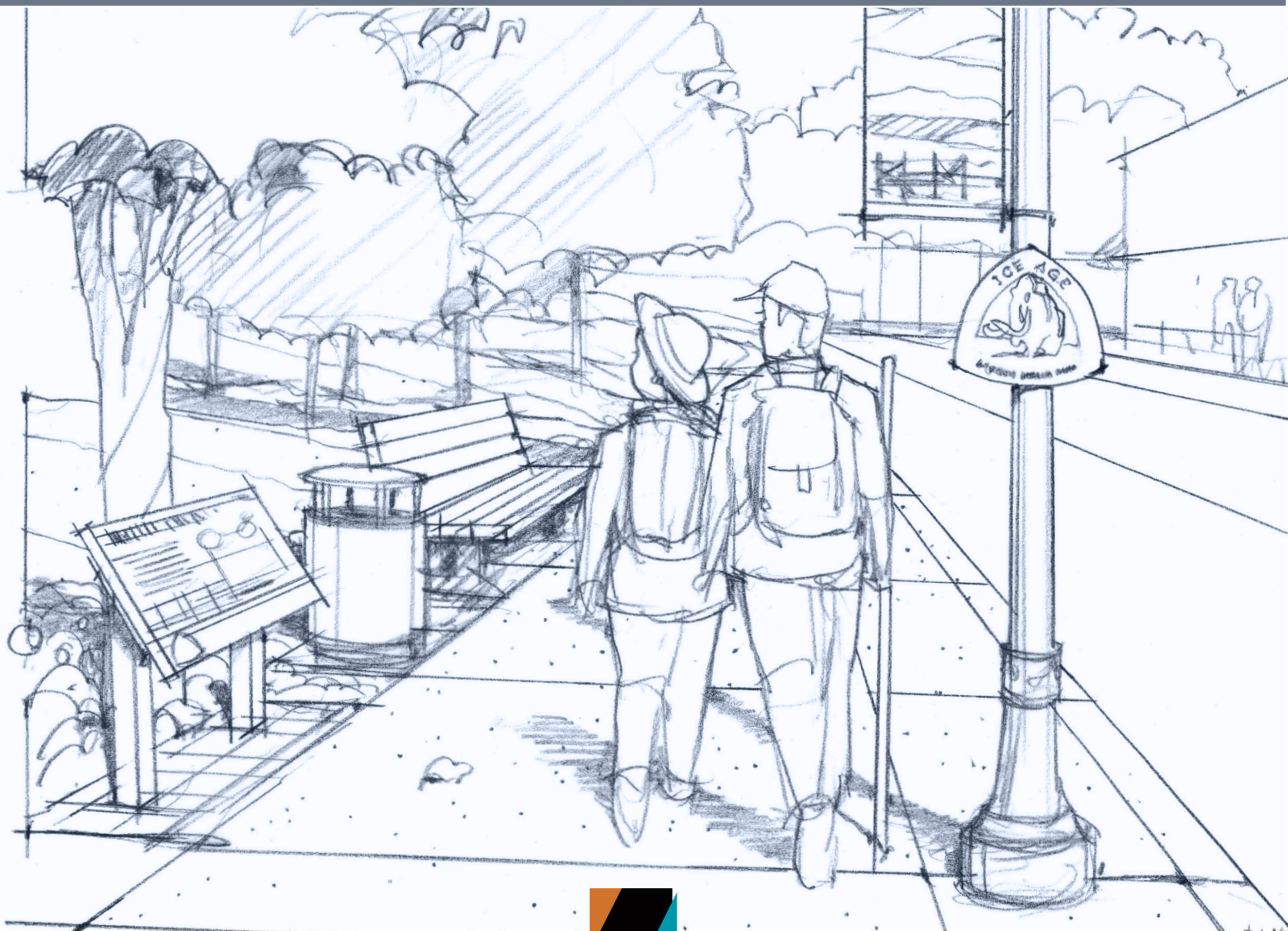
- a. Complete Final Report – The final report is expected to be delivered as a graphic-heavy document with supporting text in order to convey all information developed through the course of the project in an easy-to-digest document. The final report will include work products development in Work Elements 1-4.
- b. Joint Plan Commission & Village Board Adoption Plan Meeting – Attend one in-person meeting held jointly between the Plan Commission and Village Board to review findings of the report and to consider final acceptance of the project document.

Optional Tasks

- a. Community Visioning Workshop (In-Person) – Facilitated community-wide visioning workshop to solicit input and feedback on downtown needs and opportunities.
- b. Joint Plan Commission & Village Board Draft Plan Meeting (In-Person) – A review of the draft plan to provide additional comments and direction prior to the final approval.
- c. Concept Redevelopment Site Plan and Visual Rendering Sketch – Selection of a priority redevelopment site and creation of a concept site plan and visual rendering sketch to provide an inspiring vision for a catalytic development in the planning area.
- d. Lakefront Park Concept Plan – Creation of a concept plan for Edgewater Park that will enhance existing community events and study compatible opportunities for other uses of the park.



**Mount Horeb Downtown Plan
Rehabilitation & Development Opportunities**



RELATED TECHNICAL EXPERIENCE



Watertown Main Street Main Street Transformation

The upcoming full reconstruction of Main St is planned by WisDOT and the intent of this project is to provide design recommendations in coordination with these efforts and develop a [vision for Downtown Watertown](#).

The “new” Main Street can transform Watertown into a vibrant city ready to stake its claim as a top place to live and do business. This vision for downtown Watertown and the enhancement of the reconstruction of Main Street includes developing the City’s preferred configuration of Main Street, identifying the components of the new streetscape, activating the public spaces near Main Street, enhancing the appearance of downtown, and getting people to Main Street and nearby destinations. Objectives include:

- Welcome visitors to a unique place
- Portray, create, and strengthen the unique downtown Watertown Identity
- Create spaces for visitors to pause, rest, gather and socialize, read
- Increase visitor comfort and enhance the visitor experience

The Main Street Design communicates the City’s preferences for curb configuration, bump-out locations and types, vehicle and pedestrian flow, traffic calming, small gathering place, and locations for features, street trees, benches and trash receptacles, block identification, and planters. These proposed enhancements reflect the City’s vision for a pedestrian-friendly and attractive Main Street. This includes curb configurations and bump-outs, crosswalks, amenity areas, street furniture and feature locations, and accommodating truck and traffic flow needs.

The Streetscape Components include what will inhabit the new Main Street and pedestrian areas - a consistent palette of features and “street furniture” that will reflect the desired aesthetic of downtown, the spirit of Watertown, and its history. Components include entry features, lighting, kiosk, block identity features, wayfinding signage, parking lot identity features, benches, trash receptacles, street trees, planters and bike racks.

The Public Spaces reach beyond Main Street and its components and identifies opportunities, in the core blocks of downtown, to create public spaces for gathering, pedestrian connections, and enhance the experience for all users of downtown Watertown. This includes event venues and street closures, art and enhancements and naming and enhancement of public parking lots.

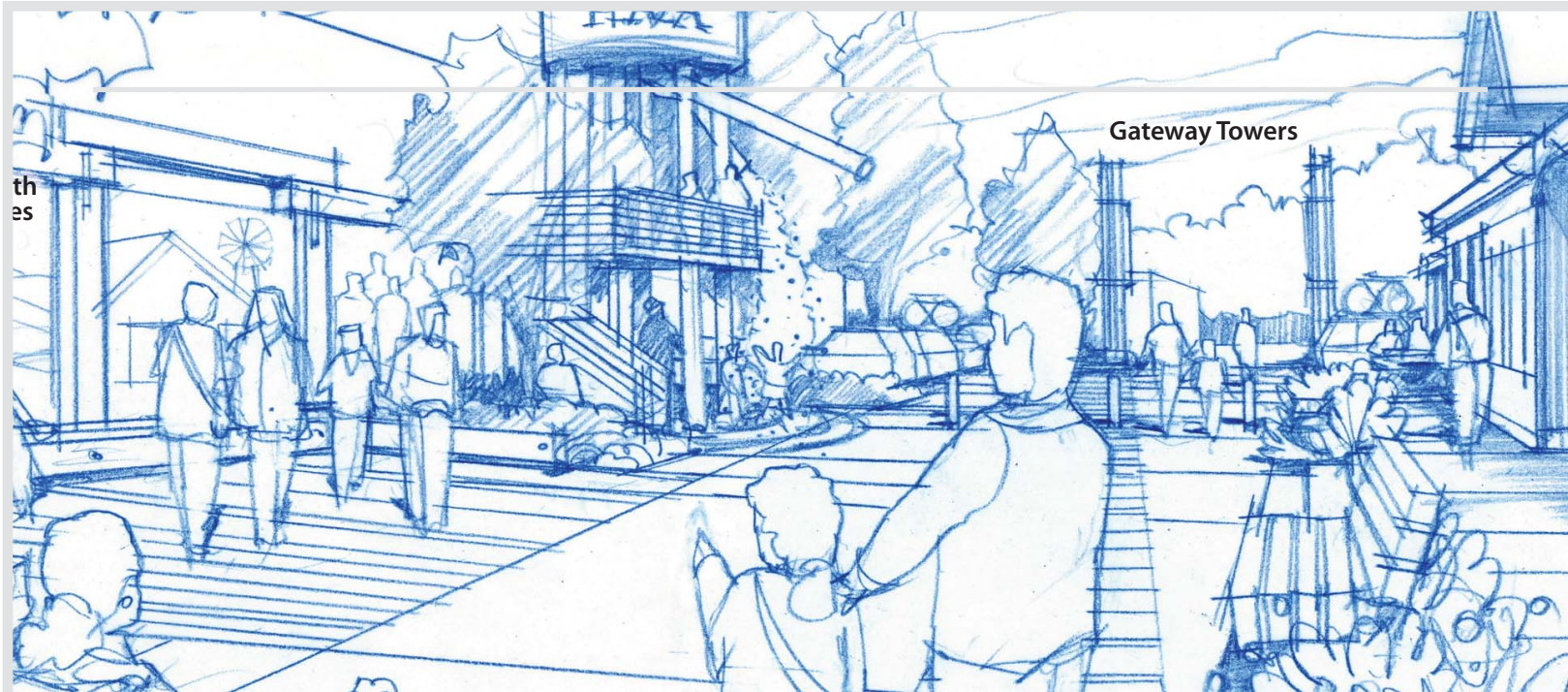
The Wayfinding System lays out plans for a new wayfinding system that includes the most significant destinations, primary routes, and locations for wayfinding signage for both the downtown heart of the City as well as prominent destinations outside of downtown. This included downtown and community wayfinding plans as well as signage designs.



REFERENCE:

Mason Becker, Strategic Initiatives
and Development Coordinator
P: (920) 567-8181
E: MBecker@watertownwi.gov

DATES: 2023-2024



Mount Horeb Downtown Plan

Opportunity Analysis + Downtown Plan

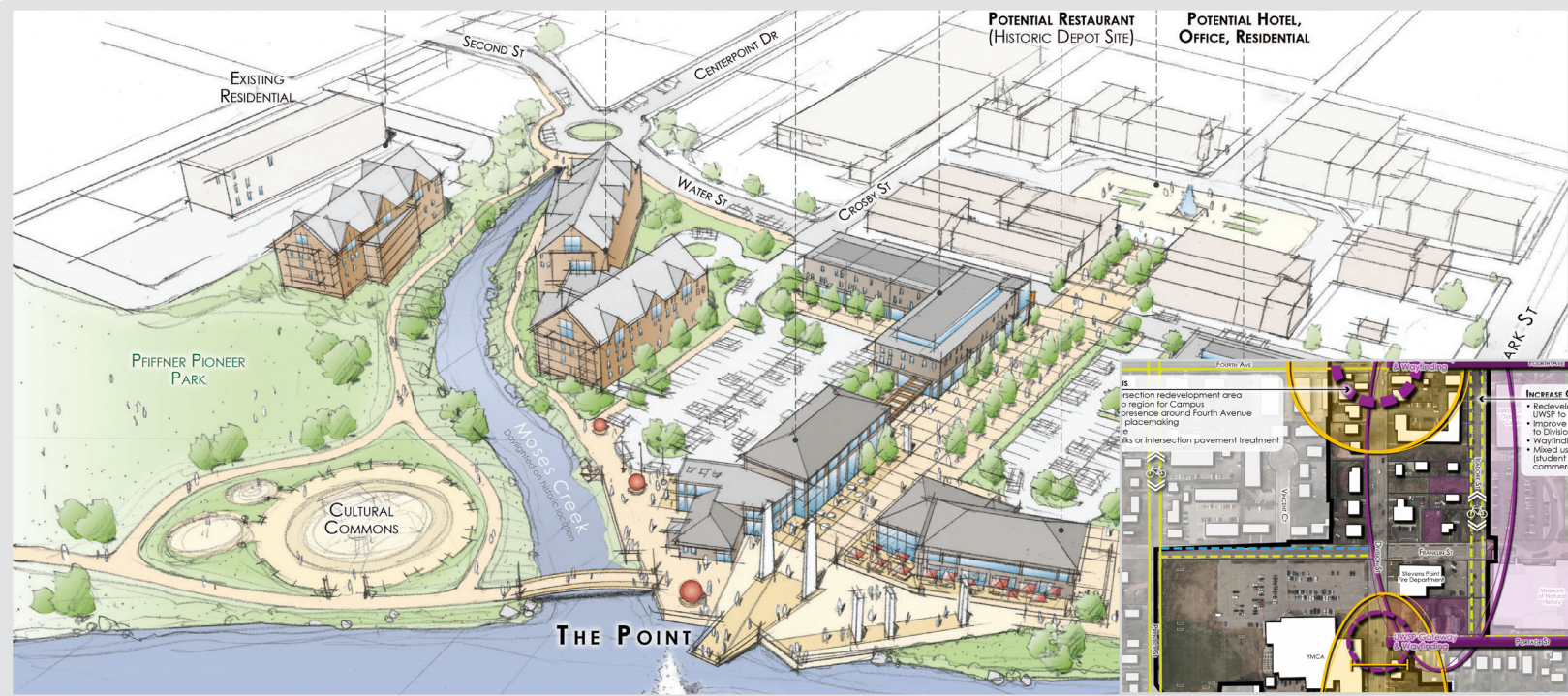
Vandewalle & Associates worked with the City and the MHAEDC to develop the [Downtown Redevelopment Plan](#) and Downtown Tax Increment District. The Plan included a series of graphics depicting multiple redevelopment opportunities and concrete implementation steps to help the Village, MHAEDC and Chamber work in close coordination to attract new businesses and visitors to create a regional destination. Also included was a detailed list and cost estimate for new and enhanced public facilities needed to support and catalyze the private reinvestment. Vandewalle has continued to work side by side with these partners to create incentive programs including façade and building improvement grants as well as private, low-interest loan program in conjunction with local banks. In addition, we help to negotiate and structure TIF development agreements for major redevelopment projects with terms that are fair and equitable to both parties. We also identified and helped procure state funding programs that have brought \$500,000 to support private redevelopment efforts as well \$600,000 in state funds to directly contribute to Village infrastructure improvements. The result has been visually and economically stunning while also respecting and enhancing the downtown core's historic character.

REFERENCE:

Nicholas Owen, Village Administrator
P: (608) 437-9409
E: nic.owen@mounthorebwi.info

DATES: 2017





Stevens Point Downtown & Division Street Targeted Area Master Plan

Because of the increasing costs of land and utilities, there are fewer opportunities for new or greenfield real estate development that makes financial sense in Stevens Point. Development and growth opportunities in the city now focus more on redevelopment, placemaking, adaptive reuse, and ensuring connections among the established plans and projects of large property owners, including Sentry Insurance and the University of Wisconsin-Stevens Point.

Vandewalle & Associates worked with the Redevelopment Authority of the City of Stevens Point to develop master plans for the [Downtown](#) and [Division Street corridor](#). While the resulting analysis, strategies, and action items are separated into a distinct plan document for each targeted area, both plans share a common long-term vision and many high-level recommendations. These recommendations provide a framework under which additional planning and decision-making may occur, as well as a logical sequence of actions that ultimately serve to implement the community's long-term economic development and quality of life goals.

In addition to establishing priorities for the city's future land use, transportation network, park and open spaces, and major development projects, the plan guides near-term implementation of real estate and infrastructure investments and planning and economic development activities. It builds on prior plans and modern trends, along with recent and ongoing development activity. Further, it was developed with input from the local and broader community, reflecting the needs and desires of the populace and enlisting their support for the resulting recommendations.

The City is currently working with V&A to update and adopt the Downtown Master Plan and redevelopment planning for a former Shopko site.

REFERENCE:

Ryan Kernosky, MPA, Director of
Community Development
P: (715) 346-1568
E: rkernosky@stevenspoint.com

DATES: 2019 and 2024



**VANDEWALLE &
ASSOCIATES INC.**



**EYE LEVEL
STUDIO**
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Slinger Downtown Plan

Opportunity Analysis + Downtown Vision

Despite the economic recovery of the 2010s and the strong appeal of the Slinger School District, the Village of Slinger had not seen a high level of economic activity and investment in recent years. The Village contracted with Vandewalle & Associates to develop an economic development strategy for the Village, including new and existing business parks, the languishing downtown, and the busy Highway 60 corridor.

Beginning with an Economic Opportunity Analysis adopted in 2016, which uncovered Slinger's unique economic assets and opportunities, Vandewalle & Associates has guided Village of Slinger's economic development and revitalization planning for the past five years. This has included the development of the [Downtown Vision and Strategy](#) to craft a future vision for the downtown, advance downtown revitalization through catalytic site identification and reuse planning, make recommendations for improvements to the public realm, and provide a detailed and actionable implementation strategy. This plan was adopted in conjunction with other ongoing efforts led by Vandewalle & Associates to promote economic development in the downtown and Village has a whole.

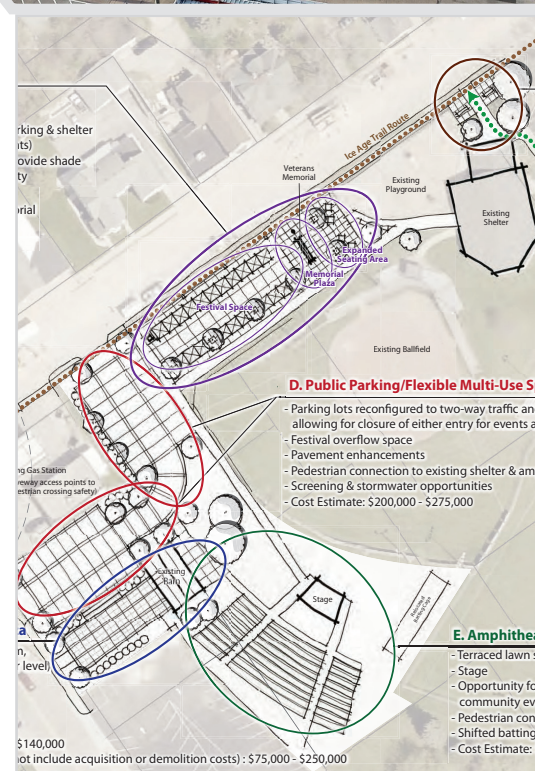
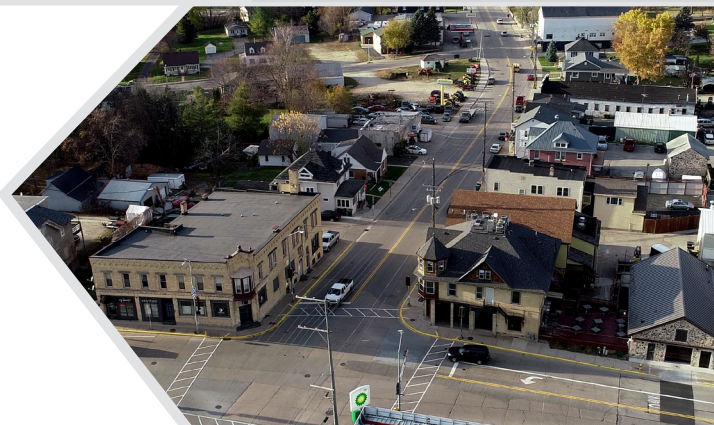
REFERENCE:

Margaret Wilber, Village Administrator
P: (262) 644-5265, ext 118
E: mwilber@vi.slinger.wi.gov

DATES: 2016 - Present

VANDEWALLE & ASSOCIATES INC.

EYE LEVEL STUDIO
A Division of Vandewalle & Associates





Viroqua Main Street Pedestrian Safety and Placemaking Improvements

Connecting People to Downtown

City received a state grant to make pedestrian safety improvements on Main Street in the heart of the downtown that also serves as a busy state highway. Viroqua is top tourist destination in Wisconsin's Driftless region, boasting several local food, crafts, and arts establishments. Vandewalle's role was to identify current and future redevelopment sites, parking needs, and circulation patterns as a basis for evaluating various improvement alternatives prepared by Strand Associates Engineers. In addition, we prepared goals and concepts for beautifying and further activating Main and other downtown streets. We conducted direct outreach to downtown merchants and property owners as well as hosting two well-attended, virtual public meetings in the midst of the pandemic.

As part of the plan process, we prepared streetscape enhancement goals and concepts based on existing community/downtown assets and the City's rich history; elements included street furniture, planters, trees, public art, and enhanced lighting; enhanced sidewalks and crosswalk paving/markings and signals; wayfinding and informational kiosks; and activity areas for outdoor dining, gathering and small performances.

Based on our impact analysis and public input, the City Council unanimously approved one of the alternatives, which also was accepted by the state DOT and is currently under final design with construction scheduled for 2024.

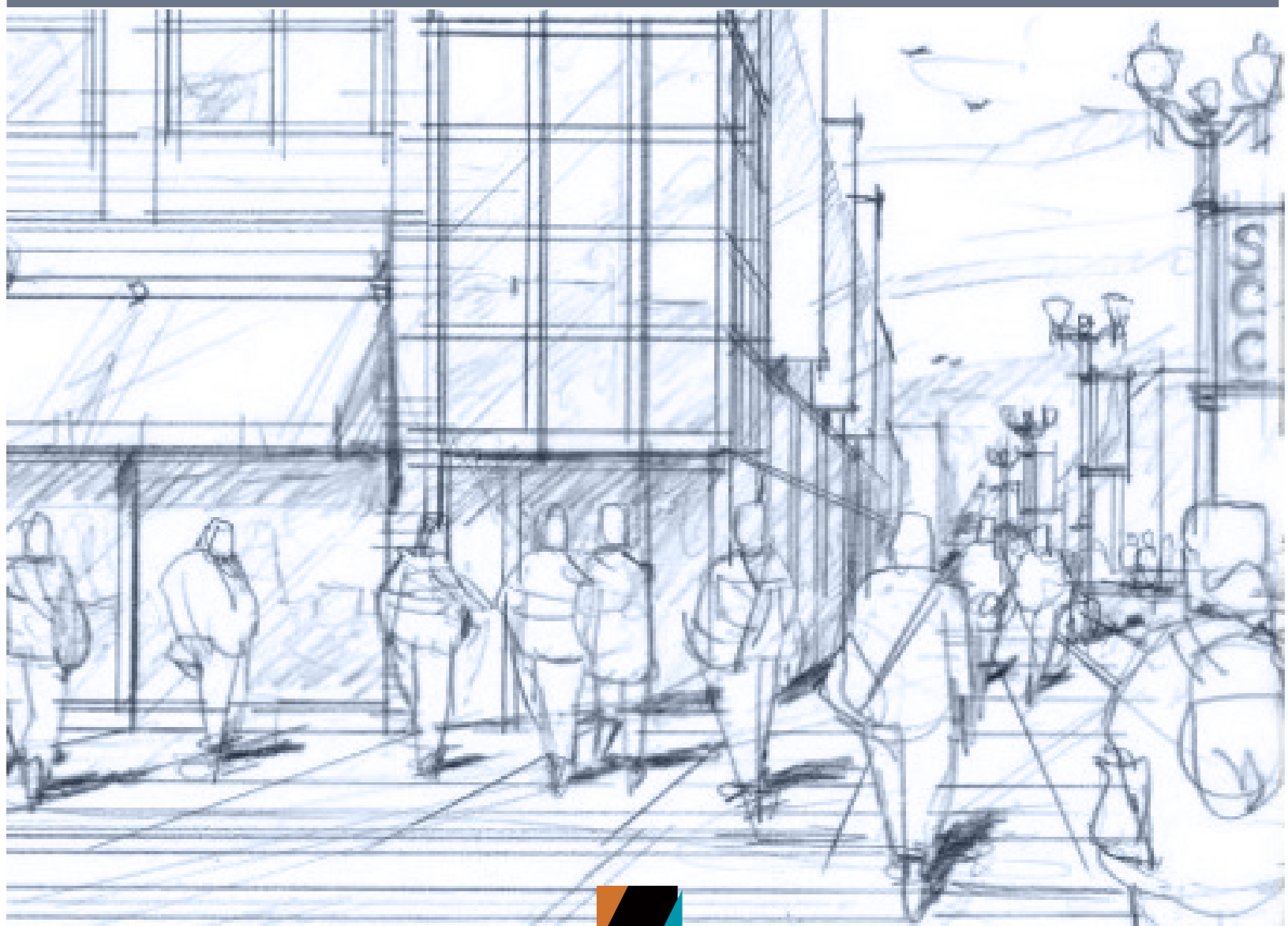
REFERENCE:

Nathan Torres, City Administrator
P: (608) 637-7154
E: ntorres@viroqua-wisconsin.com

DATES: 2021-present

VANDEWALLE & ASSOCIATES INC.

EYE LEVEL STUDIO™
A Division of Vandewalle & Associates



PROJECT STAFFING + ORGANIZATION

FIRM PROFILE: VANDEWALLE & ASSOCIATES



VANDEWALLE & ASSOCIATES: WHO WE ARE TOP-LEVEL TEAMS TURNING ASSETS INTO ECONOMIC OPPORTUNITIES, TRANSFORMATIONAL PROJECTS, AND IMPACTFUL SOLUTIONS

Vandewalle & Associates is a collection of passionate professionals with expertise in disciplines that converge to best impact change and make places work better for people.

Tools we use:

- Urban design and architecture
- Downtown and corridor planning
- Multi-layered asset analysis
- Community planning
- Economic strategy
- TIF planning and assistance
- Development financial analysis
- Market analysis
- Redevelopment
- Marketing
- Project & community branding
- Real estate expertise
- Public-private partnerships
- Graphic storytelling
- Multilingual community outreach

Established in 1976, V&A has been a Midwest leader in place-based analysis, economic strategies, visioning, planning, and implementation for more than four decades. We work in partnership with our clients to identify core, place-based opportunities and translate them into strategic plans and innovative projects.

The Vandewalle & Associates team is guided by one purpose: to impact lives and bring positive change by rebuilding communities and retooling economies to foster inclusion and equity, better living experiences, new jobs, and higher quality of life. We are driven to find new and better ways to uncover new opportunities, making more of each place's assets and resources than was thought possible.



2 offices
40+ years



KEY PERSONNEL

Decades of Experience. From a firm of 20 in-house experts, Vandewalle & Associates has assembled an experienced project team that works together seamlessly. Our broad range of backgrounds and areas of expertise expands the perspective we bring to each project and the integration and involvement of principals into projects grounds our work in decades of experience. Firm leadership will take an active role in all phases of the project and work closely with all team members to ensure top-quality deliverables and project management.

We pride ourselves on our ability to provide cost-effective, just-in-time solutions that are responsive to constantly evolving project needs and deadlines, which may arise on a moment's notice. All of the Project Team members will be available and have the capacity to complete the project.

PROJECT TEAM MEMBERS & ROLES

SONJA KRUESEL, AICP



ROLE: Project Manager, Community Knowledge, Public Engagement

JEFF MALONEY



ROLE: Principal-in-Charge, Design and Graphic Management

SCOTT HEACOCK



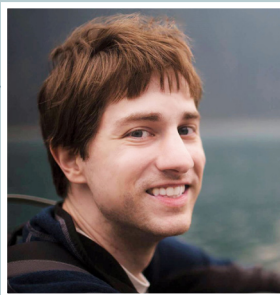
ROLE: Assistant Planner, Project Administration

SCOTT HARRINGTON, AICP



ROLE: Principal Planner, Redevelopment Planning, Vision and Implementation

DAN ECKBERG, AICP



ROLE: GIS Planner, Graphic Development and Assistance

ELONA BARTNICK



ROLE: Associate Designer, Site Layout, Urban Design

SONJA KRUESEL, AICP ASSOCIATE PLANNER



Sonja brings 10 years of professional leadership in municipal planning and zoning, along with a passion for community development and Midwest places. Having served previously as City Planner / Planning Director for both the cities of Monona and Fitchburg, WI, she has experience in comprehensive planning, project leadership and management, and strategic planning across a variety of geographies and socioeconomic contexts. She also brings technical expertise in the implementation of park and open space plans and policies, TIF, environmental issues, municipal zoning, subdivision regulations, housing, real estate, greenfield development, urban redevelopment/ revitalization, form-based regulation, and farmland preservation zoning.

Working as Planning Director for both cities, Sonja served alongside the Vandewalle & Associates team on Comprehensive Plans and key projects such as the catalytic Monona Waterfront Redevelopment.

In her current role as an Associate Planner at Vandewalle & Associates she enjoys guiding projects from concept to occupancy and facilitating communication with developers, elected officials, and the public. Sonja leads municipal planning and development review for over ten clients in southeastern Wisconsin including interim zoning administrator services on an as needed basis. In addition, she has led Comprehensive Plan efforts, completed major Urban Service Area Amendment applications, and other strategic initiatives.

PROJECT AWARDS

- Plenary Panel Speaker “Forwarding Equity” APA Upper Midwest Planning Conference (2019)
- Speaker “Strategies for Market-Ready Redevelopment” APA Upper Midwest Planning Conference (2015)
- Fitchburg Mayoral Award for Outstanding City Department (2020)
- Wisconsin County Code Administrators Scholarship Recipient (2012)



Vandewalle & Associates Madison Office

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skruesel@vandewalle.com

YEARS WITH FIRM

- 4 years

EDUCATION

- M.S. Urban and Regional Planning
University of Wisconsin -
Madison, Wisconsin
- B.A. Geography, History,
Environmental Studies
University of Wisconsin -
Madison, Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of
Certified Planners
- Member, American Planning
Association (APA) & Wisconsin
Chapter (APA-WI)



JEFF MALONEY PRINCIPAL DESIGNER

Jeff Maloney is a Principal Urban Designer specializing in urban redevelopment, mixed-use neighborhood design, and streetscape/riverwalk design. Jeff has over two decades of experience leading design and public processes for redevelopment projects by envisioning site reinvestment opportunities through place-based assets, preparing site plans, and recommending and designing associated public improvements. He works closely with municipal staff to implement projects including development recruitment, TIF District establishment, and grant funding procurement. He also has experience guiding private projects through the entitlement process, focusing on site design, landscape architecture, and site rezoning.

As the lead designer, project manager, and implementation specialist for communities of various populations throughout the Midwest, Jeff is able to prioritize community needs to create a revitalization strategy and associated public improvement program.

As an example, Jeff's work in Racine's RootWorks and Uptown areas include detailed urban design strategies for public and private space development within areas fraught with disinvestment and higher than average unemployment and poverty rates as well as a disproportionate level of brownfield sites. Plans and implementation focus on creating a sense of place that complements planned new investment, while also honoring the existing urban fabric and meeting the needs of residents. In his work in urban redevelopment planning and design, Jeff has led public meeting outreach and interactive discussions.

Jeff has worked in recent years with public and private sector clients throughout the Midwest, including Middleton, Racine, Hartford, Sussex, Wauwatosa, Milwaukee Regional Medical Center, and the Milwaukee County Research Park.

In addition to both design work and redevelopment projects, Jeff holds a keen awareness of visual communication. He possesses the ability to visually explain complex planning concepts and continuously develops new methods in graphic communication. Jeff also oversees design team workflow and daily graphic production.



Vandewalle & Associates Madison Office

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jmaloney@vandewalle.com

YEARS WITH FIRM

- 25 years

EDUCATION

- B.S. Landscape Architecture
University of Wisconsin - Madison

PROFESSIONAL LICENSES & MEMBERSHIPS

- Associate, American Society of
Landscape Architects National and
State Chapters
- Member, University of Wisconsin
Landscape Architecture Department
Alumni Committee



SCOTT HEACOCK ASSISTANT PLANNER

Assistant Planner Scott Heacock joined Vandewalle & Associates in early 2023 after graduating from the University of Wisconsin-Madison with a Masters in Urban and Regional Planning. A native of a small town in the Fox Valley, he is passionate about helping Wisconsin municipalities identify unique opportunities to make their community a better place for everyone.

Scott has worked for state, local, and nonprofit organizations developing sound public policy and advancing issues of housing and economic equality, as well as equity inclusion. In his previous work with the Wisconsin State Legislature, Scott honed a skillset for public engagement and policy analysis. He regularly met with constituents and interest groups to listen to their thoughts on how state level issues affected them locally. In that role he also managed diverse policy portfolios, developed press strategies, and provided recommendations on pending legislation. Scott draws on this experience and others to assist clients with accessing state and federal grants, navigating bureaucratic processes, and connecting the dots between complex problems and core values during public engagement.

During his time at Vandewalle & Associates, he has assisted communities with a full range of planning services. He has worked on Brownfield Redevelopment and Reuse Plans, Comprehensive Plans, Park and Open Space Plans, TIF Project Plans, Urban Sewer Service Area Amendments, State of WI Grant Applications, Zoning Code Updates, and many others. He is passionate about delivering actionable results that set communities up for success.



**Vandewalle & Associates
Madison Office**
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sheacock@vandewalle.com

YEARS WITH FIRM

- 1 year

EDUCATION

- M.S. Urban and Regional Planning
University of Wisconsin - Madison,
Wisconsin
Specialization: Community
Development and Affordable
Housing
- B.S. Political Science, Certificate
Environmental Studies
University of Wisconsin - Madison,
Wisconsin

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Planning
Association, National and Wisconsin
Chapters



SCOTT HARRINGTON, AICP PRINCIPAL PLANNER

Scott Harrington is a Principal Planner and project manager at Vandewalle & Associates, contributing special expertise in the creation and implementation of urban redevelopment initiatives. Since 1986, Scott has worked on the front lines in a number of cities in the Midwest, Southern and Western U.S. He is well-versed in the complex processes of management, community participation, financing and negotiations required to craft and implement long-range planning and large-scale revitalization efforts. His ease among elected bodies, plan commissions, the public, and government finance is second to none.

Given his diverse background, Scott leads and assists with a wide variety of projects at Vandewalle & Associates including everything from regional economic positioning initiatives, to municipal comprehensive plans and zoning regulations, to redevelopment strategies for downtowns, county-wide economic development strategies, corridors and sites. Recently, Scott has served as the principal in charge of several projects focused on revitalizing urban corridors and neighborhoods. These include “The Current”, a \$45-million riverfront redevelopment in Monona; the visioning and master planning for the Alliant Energy Center and surrounding “Destination District” in Madison; the East Washington Capital Gateway Corridor in Madison; Northwest Gateway in Downtown Fayetteville, North Carolina; Downtown and North Division Street Corridor in Stevens Point; Janesville Town Square; Downtown Mount Horeb; and Downtown Slinger. His projects have included a wide range of interactive methods and forums for engaging the public – including pop-up events, keypad polling, online surveys, charrettes, and visual preference surveys – as well as engaging historically under-represented communities through bi-lingual staff and by partnering with community organizations.

PROFESSIONAL LICENSES & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Member, American Planning Association, National, Wisconsin, and Illinois Chapters
- Former Member, Technical Advisory Committee to Legislature on Intergovernmental Coordination, Florida Department of Community Affairs
- Former Board Member, Colorado Chapter of the American Planning Association
- Presenter, “Market-Ready Redevelopment” American Planning Association Upper Midwest Conference (2015)
- Presenter, “Using Charrettes as a Planning Tool” WCCMA & WAMCAM Annual Conference (2010)
- Presenter, “Content Sensitive Design and Corridor Planning” Innovations in Transportation Conference (2008)
- Presenter, “Preserving Neighborhood Character” American Planning Association National Conference (1996, 2002)
- Co-author, “Innovative Water Conservation Ratemaking,” Florida Water Resources Journal (August 1995)



Vandewalle & Associates Madison Office

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sharrington@vandewalle.com

YEARS WITH FIRM

- 20 years

EDUCATION

- M.U.P. Urban Planning
University of Michigan - Ann Arbor,
Michigan
- B.S. Natural Resources
University of Michigan - Ann Arbor,
Michigan

PROJECT AWARDS

- Outstanding Urban Design from the Wisconsin Chapter of the American Planning Association in 2010 – for the City of Madison East Washington Avenue Capitol Gateway Corridor Plan
- Award of Merit from the American Society of Landscape Architects for Urban Planning and Design – for the Gulf Stream, Florida Design Manual



DAN ECKBERG, AICP GIS PLANNER

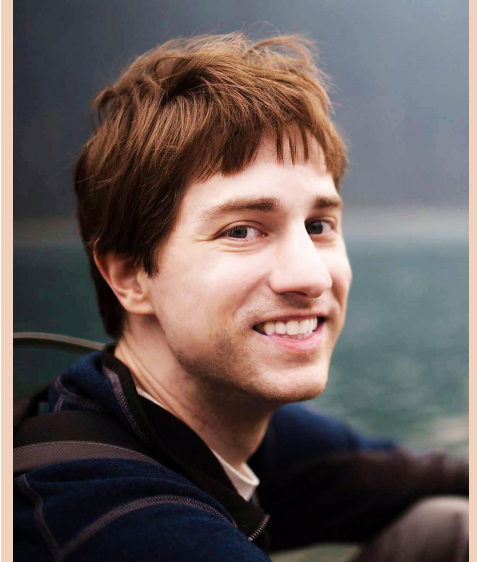
Dan Eckberg is a GIS Planner whose primary responsibilities include map creation and spatial data acquisition, organization, manipulation, and analysis.

Dan utilizes extensive experience with ESRI's ArcDesktop GIS software, including Python scripting, to apply cartographic techniques to a range of planning projects. These include conducting and writing a formal analysis of potential Fire Station sites for the City of Watertown, mapping Environmental Justice populations and developing novel approaches for ensuring NEPA compliance for WisDOT highway studies, evaluating bike trail routes for the Village of Oregon, analyzing demographics of food deserts in Freeport, IL, geocoding survey results for city development projects, designing and creating a database of possible Brownfield sites for the City of Janesville, managing Urban Service Area applications, producing numerous Comprehensive Plan maps, and preparing Official Zoning Maps for nearly a dozen Wisconsin communities.

Dan has also worked on several large-scale highway corridor impact analysis studies with Vandewalle & Associates. These include the US 14 project in Rock County, the Wis 23 project in Fond du Lac County, the Wis 29 project in Marathon County, the US 51 project in Dane County, and the US 41 Interstate conversion between Green Bay and Milwaukee. Dan's work on these projects has focused on preparing mosaics of local and regional maps from a broad variety of sources into corridor-wide maps which compile data depicting soils, natural resources, existing land use and adopted land use plans from towns, villages, cities, counties, and regional and federal agencies. These maps are the focus of the Expert Panel analysis of highway alternatives for the Indirect and Cumulative Effects portion of the DEIS and EIS phases of WisDOT's analysis under NEPA and WEPA.

Dan is a licensed commercial Unmanned Aircraft System (drone) pilot registered with the FAA and is able to provide clients with high quality aerial video footage.

Previously Dan held an internship with U-PLAN, a community planning group for the Frogtown/Rondo neighborhood of St. Paul, MN where he helped design a traffic impact analysis for the neighborhood using the CommunityViz extension of ArcGIS.



Vandewalle & Associates Madison Office

Phone: 608.255.3988

deckberg@vandewalle.com

YEARS WITH FIRM

- 14 years

EDUCATION

- B.A. Geography (City Systems)
Minor - Geographic Information Systems
University of Minnesota -
Minneapolis, Minnesota

AWARDS & MEMBERSHIPS

- Member, American Institute of Certified Planners
- Excellence in Planning Award,
"Madison Metropolitan School District Enrollment Projections: 2017-2037 - APA-WI Chapter, 2017
- Guest Lecturer (Applications of GIS in Planning) – University of Wisconsin-Madison, 2012



ELONA BARTNICK LEAD ASSOCIATE DESIGNER

Elona Bartnick is an Associate Urban Designer involved in a broad range of projects at Vandewalle & Associates. She is skilled in the areas of site analysis, site planning and design, neighborhood design, landscape architecture, and graphic communication. These skills are utilized and communicated through computer graphics, CAD design, SketchUp modeling, GIS analysis, and hand illustration.

In her time at Vandewalle & Associates, Elona has contributed to a diverse range of projects, including assisting in land and development plans for mixed-use and traditional neighborhood projects. She has worked on a number of redevelopment and downtown master plans identifying areas that would benefit from reinvestment and revitalization and developing guidelines and site design for future redevelopment. Her involvement in comprehensive plan development includes creating regional and local asset and opportunity analysis, future growth or redevelopment scenarios and site designs, and additional graphics specific to each plan. Elona's landscape architecture experience focuses on design and construction documents for hardscape and planting plans for parks, streetscapes, naturalized areas, roadway planting schemes, riverfronts, and urban design elements.

Projects that Elona has been and continues to be involved in include: Grandview Commons Neighborhood in Madison, Wisconsin; Fitchburg Technology Campus in Fitchburg, Wisconsin; Brookfield, Wisconsin and Lake Geneva, Wisconsin Comprehensive Plans; Marshfield Zoning Ordinance; Harwood Heights, Illinois Streetscape; Ripon, Wisconsin Downtown Master Plan; Thrive-Madison Region and Quad Cities Region Assets and Opportunities Analysis; and Middleton, Racine, and Sturgeon Bay, Wisconsin; and Waterloo, Iowa Redevelopment and Implementation.



Vandewalle & Associates Madison Office

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ebartnick@vandewalle.com

YEARS WITH FIRM

- 20 years

EDUCATION

- B.S. Landscape Architecture
University of Wisconsin - Madison,
Wisconsin

PROFESSIONAL LICENSES/ MEMBERSHIPS

- Associate, American Society of
Landscape Architects National
and State Chapters



TIMELY COMPLETION OF PROJECT

PROPOSED PROJECT TIMELINE

Workload Capacity. Our team is prepared to meet the capacity needs of this project. We will bring the collective capabilities of our multi-disciplinary team to bear to advance this project expeditiously. All members of our Project Team are available and have capacity to complete this project in the 6-month timeframe as identified in the RFP.

Project Timeline. We have provided a timeline for the development of the new Downtown Master Plan that will result in final adoption in September 2024, but which also builds in additional time to ensure a quality planning process and final deliverable. This timeline ensures that the Village is provided with ample time to shape the direction and content of the draft plan authentically so that the final Plan is a true reflection of the community and a working document that helps guide policy and decision making.

Village of Williams Bay Downtown Master Plan		Project Timeline					
		Months					
		Apr	May	Jun	Jul	Aug	Sept
		2024					
WE 1: Community Engagement & Meeting Attendance							
1.A	Kick Off Meeting (1 Virtual Meeting)						
1.B	Village Staff Meetings (4 Virtual Meetings) and Project Communications						
1.C	Joint Plan Commission & Village Board Input Meeting (1 In-Person Meeting)						
1.D	Stakeholder Focus Group Meeting (1 In-Person Meeting)						
1.E	Individual Stakeholder Interviews (2 Virtual Meetings)						
WE 2: Existing Conditions & Opportunity Analysis							
2.A	Review and Summarize Existing Plans and Recommendations						
2.B	Conduct an Existing Conditions Inventory & Analysis						
2.C	Complete an Inventory of Existing Parking & Identify Parking Opportunities						
2.D	Develop an Opportunity Analysis Graphic with Summary Text						
WE 3: Streetscape Design Layout							
3.A	Develop Streetscape Cross Section and Plan View						
3.B	Develop Streetscape Amenities Palette						
WE 4: Redevelopment Sites Opportunity Analysis							
4.A	Develop Graphic Summary of Redevelopment Site Analysis						
4.B	Create Implementation Action Plan Summary						
WE 5: Document Completion & Adoption							
5.A	Complete Final Report						
5.B	Joint Plan Commission & Village Board Adoption Plan Meeting (1 In-Person Meeting)						



WORK ELEMENTS / COST PROPOSAL

COST PROPOSAL

In an effort to be transparent, we have developed the following proposed project budget including our hourly rates, hours planned for each task, and all other expenses associated with the work we will perform. We have completed several comparable projects over the past few years in similar communities as detailed within our Technical Experience section. Those projects also utilized a comparable approach and scope to the one proposed for this project. We believe that this approach works well and that our client communities have found it to be of great value.

The Proposed Project Budget below provides estimates for each task and an overall cost. While the actual cost of individual tasks may ultimately be more or less than the amount presented in this proposed budget, the total project cost for completing the work described in the Scope of Services will not exceed a lump sum fee amount of \$28,515, not including any optional tasks. We understand that this budget is larger than what the Village may have available for this project. V&A is willing and able to negotiate with the Village to come to a mutually desirable cost arrangement that best fits your needs and desires.

Tasks beyond those identified in the final contract can be completed through an additional scope and budget or Work Order and billed on a time and materials basis.

If selected, our goal with this project, like yours, is to develop a new Downtown Master Plan that will guide the positive transformation of this area over the next 20 years.

Village of Williams Bay Downtown Master Plan Proposed Cost of Services		HOURS BY POSITION					Total V&A Labor	Travel Costs	TOTAL COSTS
		Principal Planner Scott Harrington \$225	Associate Planner Sonja Kruesel \$150	Assistant Planner Scott Heacock \$95	Principal Designer Jeff Maloney \$200	Lead Urban Designer Elona Barthick \$150			
Tasks from Scope of Services									
WE 1: Community Engagement & Meeting Attendance									\$9,130
1.A	Kick Off Meeting (1 Virtual Meeting)		8	8		4	\$2,560	\$130	\$2,690
1.B	Village Staff Meetings (4 Virtual Meetings) and Project Communications		6	6		4	\$2,070		\$2,070
1.C	Joint Plan Commission & Village Board Input Meeting (1 In-Person Meeting)		6	8			\$1,660	\$130	\$1,790
1.D	Stakeholder Focus Group Meeting (1 In-Person Meeting)		6	8			\$1,660	\$130	\$1,790
1.E	Individual Stakeholder Interviews (2 Virtual Meetings)		2	2		2	\$790		\$790
WE 2: Existing Conditions & Opportunity Analysis									\$6,290
2.A	Review and Summarize Existing Plans and Recommendations		1	4			\$530		\$530
2.B	Conduct an Existing Conditions Inventory & Analysis		2	6	2		\$1,270		\$1,270
2.C	Complete an Inventory of Existing Parking & Identify Parking Opportunities	1	2	4	2		\$1,305		\$1,305
2.D	Develop an Opportunity Analysis Graphic with Summary Text	1	4	8	2	8	\$3,185		\$3,185
WE 3: Streetscape Design Layout									\$5,200
3.A	Develop Streetscape Cross Section and Plan View		1		6	16	\$3,750		\$3,750
3.B	Develop Streetscape Amenities Palette		1		2	6	\$1,450		\$1,450
WE 4: Redevelopment Sites Opportunity Analysis									\$4,155
4.A	Develop Graphic Summary of Redevelopment Site Analysis	1	4	8	2	8	\$3,185		\$3,185
4.B	Create Implementation Action Plan Summary			6	2		\$970		\$970
WE 5: Document Completion & Adoption									\$3,740
5.A	Complete Final Report		4	16	2		\$2,520		\$2,520
5.B	Joint Plan Commission & Village Board Adoption Plan Meeting (1 In-Person Meeting)		6	2			\$1,090	\$130	\$1,220
TOTAL PROJECT COSTS									\$28,515
	Total Hours	3	53	86	20	48			
OPTIONAL TASKS									
A	Community Visioning Workshop	2	8	12	6	6	\$4,890	\$195	\$5,085
B	Joint Plan Commission & Village Board Draft Plan Meeting (1 In-Person Meeting)		8	2			\$1,390	\$195	\$1,585
C	Concept Redevelopment Site Plan and Visual Rendering Sketch (Per Site)				10	20	\$5,000		\$5,000
D	Lakefront Park Concept Plan				2	10	\$1,900		\$1,900

**VILLAGE PIER BOAT SLIP WAITING LIST
RESOLUTION
R - 13 – 24**

WHEREAS, the Village of Williams Bay has had a long-term policy regarding its pier boat slip leases and the establishment of a waiting list for those residents wanting a pier boat slip when none are available and the rules for said residents in obtaining a pier boat slip when one is vacant, and

WHEREAS, the Village has come to realize that it is necessary to render these long-term policies in writing to ensure said policies are administered fairly and consistently now and in the years to come, and

WHEREAS, for the purpose of this resolution, the term “resident” shall include the owner of improved residential real estate located in the Village **and the owner of improved commercial real estate located in the Village, if the owner of commercial real estate claims residency on the property,** and

WHEREAS, for the purpose of this resolution, effective January 1, 2024 no additional owners of vacant residential real estate or improved or vacant commercial real estate may enter their name on the waiting list, and

NOW, THEREFORE, IT IS HEREBY RESOLVED that the following steps and procedures will be taken regarding the Village Pier Boat Slip Waiting List:

1. Only Williams Bay residents and their spouses may enter their name on the Pier Boat Slip Waiting List. If the property is recorded under a Trust, then only the principal Trustee and their spouse may jointly enter their name on the Village Pier Boat Slip Waiting List.
2. When an individual’s name comes to the top of the waiting list, they must meet the boat slip lease criteria to enter into a lease or must go to the bottom of the list. Once offered a lease, the individual has 14 days to enter into the lease with the Village or will forfeit their space on the waiting list.
3. A resident already owning a lease with the Village may enter their name on one waiting list for a different size pier boat slip, but once they obtain that pier boat slip, they must surrender the current pier boat slip they possess (a resident cannot lease two pier boat slips at one time.)
4. Waitlist application shall be non-transferable to anyone other than a spouse.
5. The Municipal pier eighteen (18) foot waitlist shall be frozen effective the date of approval of this resolution. Once all applicants currently on the Municipal pier eighteen (18) foot waitlist have been depleted, applicants will be pulled from the twenty-four (24) foot waitlist.

APPROVED by the Village Board of the Village of Williams Bay this XXth day of XXXXX, 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

RESOLUTION
R-14-24

**RESOLUTION TO EXTEND THE VILLAGE OF WILLIAMS BAY MUNICIPAL BOAT
VESSEL LENGTH RESTRICTION FROM 18' TO 21'**

WHEREAS, the Village of Williams Bay has a long-term policy regarding its pier boat slip leases and the establishment of a waiting list for those residents and property owners who desire to lease a boat slip; and

WHEREAS, the current length restriction for vessels using the Municipal Slips is 18'; and

WHEREAS, there is a growing demand for larger vessels to use the Municipal Slips; and

WHEREAS, extending the length restriction to 21' would allow more vessels to use the Municipal Slips, which would provide more recreational opportunities for residents; and

WHEREAS, on March 4, 2024, the Parks & Lakefront Committee determined that it is in the best interest of the Village to recommend approval of extending the length restriction for vessels using the Municipal Slips from 18' to 21'; and

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended proposal and authorizes an agreement, therefore.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____

William Duncan, President

Attest: _____

Tina Kolls, Clerk

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-21-2024**

**A RESOLUTION AUTHORIZING A QUOTE FOR ANNUAL FIREWORKS SHOW 2024
FROM J&M DISPLAYS, INC.**

WHEREAS, the Village of Williams Bay ("***Village***") has provided an annual fireworks show financed by donations in conjunction with the Williams Bay Lions Club Corn and Brat Fest; and

WHEREAS, from time to time the Village has sent out Request For Proposals (RFP); and

WHEREAS, the Village sent out and received three (3) proposals for the fireworks show and selected the continued services by J&M Displays, Inc. ("J&M") in 2023; and

WHEREAS, J&M Displays, Inc. fireworks show in 2023 was well received and J&M submitted a proposal for current year 2024 which matches or exceeds the 2023 proposal at the same cost of \$25,000; and

WHEREAS, on April 10, 2024 the Village Parks & Lakefront Committee ("P&L") and on April 11, 2024 the Village Finance & Personnel ("F&P") Committee met and reviewed and recommended approval of the J&M proposal dated March 21, 2024; and

WHEREAS, the President and Village Board have determined that it is in the best interests of the Village and its residents to authorize the quote from J&M Displays, Inc. to provide the annual fireworks show on August 10, 2024 in accordance with their proposal dated March 21, 2024 (Attached as Exhibit A);

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are incorporated herein as if fully set forth.

SECTION TWO: **Approval; Authorization.** The Quote submitted by J&M Displays, Inc. is hereby authorized in substantially the form attached hereto as Exhibit A. The Village President and Village Clerk are hereby authorized and directed to execute and attest, respectively, the Proposal in its final form on behalf of the Village.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

EXHIBIT A - PROPOSAL
(J&M Displays, Inc.)



March 21, 2024

Village of Williams Bay,

It is a good year for fireworks as the market has stabilized, somewhat, and we had very little changes in pricing from 2023. I know that's good to hear after the huge post-Covid increases a few years ago.

This summer's display will again be fired from barges on the lake in front of the Corn and Brat Festival grounds. It will run approximately 19-20 minutes long and will be fired using a wireless ignition system, so our crew members do not need to be on the barges during the display. Our insurance company really likes that part!.

There are many new fireworks in this year's display, across all sizes. I'm sorry that our software is not setup to show which are new for 2024, but there are a lot of them.

The proposal I have attached is a bit different than last year's. It actually shows all cost break downs on the final page as well as what each item costs. Please let me know if there are any questions, or concerns.

We look forward to shooting this great display for you!

Sincerely,

A handwritten signature in black ink that reads 'Bryan D. Olson'.

Bryan D. Olson
Sales Representative/Display Operator



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

Opening

2.5 Inch Finales

Quantity	Name	Rising Effect	Price	Total
4	Color and report 10 Shot finale chain		\$119.00	\$476.00
Category Shell Count: 40				\$476.00

6 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
1	Glittering willow to variegated with pistil	glitter tail	\$192.50	\$192.50
Category Shell Count: 1				\$192.50
Section Shell Count: 41				

Flights

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	Half red half blue chrysanthemum with silver peony ring	Crackling tail	\$13.70	\$41.10
3	Nishiki kamuro niagara falls		\$25.70	\$77.10
3	Reddish gamboge to var. color chrysanthemum		\$25.70	\$77.10
Category Shell Count: 9				\$195.30

3 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
3	Blue to red ghost peony		\$35.60	\$106.80
3	Silver Hummers w/ Fushia Center ELECTRIC FIRE ONLY (cylinder)		\$58.20	\$174.60
Category Shell Count: 6				\$281.40

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Golden kamuro to white strobe	Gold tail	\$44.50	\$178.00
Category Shell Count: 4				\$178.00

5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
4	Multi-Color Flowers	/rising green flowers	\$79.00	\$316.00
Category Shell Count: 4				\$316.00
Section Shell Count: 23				

Main Event

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	Ghost sweep Blue to Red to white strobe mines 100 shot fan		\$370.00	\$370.00
Category Shell Count: 100				\$370.00



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

Main Event

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment K Of 20 different J&M Brand shells ELECTRIC FIRE		\$270.00	\$270.00
2	Assortment T of 20 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$270.00	\$540.00
1	Assortment Y of 10 pairs (20 shells) J&M shells ELECTRIC FIRE (Low fallout)		\$270.00	\$270.00
Category Shell Count: 80				\$1,080.00

3 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
1	3" Red white blue with titanium salute (Cylinder)		\$35.60	\$35.60
Category Shell Count: 1				\$35.60

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
2	Brocade Ring pattern		\$28.20	\$56.40
2	Gold willow with color pistil	Gold tail	\$28.20	\$56.40
2	Half Purple half green with gold willow ring		\$28.20	\$56.40
1	Lemon Dahlia		\$28.20	\$28.20
2	Lime Magenta and orange peony with silver strobe pistil		\$28.20	\$56.40
2	Two color dahlia assorted		\$28.20	\$56.40
1	Willow to Red White and Blue	Gold tail	\$28.20	\$28.20
2	4" SILVER CROWN HORSE TAIL		\$44.50	\$89.00
1	4"SILVER TO GREEN CROSSETTE		\$44.50	\$44.50
1	4"Dragon Eggs		\$44.50	\$44.50
1	Brocade Crown crossette		\$44.50	\$44.50
1	Brocade crown coconut	Large Brocade tail	\$44.50	\$44.50
1	Chrysanthemum to cherry with rosy pistil		\$44.50	\$44.50
1	Glittering willow with blue pistil	glitter tail	\$44.50	\$44.50
1	Green ring inside brocade to purple ring		\$44.50	\$44.50
1	Lemon and pink ring with crackling pistils	whistling tail	\$44.50	\$44.50
1	Purple to dark to green		\$44.50	\$44.50
1	Rainbow crossette		\$44.50	\$44.50
1	Red Coco Crossette	red tail	\$44.50	\$44.50
1	Red green and blue moving stars		\$44.50	\$44.50
1	Spiral ring pattern		\$44.50	\$44.50
1	Assortment O of 18 different (36 shells) J&M Brand shells ELECTRIC FIRE	mixed tails	\$1,040.00	\$1,040.00
Category Shell Count: 63				\$2,045.90

4 Inch Special Effect shells

Quantity	Name	Rising Effect	Price	Total
2	1/4 Red green blue & yellow peony w/spangle pistil		\$52.30	\$104.60
2	Blue to red ghost peony		\$52.30	\$104.60
1	Crackling nishiki kamuro		\$52.30	\$52.30
1	Glittering silver to bright red to blue chrys		\$52.30	\$52.30
1	Red and green go getters with red tail	whistling tail	\$52.30	\$52.30
Category Shell Count: 7				\$366.10



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

Main Event

5 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	5"Blue to red to crackle		\$48.80	\$146.40
2	1/4 Peony with crackle pistil		\$79.00	\$158.00
1	Brocade Crown with silver strobe pistils		\$79.00	\$79.00
1	Chartreuse pistil with sun ring	Gold tail	\$79.00	\$79.00
1	Glittering to sea blue saturn with willow ring		\$79.00	\$79.00
1	Golden kamuro to white strobe	Silver tail	\$79.00	\$79.00
1	Golden spider stained glass with crossette		\$79.00	\$79.00
1	Medusa pattern (E-Fire ONLY) (assorted case)		\$79.00	\$79.00
1	Ring to dark to blue peony		\$79.00	\$79.00
1	Scattering with ring (silver wave ring, red blue scatter)	glitter tail	\$79.00	\$79.00
1	Willow to variegated w/ rising flowers		\$79.00	\$79.00
1	Assortment K of 15 different J&M Brand shells (low fallout) ELECTRIC FIRE	mixed tails	\$710.00	\$710.00
1	Assortment T of 15 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$710.00	\$710.00

Category Shell Count: 44 \$2,435.40

5 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
1	1/4 Red green blue & purple peony w/crossing circle w/spangle pistil		\$101.00	\$101.00
1	Colorful strobe coconut shells of shells		\$101.00	\$101.00
1	Red titanium salute small flowers		\$101.00	\$101.00
1	Red to yellow peony with blue pistil		\$101.00	\$101.00
1	Stained Glass-Red Green Blue Yellow with Crackling	Glittering tail	\$101.00	\$101.00
1	1/4 peony magenta lemon aqua and orange with crossing circles with crackling pistil		\$188.00	\$188.00
1	Golden wave to swimming		\$188.00	\$188.00

Category Shell Count: 7 \$881.00

6 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Assortment C of 9 different J&M brand shells ELECTRIC FIRE	mixed tails	\$730.00	\$730.00
1	Assortment O of 9 different J&M Brand shells ELECTRIC FIRE short leaders		\$730.00	\$730.00
1	Assortment Q of 9 different Long Duration J&M Brand Shells ELECTRIC FIRE	mixed tails	\$730.00	\$730.00
1	Assortment T of 9 different J&M brand shells ELECTRIC FIRE	Mixed tails	\$730.00	\$730.00
1	Assortment W of 9 different J&M Brand Shells ELECTRIC FIRE	mixed tails	\$730.00	\$730.00

Category Shell Count: 45 \$3,650.00

Section Shell Count: 347

Finales

4 Inch Finales

Quantity	Name	Rising Effect	Price	Total
3	Color (rainbow) 8 shot finale chain	mixed tails	\$259.00	\$777.00

Category Shell Count: 24 \$777.00



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

Finales

2.5 Inch Finales

Quantity	Name	Rising Effect	Price	Total
6	Spiderweb 10 Shot finale chain		\$119.00	\$714.00
Category Shell Count: 60				\$714.00

3 Inch Finales

Quantity	Name	Rising Effect	Price	Total
15	Rainbow 10 Shot finale chain	mixed tails	\$174.00	\$2,610.00
6	Report and palm 10 Shot finale chain		\$174.00	\$1,044.00
Category Shell Count: 210				\$3,654.00

5 Inch Color Shells

Quantity Name		Rising Effect	Price	Total
5	Glittering willow	glitter tail	\$79.00	\$395.00
6	Gold crown		\$79.00	\$474.00
Category Shell Count: 11				\$869.00

6 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
6	Nishiki kamuro to white strobe with white strobe pistil		\$192.50	\$1,155.00
Category Shell Count: 6				\$1,155.00
Section Shell Count: 311				

Miscellaneous

Glow Stick

Quantity	Name	Rising Effect	Price	Total
10	Glow - Concert Stick (10" glow stick)		\$2.45	\$24.50
Category Shell Count: 0				\$24.50

Ignition Items

Quantity	Name	Rising Effect	Price	Total
315	MJG 10' (non-regulated ATF) Igniters with 10' leads (FWI 10 - 30 per box)		\$2.20	\$693.00
50	MJG 15' (non-regulated ATF) Igniters with 15' leads (FWI15 - 20 per box)		\$2.20	\$110.00
Category Shell Count: 0				\$803.00
Section Shell Count: 0				

8% Free for Early Payment



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

8% Free for Early Payment

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	RWB tails to breaks with report finale 100 shot		\$145.00	\$145.00
1	Red Blue & White strobe finale cake 49 shot		\$218.00	\$218.00
1	Rainbow Crossette 50 shot Z shape		\$260.00	\$260.00
Category Shell Count: 199				\$623.00

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Rainbow crossette		\$44.50	\$44.50
2	White strobe and red dahlia	whistling tail	\$44.50	\$89.00
Category Shell Count: 3				\$756.50

6 Inch Special Effect Shells

Quantity	Name	Rising Effect	Price	Total
1	Blue to red to crackling ghost peony		\$192.50	\$192.50
1	Purple to nishiki kamuro niagara falls double circles		\$192.50	\$192.50
1	Willow with multi-flash with purple pink lemon pistils	glitter tail	\$192.50	\$192.50
Category Shell Count: 3				\$1,334.00

Section Shell Count: 205

15% Free for Loyalty Program

Multi-shell Barrage Units

Quantity	Name	Rising Effect	Price	Total
1	Assorted effects 100 shot Z shape		\$260.00	\$260.00
1	Crackling mine to blue and red dahlia w/ crackling 120 shot Fan cake		\$430.00	\$430.00
Category Shell Count: 220				\$690.00

3 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
3	3" WHITE STROBE HORSE TAIL		\$25.70	\$77.10
3	Colorful crackling flower dahlia	glitter tail	\$25.70	\$77.10
3	Crackling Nishiki Kamuro	Crackling tail	\$25.70	\$77.10
3	Gold Spangle chrysanthemum with crackling	Large Brocade tail	\$25.70	\$77.10
Category Shell Count: 12				\$998.40

4 Inch Color Shells

Quantity	Name	Rising Effect	Price	Total
1	Blue to dark to red		\$44.50	\$44.50
1	Color dahlia with silver strobe	Gold tail	\$44.50	\$44.50
1	Crackling willow		\$44.50	\$44.50
Category Shell Count: 3				\$1,131.90



J&M Displays Proposal for:
Village of Williams Bay
Lions Corn & Brat Festival - 2024

15% Free for Loyalty Program

4 Inch Finales

Quantity	Name	Rising Effect	Price	Total
6	Color (rainbow) 8 shot finale chain	mixed tails	\$259.00	\$1,554.00
Category Shell Count: 48				\$2,685.90
Section Shell Count: 283				



J&M Displays Proposal for: Village of Williams Bay Lions Corn & Brat Festival - 2024

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Fireworks Price:	\$20,499.70
Discount:	\$3,570.70
Subtotal Fireworks:	\$16,929.00
Sales Tax:	
Local Sales Tax:	
Insurance Processing:	\$2,500.00
License and Permit:	
Shoot Fee:	\$2,000.00
Delivery:	\$1,250.00
Musical Firing:	
Shoot Cost:	
Equipment Rental:	
Barge/Pontoon Fee:	\$2,321.00
Total Price of Show:	\$25,000.00

Total Shot Count:	1210
Packing Check:	551
Date of Display:	08/10/24
Customer Number:	12222

Summary of Free Items Added to Your Show

See Previous Pages for a Listing of Free Items

Free Items are Based on the \$16,929.00 Fireworks Subtotal

\$1,334.00	8% Free for Early Payment
\$2,685.90	15% Free for Loyalty Program
\$4,019.90	Total Free

Total Value of Show is \$32,590.60. Your Price is \$25,000.00

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.



FIREWORKS DISPLAY AGREEMENT

THIS AGREEMENT is made and entered into this 21st day of March, 2024, by and between J&M Displays, Inc., an Iowa corporation, having its principal place of business at Yarmouth, Iowa, including its employees, owners, and agents, hereinafter referred to as "Seller", and Village of Williams Bay, hereinafter referred to as "Buyer".

Seller shall furnish to Buyer one (1) fireworks display, as per the \$ 25,000 program (the "Fireworks Program") submitted to and accepted by the Buyer, and which by reference is made a part hereof as Exhibit A. The display is to take place on the evening of August 10, 2024 at approximately 9:00 p.m., weather permitting.

IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE PARTIES AS FOLLOWS:

I. FIRING OF DISPLAY

- a. Seller agrees to furnish all necessary fireworks display materials and personnel for a professional fireworks display in accordance with the Fireworks Program approved by the Parties. Seller agrees to comply with all local, state, and federal regulations and guidelines pertaining to the storing and displaying of fireworks. Seller, with Buyer's assistance, shall obtain any necessary permits for the fireworks display.
- b. Buyer Agrees to provide:
 - i. Sufficient area for the display, including a minimum spectator set back as determined by Seller;
 - ii. Protection of the display area by roping off or similar facility;
 - iii. Adequate police or security protection to prevent spectators from entering the display area; and
 - iv. Persons to assist in the inspection and cleanup of fireworks debris in the fallout zone of the shoot site at first light in the morning following the display;
- c. The cost and acquisition of any site-specific materials or display restrictions (such as sand or the use of a barge) shall be discussed prior to adoption of this Agreement, and the Party responsible for any such acquisition and cost shall be specifically laid out in the Fireworks Program (Exhibit A).
- d. Buyer understands that its failure to provide an appropriate area for the fireworks display, with requirement minimum setbacks and security, may result in a change to Buyer's display (such as a restriction on the type(s) of products which can be utilized) or a cancellation of the display for safety reasons, at Seller's sole discretion. In such event, if Buyer cannot immediately remedy the setback or security concern prior to the Display time noted above, Buyer remains responsible for the entire purchase price of the display regardless of any limitation or cancellation of the display.

II. PAYMENT. The Buyer shall pay to the Seller (check one of the below options):

- ☐ The sum of \$_____ as a down payment upon execution of this Agreement. The balance of \$_____ shall be due and payable within fifteen (15) days after the date of the fireworks display. A service charge of one and one-half percent (1 ½ %) per month shall be added to the unpaid balance if the account is not paid in full with the fifteen (15) days from the date of the display. If this account remains unpaid and is turned over to a collection agency for non-payment, all fees incurred in collecting the balance will be at the Buyer's expense. All returned checks will be assessed a \$30.00 fee.
- ☒ \$ 25,000 in full by June 2, 2024 (70 days prior to the display date). The Buyer will receive 8% prepayment bonus product in this fireworks display.
- ☐ \$_____ in full by _____ (30 days prior to the display date). The Buyer will receive 5% prepayment bonus product in this fireworks display.

III. LOYALTY PROGRAM

- a. Seller has in place a bonus system for Buyer's who purchase their fireworks displays exclusively from Seller year-to-year. The full terms of Seller's loyalty program have been provided to Buyer with the Program and are available on J&M's website.
- b. Pursuant to Buyer's status in the loyalty program, Buyer will receive an additional ☐ 5% ☐ 10% ☒ 15% (check one) bonus product for this display.

IV. POSTPONEMENT/CANCELLATION

- a. Rain Date: Should inclement weather prevent the firing of the display on the date intended, the Parties agree to a mutually convenient rain date of August 11, 2024 or another date as agreed to by both Parties. Once display set-up has begun, the determination to cancel the fireworks display because of inclement weather or unsafe weather conditions shall rest within the sole discretion of the Seller, the Authority Having Jurisdiction, and the Seller's lead pyrotechnician.
- b. Except as specifically provided for elsewhere in this Agreement, neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes (hereinafter referred to as "Force Majeure"), to the extent beyond the Party's reasonable control: acts of God, accident, riots, public disturbances including but not limited to an active-shooter situation, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, or generalized lack of availability of raw materials or energy.
- c. Disruption of Services due to Covid-19, supply chain disruptions, and public health. Fireworks displays and related events are prone to cancellation due to the ongoing and unforeseeable nature of the Covid-19 pandemic and related health issues, government intervention (such as stay-at-home orders or restrictions on gatherings), and unavailability of supplies and personnel. As such, Seller will work with all customers to ensure a timely and safe display, but due to circumstances outside Seller's and Buyer's control, certain fireworks displays may have to be cancelled or rescheduled with limited notice. Each Party's obligations to perform hereunder will be excused in the case of a Force Majeure Event, which is defined to include (but is not limited to) supply chain disruptions which prevent Seller from obtaining the necessary materials to perform the Display; medical conditions which result in quarantine or similar limitations, or restrictions on travel or congregation in the metropolitan area where the Display is scheduled to be held; and death, serious illness or incapacity of one or more of the display Shoot Team member(s) which renders it impossible, unsafe, or not reasonably practical for the Shoot Team to perform the display.

A governmental or municipal Buyer, who in its discretion and control, acts or adopts a restriction on public gatherings shall not be relieved of its obligations under the Force Majeure provisions of this Agreement. A Buyer who anticipates any such restriction or potential cancellation shall immediately notify and contact Seller to discuss alternative arrangements.

- d. Unless specified above: Displays postponed to an alternate date will be charged and additional 15% of the total contract price for additional expenses incurred in presenting the display on an alternate date; for Displays canceled and not rescheduled within the same calendar year, Seller shall be entitled to 20% of the contract price for out-of-pocket expenses incurred in preparation for the display.

V. INSURANCE and LIMITATIONS OF LIABILITY

- a. Seller agrees to provide, at its expense, general liability insurance coverage in an amount not less than \$10,000,000, and within two (2) weeks prior to the date of the fireworks display, shall submit to Buyer, if requested in writing, a certificate of insurance. All entities listed on the certificate of insurance will be deemed an additional insured. In the event of a claim by Buyer, the applicable deductible shall be paid by the Seller.

The Seller agrees to defend, indemnify, and hold harmless the Buyer and its agents and employees from and against all claims, costs, judgments, damages and expenses, including reasonable attorney's fees that

may or shall arise out of any negligent or wrongful act or omission by the Seller related to the performance of the fireworks for the Buyer. The Buyer agrees to give the Seller prompt notice of any claims or demands and to cooperate with the Seller or its successors in interest or assigns, if any, in the defense of any such claims and/or demands.

- b. Separate from, and in addition to Seller's insurance of the fireworks, Buyer agrees to provide, at its expense, a general liability policy or "special event" insurance coverage, in an amount sufficient to meet or exceed municipality or industry standards and all applicable requirements of local, state, and federal law. For any injury or property claims that may arise during the course of Buyer's event, not arising out of Seller's acts or the performance of the fireworks, Buyer's insurance shall be primary. Buyer agrees to defend, indemnify, and hold harmless the Seller and its agents and employees from and against all such claims, costs, judgments, damages and expenses, including reasonable attorney's fees that may or shall arise out of any negligent or wrongful act or omission by the Buyer or third-parties occurring during the course of Buyer's event.
- c. In no event shall Seller's liability to Buyer arising out of or related to this Agreement, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the aggregate amount of insurance coverage as described in this section. Notwithstanding any provisions to the contrary, in no event shall either Party be liable to the other, or to any third party, for any loss of use, revenue or profit, or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not such party has been advised of the possibility of such damages.

VI. Each Party has read all of the provisions of this Agreement, they understand all of its provisions, and agree to be bound by them. This written contract, and its Exhibits, contains the entire agreement of the Parties and modifies and supersedes all prior agreements or negotiations, all of which are merged into and incorporated into this Agreement. If any provision of this Agreement is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this agreement.

VII. Choice of Law, Jurisdiction, and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa without regard to conflict-of-law principles, except as otherwise specifically required for the storing and displaying of fireworks as set forth by State and Federal law. Notwithstanding, the Parties must bring any legal or equitable action or proceeding arising under or related to this Agreement exclusively in the Iowa District Court in and for Des Moines County, Iowa. The Iowa District Court in and for Des Moines County, Iowa shall have exclusive jurisdiction to decide any disputes arising out of or related to this Agreement. Each party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum in the Iowa District Court in and for Des Moines County, Iowa.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written above.

SELLER

BUYER

BY: Bryan D Olson
ROLE: Sales Representative

J&M Displays, Inc.

BY: _____
ROLE: _____
ENTITY: _____

Please include the **DISPLAY INFORMATION FORM** with this Agreement so your order is processed accurately.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/21/2024

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

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure, LLC dba Britton Gallagher 3737 Park East Dr. STE 204 Beachwood OH 44122	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 E-MAIL ADDRESS: FAX (A/C, No): 216-658-7101														
INSURED J & M Displays, Inc. 18064 170th Avenue Yarmouth IA 52660	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Everest Denali Insurance Company</td><td>16044</td></tr><tr><td>INSURER B : Axis Surplus Ins Company</td><td>26620</td></tr><tr><td>INSURER C : Everest Indemnity Insurance Co.</td><td>10851</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Everest Denali Insurance Company	16044	INSURER B : Axis Surplus Ins Company	26620	INSURER C : Everest Indemnity Insurance Co.	10851	INSURER D :		INSURER E :		INSURER F :	
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INSURER C : Everest Indemnity Insurance Co.	10851														
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:** 1964529271**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC			SI8ML00060-241	1/15/2024	1/15/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			SI8CA00033-241	1/15/2024	1/15/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			P-001-000063943-06	1/15/2024	1/15/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A				WC STATU-TORY LIMITS E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability #2			SI8EX01313-241	1/15/2024	1/15/2025	Each Occ/ Aggregate \$4,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement or permit.

FIREWORKS DISPLAY DATE: August 10, 2024

RAIN DATE: August 11, 2024

LOCATION OF EVENT: Geneva Lake, Williams Bay, Wisconsin

ADD'L INSURED: The Village of Williams Bay, Wisconsin, its employees, volunteers, officers, elected officials, partners, subsidiaries, divisions & affiliates, event sponsors & landowners as their interest may appear in relation to this event; Williams Bay Lions Club (sponsor); Austin Pier Service (barge supplier)

CERTIFICATE HOLDER**CANCELLATION**Village of Williams Bay
PO Box 580
Williams Bay WI 53191
USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-22-24**

**A RESOLUTION AUTHORIZING QUOTE FOR ADDITIONAL PICKLEBALL COURTS STRIPING
(THEATRE ROAD PARK)**

WHEREAS, on June 19, 2023, the Village Board approved a resolution authorizing Work Order 0230496.00 from Village Engineer Baxter & Woodman for Design and Construction Engineering Services for Theatre Road Park – Tennis & Basketball Courts (“Work Order”); and

WHEREAS, on September 18, 2023, the Village of Williams Village Board approved Resolution R-60-23 awarding the low-bid from DK Contractors, Inc, Pleasant Prairie, WI with electric (without lights) in the amount of \$361,904 funded by a combination of 2022 Bonds for E. Geneva Street Project and Tennis & Basketball Courts and Theatre Road Concession/Restroom

WHEREAS, on April 10, 2024 the Village of Williams Bay Parks and Lakefront Committee and on April 11, 2024 the Finance & Personnel Committee determined that it is in the best interests of the Village to recommend approval of quote from DK Contractors, Inc, Pleasant Prairie, WI for additional pickleball courts striping in the amount not to exceed \$6,500.00 funded by borrowed funds; and

WHEREAS, on April 15, 2024, the Village of Williams Village Board, as recommended by the Parks and Lakefront Committee and the Finance & Personnel Committee, has determined that it is in the best interests of the Village and its residents to award the quote.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended proposal and authorizes an agreement, therefore.

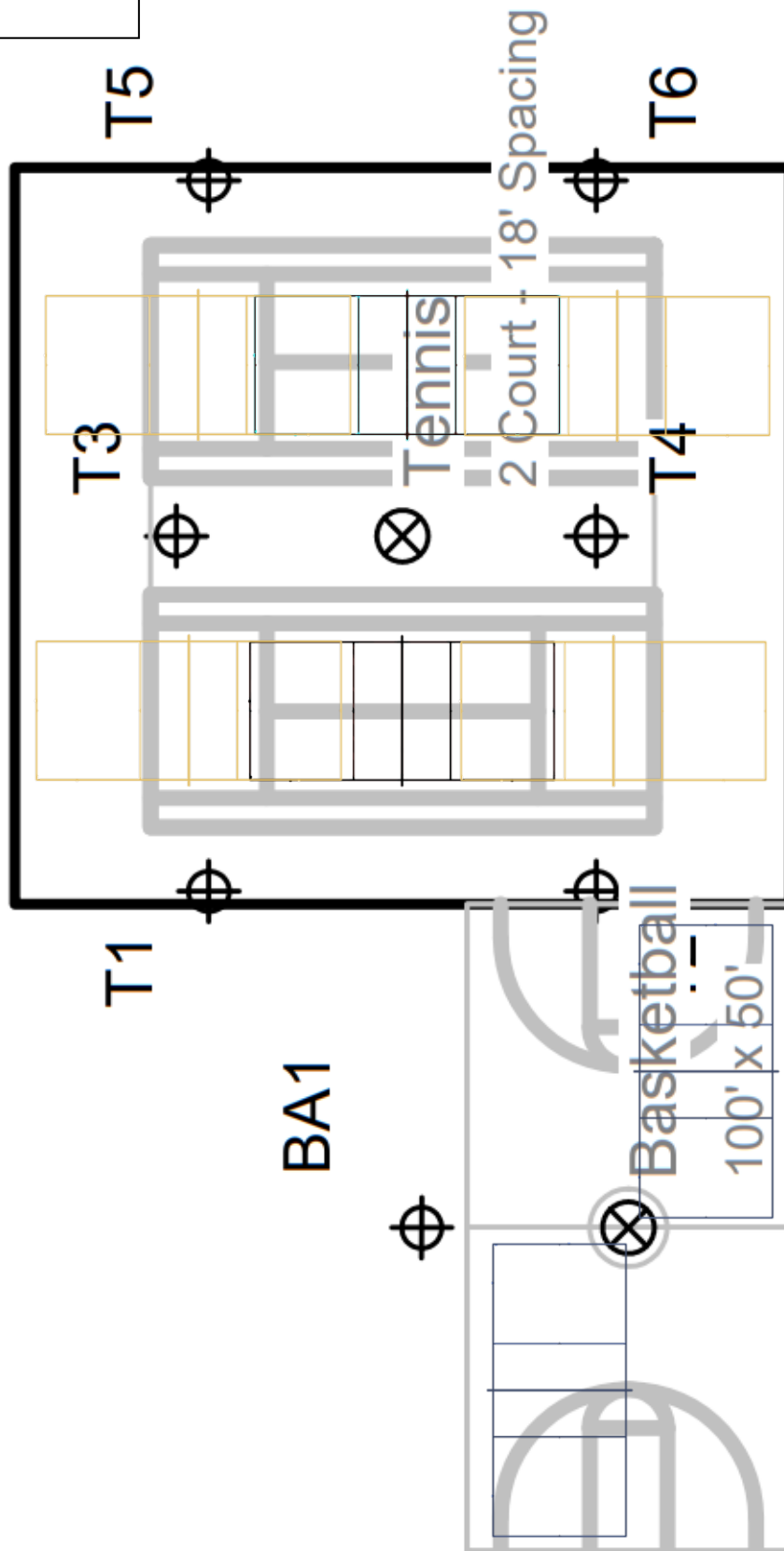
Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

****Pickleball close to scale,
but might not be exact****



Black Lines: Original Proposal presented April 1st meeting.

Gold Line: Proposed discussion at the meeting. This would still include the two black line courts laid out for users without their own equipment.

Blue Lines on basketball: Remove gold lines from tennis courts and have two additional courts available on the basketball court.

Option 1: Two Tennis/Pickleball Combination Courts

Option 2: Four Pickleball Courts w/o nets, and Two Tennis/Pickleball Combination Courts

Option 3: Two Tennis/Pickleball Combination Courts and Two pickleball courts w/o nets striped on the basketball court.

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Capitol Buzz

April 11, 2024

[View as Webpage](#)

EPA Releases Nationwide Drinking Water Standards

Yesterday [**The U.S. Environmental Protection Agency \(EPA\)**](#) announced new enforceable federal standards for per- and polyfluoroalkyl substances (PFAS) in drinking water. The EPA rule includes new enforceable Maximum Contaminant Levels (MCL) of 4.0 parts per trillion (ppt) for PFOA and PFOS and 10 ppt for PFNA, PFHxS and GenX. The EPA also finalized an MCL at a hazard index of 1 when a combination of PFNA, PFHxS, GenX and PFBS are present in a mixture.

The requirements in the EPA rule include the following:

- Public water systems must monitor for these PFAS and have **three years to complete initial monitoring** (by 2027), followed by ongoing compliance monitoring. Water systems must also provide the public with information on the levels of these PFAS in their drinking water beginning in 2027.
- Public water systems have **five years (by 2029) to implement solutions** that reduce these PFAS if monitoring shows that drinking water levels exceed these MCLs.
- Beginning in five years (2029), public water systems that have PFAS in drinking water which violates one or more of these MCLs must take action to reduce levels of these PFAS in their drinking water and must provide notification to the public of the violation.

In a webinar yesterday EPA indicated that the agency would not require specific treatment and would allow municipalities flexibility in how they come into compliance with the new rule. Some may choose reverse osmosis and others will select granulated activated carbon systems while some municipalities may be fortunate enough to turn off a well to comply.

If construction is required, five years will be a quick turnaround for large projects and funding is going to be an issue for municipalities and ratepayers.

The EPA did announce nearly **\$1 billion in additional funding** with the release of the rule for the Emerging Contaminants Small or Disadvantaged Communities grant program. Updated eligible uses in 2004 include “one or more owners of drinking water wells that are not public water systems or connected to a public water system” as beneficiaries. **Wisconsin's share of this new funding is \$13.2 million.** While appreciated, this amount is minimal especially considering the eligible applicant pool has been expanded.

State Implementation

According to DNR sampling data updated on March 27, 2024, 249 municipal systems had a PFAS detect and 39 would exceed the new EPA MCLs.

The Department of Natural Resources has indicated that this rulemaking process to comply with EPA standards is underway, the current MCL for Wisconsin for PFOA and PFOS is 70 ppt. This standard will remain in effect until the federal MCLs are adopted.

It is important to note that while communities have to shoulder the burden of financing this regulation, PFAS substances are still being produced and utilized. The remediation is going to continue to be an uphill battle while contaminants are still entering the market and environment.

The League helped secure \$125 million for a PFAS Municipal and Innocent Landowner Grant Program in the state budget. A policy bill to create and implement those programs was vetoed by the Governor earlier this week. The funding is still available to be distributed by the Legislative Joint Finance Committee.

The League will continue to work with the legislature, the Governor, and the DNR to allocate additional funding to help municipalities continue to deliver safe drinking water. We must find a plausible compromise, a political stalemate is not helping ratepayers.



The League's Government Affairs Team is here to keep you updated on legislative proposals introduced during the session. If you have questions please contact: Government Affairs Director, Toni Herkert at therkert@lwm-info.org.



[League of Wisconsin Municipalities](#)
therkert@lwm-info.org



League of Wisconsin Municipalities | 316 West Washington Street., Suite 600, Madison, WI
53703

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Sent by therkert@lwm-info.org powered by



Try email marketing for free today!



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample Summary

Descriptions of all qualifiers listed throughout this report can be found on the Qualifiers and Definitions Page.

Lab ID	Sample	Matrix	Sample Type	Qualifiers	Date Sampled	Date Received
CB14580-01	Raw 1	DW			11/30/23 9:30	12/1/23 9:00
CB14580-03	Raw 2	DW			11/29/23 11:00	12/1/23 9:00
CB14580-05	Raw 3	DW			11/29/23 11:10	12/1/23 9:00

Analysis Qualifiers:

LabNumber	Analysis	Qualifier
CB14580-01	UCMR5 EPA Method 533	FBNA
CB14580-01	UCMR5 EPA Method 537.1	FBNA
CB14580-03	UCMR5 EPA Method 533	FBNA
CB14580-03	UCMR5 EPA Method 537.1	FBNA
CB14580-05	UCMR5 EPA Method 533	FBNA
CB14580-05	UCMR5 EPA Method 537.1	FBNA

Cancelled Tests:

Lab ID	Sample	Analysis	Cancelled	Initials
CB14580-02	Raw 1 Field Blank	Perfluorinated Chemicals by EPA Method 533	12/8/23 14:08	CSC
CB14580-02	Raw 1 Field Blank	Perfluorinated Chemicals by EPA Method 537.1	12/8/23 10:07	CSC
CB14580-04	Raw 2 Field Blank	Perfluorinated Chemicals by EPA Method 533	12/8/23 14:08	CSC
CB14580-04	Raw 2 Field Blank	Perfluorinated Chemicals by EPA Method 537.1	12/8/23 10:07	CSC
CB14580-06	Raw 3 Field Blank	Perfluorinated Chemicals by EPA Method 533	12/8/23 14:08	CSC
CB14580-06	Raw 3 Field Blank	Perfluorinated Chemicals by EPA Method 537.1	12/8/23 10:07	CSC



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample Results

Sample: Raw 1

CB14580-01 (DW) Sampled: 11/30/23 09:30

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles											
perfluorobutanoic acid (PFBA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoro-3-methoxypropanoic acid (PFMPA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoropentanoic acid (PFPeA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorobutanesulfonic acid (PFBS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoro-4-methoxybutanoic acid (PFMBA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
nonafluoro-3,6-dioxahexanoic acid (NFDHA)	ND			0.020		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorohexane sulfonic acid (4:2FTS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorohexanoic acid (PFHxA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoropentanesulfonic acid (PFPeS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
hexafluoropropylene oxide dimer acid (HFPO DA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoroheptanoic acid (PFHpA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorohexanesulfonic acid (PFHxS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
4,8-dioxo-3H-perfluorononanoic acid (ADONA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorooctane sulfonic acid (6:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoroheptanesulfonic acid (PFHpS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorooctanoic acid (PFOA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorononanoic acid (PFNA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorooctanesulfonic acid (PFOS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorodecanoic acid (PFDA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorodecane sulfonic acid (8:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluoroundecanoic acid (PFUnA)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
11-chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
perfluorododecanoic acid (PFDoA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	1
Surrogate: (EIS) MPFBA	88%		Limits: 50-200%				12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample: Raw 1 (Continued)**CB14580-01 (DW) Sampled: 11/30/23 09:30**

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles (Continued)											
Surrogate: (EIS) M5PFPeA	88%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M3PFBS	87%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M2-4:2FTS	169%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M5PFHxA	79%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M4PFHpA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M3PFHxS	91%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M2-6:2FTS	133%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M8PFOA	78%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M9PFNA	76%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M8PFOS	86%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M2-8:2FTS	106%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M6PFDA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M7PFUDA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) MPFDoA	80%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
Surrogate: (EIS) M3HFPODA	79%			Limits: 50-200%			12/7/23 6:47	12/7/23 22:53	RAW	EPA 533	
n-methyl perfluorooctanesulfonamidoacetic acid (NMeFOSAA)	ND			0.0060		ug/L	12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	1
N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	ND			0.0050		ug/L	12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	1
perfluorotridecanoic acid (PFTTrDA)	ND			0.0070		ug/L	12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	1
perfluorotetradecanoic acid (PFTA)	ND			0.0080		ug/L	12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	1
Surrogate: (SURR) C13-PFHxA	87%			Limits: 70-130%			12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-HFPODA	83%			Limits: 70-130%			12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-PFDA	87%			Limits: 70-130%			12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) d5-NEtFOSAA	83%			Limits: 70-130%			12/7/23 5:41	12/7/23 15:55	RAW	EPA 537.1, Rev 2.0	



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample: Raw 2

CB14580-03 (DW) Sampled: 11/29/23 11:00

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles											
perfluorobutanoic acid (PFBA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoro-3-methoxypropanoic acid (PFMPA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoropentanoic acid (PFPeA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorobutanesulfonic acid (PFBS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoro-4-methoxybutanoic acid (PFMBA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
nonafluoro-3,6-dioxahexanoic acid (NFDHA)	ND			0.020		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorohexane sulfonic acid (4:2FTS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorohexanoic acid (PFHxA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoropentanesulfonic acid (PFPeS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
hexafluoropropylene oxide dimer acid (HFPO DA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoroheptanoic acid (PFHpA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorohexanesulfonic acid (PFHxS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
4,8-dioxo-3H-perfluorononanoic acid (ADONA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorooctane sulfonic acid (6:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoroheptanesulfonic acid (PFHpS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorooctanoic acid (PFOA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorononanoic acid (PFNA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorooctanesulfonic acid (PFOS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorodecanoic acid (PFDA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorodecane sulfonic acid (8:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluoroundecanoic acid (PFUnA)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
11-chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
perfluorododecanoic acid (PFDoA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	1
Surrogate: (EIS) MPFBA	92%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M5PFPeA	93%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M3PFBS	91%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample: Raw 2 (Continued)**CB14580-03 (DW) Sampled: 11/29/23 11:00**

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles (Continued)											
Surrogate: (EIS) M2-4:2FTS	179%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M5PFHxA	86%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M4PFHpA	83%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M3PFHxS	93%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M2-6:2FTS	141%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M8PFOA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M9PFNA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M8PFOS	90%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M2-8:2FTS	103%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M6PFDA	83%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M7PFUdA	84%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) MPFDoA	85%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
Surrogate: (EIS) M3HFPODA	77%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:17	RAW	EPA 533	
n-methyl perfluorooctanesulfonamidoacetic acid (NMeFOSAA)	ND			0.0060		ug/L	12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	1
N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	ND			0.0050		ug/L	12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	1
perfluorotridecanoic acid (PFTrDA)	ND			0.0070		ug/L	12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	1
perfluorotetradecanoic acid (PFTA)	ND			0.0080		ug/L	12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	1
Surrogate: (SURR) C13-PFHxA	87%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-HFPODA	81%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-PFDA	88%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) d5-NEtFOSAA	80%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:21	RAW	EPA 537.1, Rev 2.0	



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample: Raw 3

CB14580-05 (DW) Sampled: 11/29/23 11:10

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles											
perfluorobutanoic acid (PFBA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoro-3-methoxypropanoic acid (PFMPA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoropentanoic acid (PFPeA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorobutanesulfonic acid (PFBS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoro-4-methoxybutanoic acid (PFMBA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoro(2-ethoxyethane)sulfonic acid (PFEESA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	ND			0.020		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorohexane sulfonic acid (4:2FTS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorohexanoic acid (PFHxA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoropentanesulfonic acid (PFPeS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
hexafluoropropylene oxide dimer acid (HFPO DA)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoroheptanoic acid (PFHpA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorohexanesulfonic acid (PFHxS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
4,8-dioxa-3H-perfluorononanoic acid (ADONA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorooctane sulfonic acid (6:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoroheptanesulfonic acid (PFHpS)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorooctanoic acid (PFOA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorononanoic acid (PFNA)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorooctanesulfonic acid (PFOS)	ND			0.0040		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorodecanoic acid (PFDA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
1H,1H, 2H, 2H-perfluorodecane sulfonic acid (8:2FTS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluoroundecanoic acid (PFUnA)	ND			0.0020		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
11-chloroelcosfluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	ND			0.0050		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
perfluorododecanoic acid (PFDoA)	ND			0.0030		ug/L	12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	1
Surrogate: (EIS) MPFBA	92%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M5PFPeA	92%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M3PFBS	87%		Limits: 50-200%				12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Sample: Raw 3 (Continued)**CB14580-05 (DW) Sampled: 11/29/23 11:10**

Analyte	Result	Qualifier	LOD	LOQ	MCL	Units	Date Prepared	Date Analyzed	Analyst	Method	Lab Cert Code
Semi-Volatiles (Continued)											
Surrogate: (EIS) M2-4:2FTS	156%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M5PFHxA	81%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M4PFHxA	78%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M3PFHxS	88%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M2-6:2FTS	117%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M8PFOA	79%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M9PFNA	77%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M8PFOS	90%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M2-8:2FTS	102%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M6PFDA	82%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M7PFUDA	82%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) MPFDoA	77%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
Surrogate: (EIS) M3HFPODA	79%			Limits: 50-200%			12/7/23 6:47	12/7/23 23:41	RAW	EPA 533	
n-methyl perfluorooctanesulfonamidoacetic acid (NMeFOSAA)	ND			0.0060		ug/L	12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	1
N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	ND			0.0050		ug/L	12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	1
perfluorotridecanoic acid (PFTTrDA)	ND			0.0070		ug/L	12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	1
perfluorotetradecanoic acid (PFTA)	ND			0.0080		ug/L	12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	1
Surrogate: (SURR) C13-PFHxA	91%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-HFPODA	85%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) C13-PFDA	83%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	
Surrogate: (SURR) d5-NEtFOSAA	79%			Limits: 70-130%			12/7/23 5:41	12/7/23 16:47	RAW	EPA 537.1, Rev 2.0	



Northern Lake Service Inc.

Northern Lake Service, Inc • 400 N Lake Ave • Crandon, WI 54520

800-278-1254 • www.nlslab.com

Williams Bay Dept Public Works

155 Elkhorn Road

Williams Bay, WI 53191

Project: Investigative PFAS Testing

Project Number: Investigative PFAS Testing

Project Manager: Wayne Edwards

Reported:

12/12/23 7:15

Work Order:

CB14580

List of Certifications

Code	Description	Number	Expires
1	EPA Laboratory ID No.	WI00034	1/1/26



Williams Bay Dept Public Works
155 Elkhorn Road
Williams Bay, WI 53191

Project: Investigative PFAS Testing
Project Number: Investigative PFAS Testing
Project Manager: Wayne Edwards

Reported:
12/12/23 7:15

Work Order:
CB14580

Qualifiers and Definitions

Item	Definition
FBNA	The field sample had no detects, therefore the corresponding trip blank/field reagent blank was not analyzed.
ND	Analyte NOT DETECTED at or above the LOD or MRL.
LOD	Limit of Detection.
LOQ	Limit of Quantitation.
NA	Not Applicable.
Dry	Dry Weight Basis.
Wet	Wet Weight Basis.
% Dry	Equal to: $(\text{mg/kg dry}) / 10000$.
1000 ug/L	Equal to: 1 mg/L.
MCL	Maximum Contaminant Levels for Drinking Water Samples. Shaded results indicate >MCL.
RPD	Relative Percent Difference.
%REC	Percent Recovery.
Source	Sample that was matrix spiked or duplicated.

All LOD/LOQs adjusted to reflect preparation volumes, dilutions, and/or solids content.

**VILLAGE OF WILLIAMS BAY
RESOLUTION NO. R-23-24**

**A RESOLUTION AUTHORIZING BAXTER & WOODMAN
WOMEN'S LEADERSHIP CENTER (WLC) WORK ORDER**

WHEREAS, Village Engineer Baxter & Woodman provided the attached Work Order 0222626 to construction observation services for the public water main, updating the Owner records and geographical information system, and providing engineering assistance to the building inspection department, if needed, for an estimated fee of \$20,000; and

WHEREAS, the Applicant and Owner have submitted a fully executed "Agreement to Reimburse for Professional Services" ("Agreement") and the terms of this Agreement are binding upon both the Applicant and the Owner; and

WHEREAS, per the Agreement, the Village agrees to invoice the Applicant on a monthly basis for any costs which the Village incurs; and

WHEREAS, on April 1, 2024, the Village of Williams Bay Finance & Personnel Committee determined that it is in the best interests of the Village to authorize the Work Order; and

WHEREAS, on April 15, 2024, the Village of Williams Village Board, as recommended by the Finance & Personnel Committee, have determined that it is in the best interests of the Village and its residents to authorize the Work Order.

NOW, THEREFORE, the Village Board of the Village of Williams Bay, County of Walworth, State of Wisconsin, do hereby ordain as follows:

Section I: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section II: Approval. The President and Board of Trustees hereby approves the recommended proposal and authorizes an agreement, therefore.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

**VILLAGE OF WILLIAMS BAY, WISCONSIN
WOMEN'S LEADERSHIP CENTER
CONSTRUCTION SERVICES
WORK ORDER**

ENGINEERS' PROJECT NO. 0222626

Project Description:

The Project consists of providing construction observation services for the public water main, updating the Owner records and geographical information system, and providing engineering assistance to the building inspection department, if needed. The Developer will provide the construction engineering services. The estimated fee is based on the schedule provided by the Developer's contractor at the March 6, 2024 pre-construction meeting.

Engineering Services:

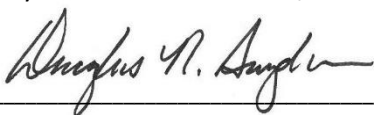
Specific Engineering services are described in the Master Engineering Services Agreement between the Village and Engineers dated October 16, 2017. A detailed scope of services for this Project is listed in Attachment A of this Work Order.

Compensation:

Compensation for the services will be in accordance with the Master Engineering Services Agreement dated October 16, 2017. The Owner shall pay the Engineer for the services performed or furnished under Attachment A, based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel, which is estimated at **\$20,000**.

Submitted by: **Baxter & Woodman, Inc.**

By: _____



Douglas R. Snyder, P.E.

Title: Vice President

Date: March 13, 2024

Approved: **Village of Williams Bay, WI**

By: _____

William B. Duncan

Title: President

Date: _____

Attest: _____

Tina Kolls, Clerk

Additional Comments: See the Owner's Developer's Agreement for the Developer.

PROJECT DESCRIPTION

The Project consists of providing construction observation services for the public water main, updating the Owner records and geographical information system, and providing engineering assistance to the building inspection department, if needed. The Developer will provide the construction engineering services. The estimated fee is based on the schedule provided by the Developer's contractor at the March 6, 2024 pre-construction meeting.

SCOPE OF SERVICES

The following scope of services details the anticipated tasks necessary to successfully complete this Project.

1. Act as the Owner's representative with duties, responsibilities, and limitations of authority as assigned in the construction contract documents.
2. PROJECT ADMINISTRATION
 - A. Attend periodic construction progress meetings.
 - B. Review the Developer's requests for letter of credit reduction.
 - C. Provide manager or other office staff visits at the site as needed.
 - D. Update the Owner records to include the public improvements.
 - E. Provide engineering assistance to the building inspection department, if needed.
3. FIELD OBSERVATION – Part Time
 - A. Engineer's site observation shall be at the times agreed upon with the Owner. Engineer will provide Resident Project Representatives at the construction site on a part-time basis up to forty (40) hours per week from Monday through Friday, not including legal holidays, as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance

of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.

- B. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work. (By Developer)
- C. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work and provide weekly reports to the Owner of the construction progress and working days charged against the Contractor's time for completion.

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VILLAGE OF WILLIAMS BAY

RESOLUTION NO. R-19-24

RESOLUTION EXPRESSING OFFICIAL INTENT CONCERNING THE ESTABLISHMENT OF A TAX INCREMENT FINANCING DISTRICT

WHEREAS, the former George Williams College of Aurora University ("George Williams") site within the Village of Williams Bay, is a valued part of Williams Bay's unique identity and character; and

WHEREAS, to protect the Village's character, the Village has undertaken careful planning to identify potential complimentary redevelopment of George Williams, as well as other lakefront and area properties; and

WHEREAS, through such planning efforts, the Village has identified properties located on and around George Williams area as being appropriate for complementary development, and has started the process of reviewing the Williams Bay Comprehensive Plan to identify the appropriate land use of such properties within the Village; and

WHEREAS, the successful future use of the former George Williams property within the Village (collectively, "**Redevelopment Project Area**") is essential for the long-term viability of the Village, including its fiscal health and maintenance of its unique character; and

WHEREAS, if the George Williams property and surrounding parcels are not developed in a way consistent with the Village's Comprehensive Plan it could lead to deteriorating conditions in the Redevelopment Project Area which may cause general harm to the Village of Williams Bay and negatively impact the Village's vitality, character, and ability to maintain property tax revenues; and

WHEREAS, the future of the Redevelopment Project Area consistent with the Village's Comprehensive Plan is critical to the Village's growth prospects and important to the Village's zoning and planning goals and regulations; and

WHEREAS, the Village has protected the continued use of the George Williams property for continuing education uses but the lack of, or deteriorating, infrastructure in this Area combined with an increasingly challenging education environment has hindered the owner's efforts to attract developers interested in continuing the historical educational use the Redevelopment Project Area; and

WHEREAS, over the past few years, the Village has been studying the need to reinvest in necessary infrastructure improvements necessary for continuing to provide necessary services to the Redevelopment Project Area and has been exploring options to finance these improvements; and

WHEREAS, the Village has identified several potential sources for financing these infrastructure improvements, including special assessments, utility and other user fees, and tax increment financing (TIF); and

WHEREAS, in furtherance of the Village's study of the various options for financing infrastructure improvements to serve the Redevelopment Project Area, the Village retained a public finance consultant, Robert W, Baird. ("**Baird**") in 2024; and

WHEREAS, Baird studied the current conditions in the Redevelopment Project Area and concluded that there were a number of options available to the Village in financing the infrastructure improvements in the Redevelopment Project Area, including the establishment of a tax increment financing (TIF) district over the Redevelopment Project Area; and

WHEREAS, Baird' concludes that the Redevelopment Project Area qualifies as a mixed used area under the Wisconsin Department of Revenue's Tax Increment Financing Manual and under Wisconsin State Statute's and is, therefore, eligible for designation as a tax increment financing redevelopment project area; and

WHEREAS, recently the Village engaged in preliminary discussions with potential owner and developer of a portion of the Redevelopment Project Area, and

WHEREAS, in order to allow the Redevelopment Project Area to proceed, it is necessary that the Village provide financial assistance for the necessary infrastructure improvements to adequately continue and provide these services in the form of tax increment financing and other financial incentives; and

WHEREAS, upon review, and in consideration of the Bairds review, the Village has determined that the Redevelopment Project Area is not reasonably anticipated to be redeveloped without substantial investment in infrastructure improvements in the Redevelopment Project Area financed through the establishment of a tax increment financing district; and

WHEREAS, in light of this determination, developers have informed the Village that they would proceed with their proposed development in the Redevelopment Project Area in reliance on the Village's efforts to provide the necessary infrastructure improvements, and options available to finance these improvements include proceeds from a tax increment financing district and other public financing sources; and

WHEREAS, Village investment in infrastructure improvements within the Redevelopment Project Area, will provide significant benefits not only to the Redevelopment Project Area but throughout other areas of the Village as well as to all overlying taxing jurisdictions, and

WHEREAS, the redevelopment of the Redevelopment Project Area in a manner consistent with the Village's Comprehensive Plan will continue to protect the Village's character and provide substantial long-term financial benefits to the Village as a whole; and

WHEREAS, consequently, the Village of Williams Bay intends to move forward with the process for establishing a tax increment financing district over the Redevelopment Project Area, among other financing options, to induce the redevelopment of the Redevelopment Project Area; and

WHEREAS, during the process of considering the establishment of a tax increment financing district, the Village intends to process comprehensive plan amendment, zoning and other development applications from those developers that have expressed an interest in redeveloping property within the Redevelopment Project Area in accordance with the Village's Comprehensive Plan and the establishment of a tax increment financing district; and

WHEREAS, the Village of Williams Bay has determined that the redevelopment of the Redevelopment Project Area should proceed expeditiously and that these developers are proceeding with the planning and design of, and submission of development applications consistent with the Village's Comprehensive Plan for approval of, their proposed redevelopment of the Redevelopment Project Area in accordance with the establishment of the tax increment financing district; and

WHEREAS, the Village of Williams Bay acknowledges that certain expenditures limited to the creation process and any studies related thereto have recently been incurred and paid before the adoption of this Resolution (or will be incurred and paid on or after the date of the adoption of this Resolution), which expenses the Village reasonably expects to be reimbursed through proceeds (including without limitation bond proceeds) from the tax increment financing district;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLIAMS BAY, COUNTY OF WALWORTH, STATE OF WISCONSIN, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are incorporated into and made a part of this Resolution as if fully set forth in this Section One.

SECTION TWO: **Intent to Establish Tax Increment Financing District.**

A. The Village reasonably expects to establish a tax increment financing district over all or a portion of the Redevelopment Project Area and to reimburse certain "redevelopment project costs" (as defined in the TIF Act), including expenditures for

infrastructure improvements in the Redevelopment Project Area, from the proceeds (including without limitation bond proceeds) of the tax increment financing district.

B. The Village acknowledges that potential developers of the Redevelopment Project Area are proceeding with the planning and design for, and the submission of development applications for approval of, the redevelopment of the Redevelopment Project Area, or portions thereof, that are consistent with the Village's Comprehensive Plan in reliance on the Village's reinvestment in necessary infrastructure improvements necessary for continuing to provide necessary services to the Redevelopment Project Area.

C. All actions of the officers, agents, and employees of the Village in furtherance or otherwise in conformity with the purposes and intent of this Resolution, whether taken before or after the adoption of this Resolution, are hereby ratified, confirmed, and adopted.

SECTION III: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section IV: Approval. The President and Board of Trustees hereby approves the resolution, therefore.

Approved by the Village Board of the Village of Williams Bay this 15th day of April 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

Village of Williams Bay

TID#1 Creation Timeline



Monday April 15, 2024	Official Direction from Village Board to proceed with TID 1 Creation.
Friday, April 19, 2024	Preliminary project plan template available for Village staff review (maps excluded).
Wednesday, April 24, 2024	TID boundaries finalized.
Friday, May 26, 2024	Mapping in process of completion and delivered to Baird as soon as possible.
Wednesday, May 1, 2024	Baird compiles draft project plan.
Friday, May 3, 2024	Final Village staff/Baird comments/changes to draft project plan due.
Friday, May 10, 2024	Draft version of the project plan available for public review/distribution.
Monday, May 13, 2024	Copy of the Notice of Public Hearing sent via First Class mail, from the Village to all taxing entities (county, school, and technical college district officials). Must occur at least 15 days prior to public hearing and before first publication of Class II notice. Provide DOR with copies of the cover letters that were sent with the notices or a clerk's certification that the letters and notices were distributed on the same date. (After Project Plan is available & before publication date)
Wednesday, May 15, 2024	Class I Notice of Joint Review Board (JRB) Meeting and Class II Notice of Public Hearing due to Village official newspaper.
Week of May 20 thru May 24, 2024	First publication of Class II Notice of Public Hearing (1 st & 2 nd notice must occur in 2 consecutive weeks). Publication date for notices/hearings of City official newspaper. Publication of Class I Notice of Joint Review Board Meeting (must be published at least 5 days prior to the JRB meeting). (After Notice of Public Hearing is sent out)

Week of May 27 thru May 31, 2024

Second publication of Class II Notice of Public Hearing. Provide DOR with readable copies of the public hearing notices and an affidavit of publication from the newspaper indicating both dates of publication.

(Must be at least 7 days prior to Public Hearing)

Tuesday June 4, 2024

JRB holds its first meeting. The Board's Chairperson and public members are selected (must be within 14 days after the notice publication, before public hearing).

Tuesday, June 11, 2024

Public hearing regarding the project plan. Must be held at least one week (7 days) after second publication of public hearing notice.

Tuesday, June 11, 2024

Plan Commission adopts resolution and submits it to the Village Board for approval.

Thursday June 27, 2024

The Village Board considers Plan Commission recommendation. Project plan approved. Village Board adopts resolution. The clerk provides the JRB with a copy of the resolution and financial information.

(No sooner than 14 days after the public hearing)

Wednesday, July 3, 2024

Class I notice of JRB meeting due to newspaper.

Week of July 8 thru July 12, 2024

Publication of Class I Notice of JRB meeting (must be published at least 5 days prior to the JRB meeting).

Thursday, July 18, 2024

Final action by JRB.

(Within 45 Days after receiving Resolution)

Friday, July 19, 2024

JRB notifies the village of its decision. (Within 7 Days of JRB action)

Monday, July 22, 2024

Submit written notice to DOR of TID approval. (Within 60 Days of Approval)

Submitted by October 31, 2024

Submit completed application to DOR for base value certification.

Proposed TIF District # 1



Village of Williams Bay

February 19, 2024

Adam Ruechel
Vice President
920-433-7373
aruechel@rwbaird.com

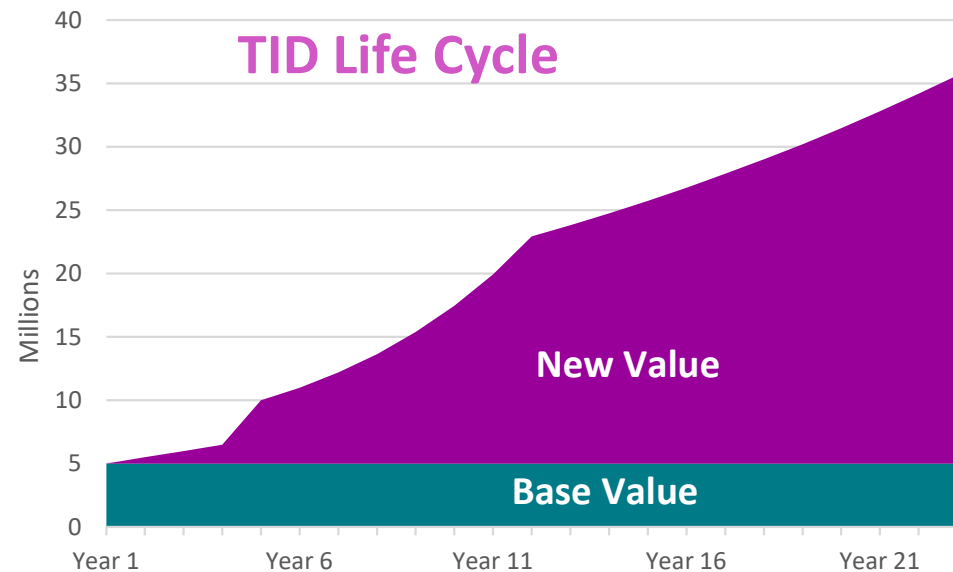
Kevin Mullen
Director
414-765-8709
kmullen@rwbaird.com

Discover the *Baird Difference*

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes only. The information does not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

What is a TID (Tax Increment District)?

- TID is an economic development tool.
- A municipality, school district, county & technical college district agree that the municipality will use the taxes from the increased property value in the TID (increment) to pay for the investment in the TID (ex., roads, sewer, development incentives).
- As property value increases, the municipality uses the tax revenue from the new development, to pay for the projects.
- After the project costs are paid, the municipality terminates the TID and all taxing jurisdictions receive taxes based on the increased property value.



Villages, Cities, Certain Towns*

Sec 66.1105, Wi. Stats.

- Blight
- Rehabilitation/conservation
- Industrial
- Mixed use
- Environmental remediation (on or after 11/29/2017)

Towns

Sec. 60.85, Wi. Stats.

- Tourism, agriculture, and forestry
- Cooperative

Environmental Remediation

Sec. 66.1106, Wi. Stats.

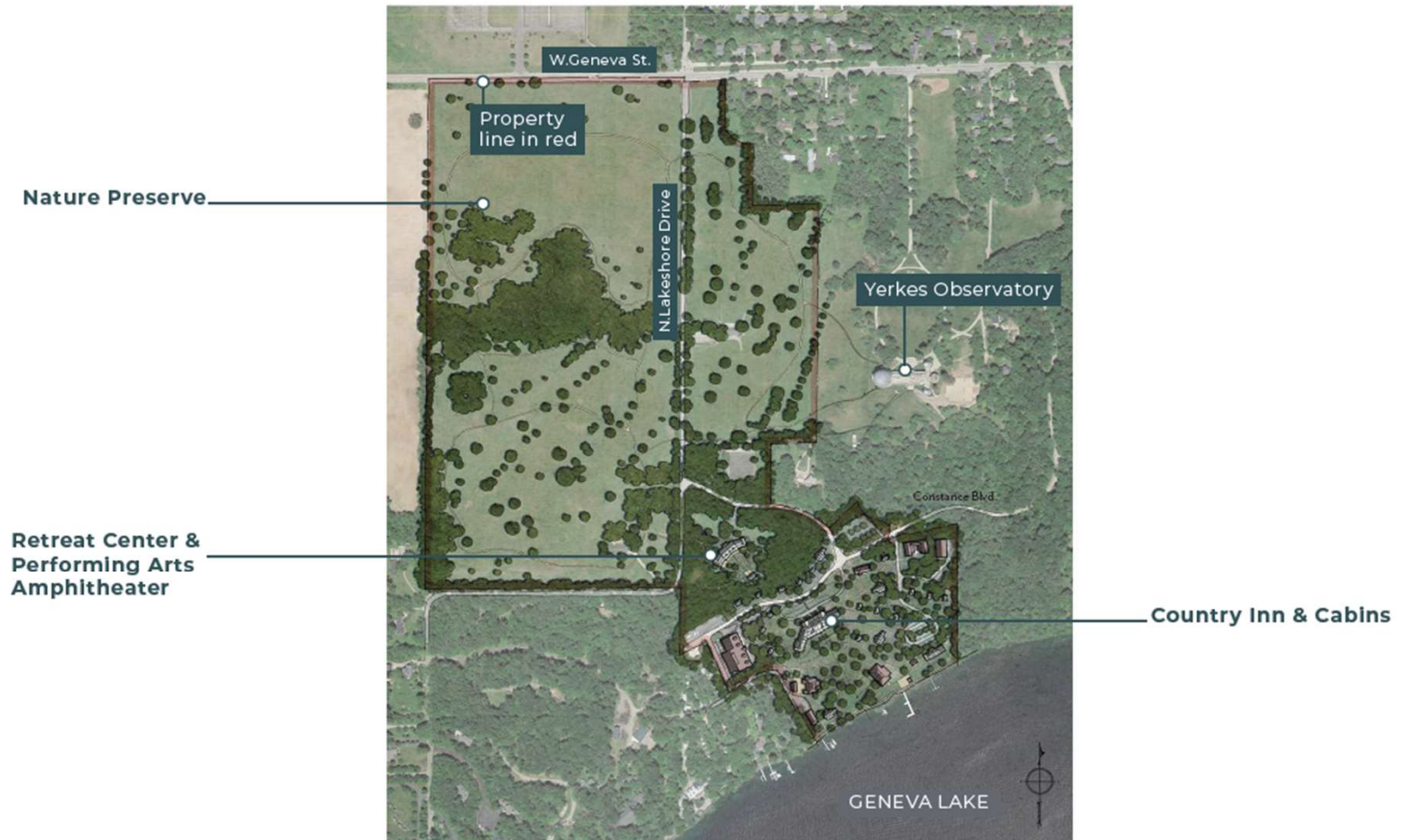
- Adopted before 11/29/2017

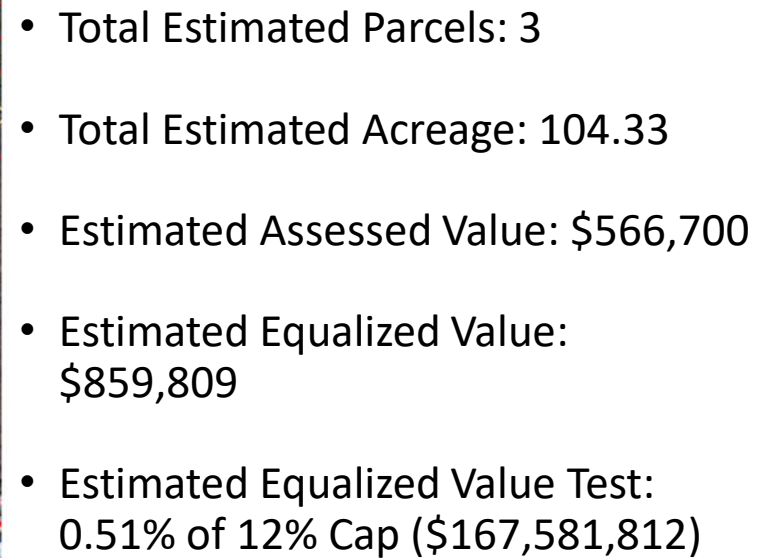
*Towns with a minimum population of 3,500, minimum valuation of \$500 million and wastewater treatment plant access to the TID are eligible. Sec. 60.23, Wis. Stats.

- Equalized value of the proposed TID plus the value increment of all existing TIDs may not exceed 12% of the municipality’s total equalized valuation (TID-In)
- DOR releases equalized values for the current year annually on August 15
- The equalized value test is based on figures available at the time the TID creation resolution is adopted by the governing body

12% Statutory Test Limit		
2023 Total Equalized Valuation (TID-In)	\$1,396,515,100	100.00%
12% of Total Equalized Valuation (TID-In)	\$167,581,812	12.00%
Total TID Increment	\$0	0%
Remaining Capacity	\$167,581,812	12.00%

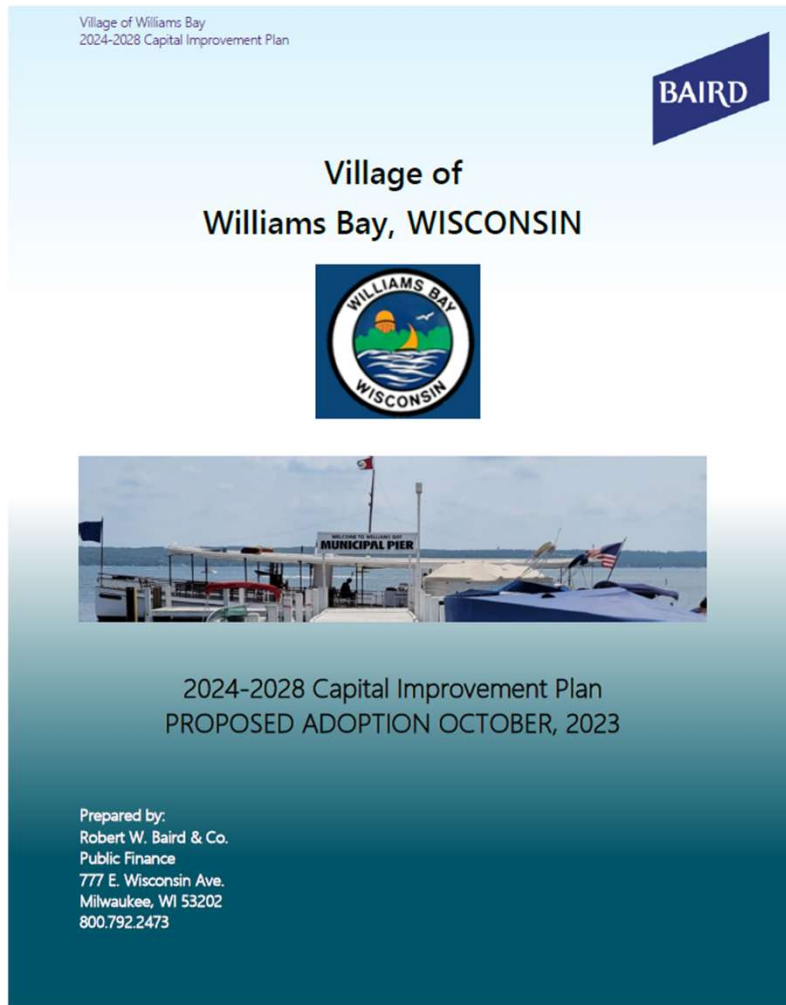
CONCEPT SITE PLAN





2024-2028 CIP Projects in TID and 1/2 Mile Boundary

BAIRD



- Water Projects:
 - 2024-State Rd 67 Water Replacement-\$1,000,000.
 - 2027-Geneva Street STH 67-\$4,100,000.
 - 2028-Geneva Street WM Replacement- \$600,000.
- Sewer Projects:
 - 2024-State Rd 67 Sewer Replacement-\$600,000.
 - 2025-Valley Street/Wood Ave Sewer Repair-\$150,000
 - 2027-Genevae Street STH 67-\$617,000.
- Street Projects:
 - 2024-State Road 67 Reconstruction-\$500,000.
 - 2024-Lakewood Trails Subdivision-\$300,000.
 - 2027-Geneva Street-STH 67- \$1,035,000
- Total Possible Projects: \$8,902,000

Williams Bay TIF Creation Timeframes

Tax Incremental District (TID) Creation Timeframes						
Municipal Creation Resolution Adoption Date	CreationYear*	TID Added to Tax/AssessmentRoll	First Year Tax Increment Received	First Year Administrative Fee Due**	First TID Equalized Value Established	First Annual Report Due to DOR
October 1, 2023 – September 30, 2024	2024	2025	2026	April 15, 2025	August 15, 2025	July 1, 2026 (for 2025)
* TID creation documents for municipal TIDs are due to the Wisconsin Department of Revenue (DOR) October 31 of the creation year. TID creation documents for town TIDs created under sec. 60.85, Wis. Stats. are due to DOR December 31 of the creation year. ** In some years the observance of Emancipation day affects the administrative fee due date						

Possible Mixed-Use Williams Bay TIF Timeline

BAIRD

Village of Williams Bay *TID#1 Creation Timeline*

BAIRD

<i>Monday April 1, 2024</i>	Consulting service agreement executed. Direction to proceed.
<i>Friday, April 26, 2024</i>	Preliminary project plan template available for Village staff review (maps excluded).
<i>Friday, May 3, 2024</i>	TID boundaries finalized.
<i>Friday, May 10, 2024</i>	Mapping in process of completion and delivered to Baird as soon as possible.
<i>Wednesday, May 15, 2024</i>	Baird compiles draft project plan.
<i>Friday, May 17, 2024</i>	Final Village staff/Baird comments/changes to draft project plan due.
<i>Friday, May 24, 2024</i>	Draft version of the project plan available for public review/distribution.
<i>Monday, May 27, 2024</i>	Copy of the Notice of Public Hearing sent via First Class mail, from the Village to all taxing entities (county, school, and technical college district officials). Must occur at least 15 days prior to public hearing and before first publication of Class II notice. Provide DOR with copies of the cover letters that were sent with the notices or a clerk's certification that the letters and notices were distributed on the same date. (After Project Plan is available & before publication date)
<i>Wednesday, May 29, 2024</i>	Class I Notice of Joint Review Board (JRB) Meeting and Class II Notice of Public Hearing due to Village official newspaper.
<i>Week of June 2 thru June 8, 2024</i>	First publication of Class II Notice of Public Hearing (1st & 2nd notice must occur in 2 consecutive weeks). Publication date for notices/hearings of City official newspaper. Publication of Class I Notice of Joint Review Board Meeting (must be published at least 5 days prior to the JRB meeting). (After Notice of Public Hearing is sent out)

Possible Mixed-Use Williams Bay TIF Timeline

<i>Week of June 9 thru June 15, 2024</i>	Second publication of Class II Notice of Public Hearing. Provide DOR with readable copies of the public hearing notices and an affidavit of publication from the newspaper indicating both dates of publication. (Must be at least 7 days prior to Public Hearing)
<i>Thursday, June 20, 2024</i>	JRB holds its first meeting. The Board's Chairperson and public members are selected (must be within 14 days after the notice publication, before public hearing) .
<i>Tuesday, June 25, 2024</i>	Public hearing regarding the project plan. Must be held at least one week (7 days) after second publication of public hearing notice.
<i>Tuesday, June 25, 2024</i>	Plan Commission adopts resolution and submits it to the Village Board for approval.
<i>Monday, July 15, 2024</i>	The Village Board considers Plan Commission recommendation. Project plan approved. Village Board adopts resolution. The clerk provides the JRB with a copy of the resolution and financial information. (No sooner than 14 days after the public hearing)
<i>Wednesday, July 17, 2024</i>	Class I notice of JRB meeting due to newspaper.
<i>Week of July 21 thru July 27, 2024</i>	Publication of Class I Notice of JRB meeting (must be published at least 5 days prior to the JRB meeting) .
<i>Thursday, August 1, 2024</i>	Final action by JRB. (Within 45 Days after receiving Resolution)
<i>Friday, August 2, 2024</i>	JRB notifies the city of its decision. (Within 7 Days of JRB action)
<i>Monday, August 5, 2024</i>	Submit written notice to DOR of TID approval. (Within 60 Days of Approval)
<i>Submitted by October 31, 2024</i>	Submit completed application to DOR for base value certification.

TID # 1 Proforma-Scenario 1 (\$10,000,000 Construction Value)

BAIRD

Village of Williams Bay Hypothetical New Tax Increment District - Mixed-Use Hypothetical Cash Flow Proforma Analysis TID # 1

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$12.00
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues		Expenditures	TID Status			Year
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
(January 1)		(1)							(December 31)		
Base Value \$859,809											
2024	\$859,809	\$0	\$0	\$12.00	\$0	\$0	\$0	\$0	\$0	Expenditures Recovered	2024
2025	\$859,809	\$0	\$26,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0	Expenditures Recovered	2025
2026	\$26,859,809	\$0	\$5,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0	Expenditures Recovered	2026
2027	\$31,859,809	\$0	\$31,000,000	\$12.00	\$311,926	\$269,453	\$0	\$311,926	\$311,926	Expenditures Recovered	2027
2028	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$575,425	\$0	\$371,911	\$683,837	Expenditures Recovered	2028
2029	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$866,828	\$0	\$371,911	\$1,055,748	Expenditures Recovered	2029
2030	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,144,354	\$0	\$371,911	\$1,427,660	Expenditures Recovered	2030
2031	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,408,664	\$0	\$371,911	\$1,799,571	Expenditures Recovered	2031
2032	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,660,388	\$0	\$371,911	\$2,171,482	Expenditures Recovered	2032
2033	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$1,900,126	\$0	\$371,911	\$2,543,394	Expenditures Recovered	2033
2034	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,128,447	\$0	\$371,911	\$2,915,305	Expenditures Recovered	2034
2035	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,345,896	\$0	\$371,911	\$3,287,216	Expenditures Recovered	2035
2036	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,552,990	\$0	\$371,911	\$3,659,128	Expenditures Recovered	2036
2037	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,750,223	\$0	\$371,911	\$4,031,039	Expenditures Recovered	2037
2038	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$2,938,063	\$0	\$371,911	\$4,402,950	Expenditures Recovered	2038
2039	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,116,959	\$0	\$371,911	\$4,774,862	Expenditures Recovered	2039
2040	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,287,336	\$0	\$371,911	\$5,146,773	Expenditures Recovered	2040
2041	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,449,599	\$0	\$371,911	\$5,518,684	Expenditures Recovered	2041
2042	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,604,136	\$0	\$371,911	\$5,890,596	Expenditures Recovered	2042
2043	\$31,859,809	\$0	\$31,000,000	\$12.00	\$371,911	\$3,751,314	\$0	\$371,911	\$6,262,507	Expenditures Recovered	2043
2044				\$12.00	\$371,911	\$3,891,484	\$0	\$371,911	\$6,634,418	Expenditures Recovered	2044
2045					\$371,911	\$4,024,978	\$0	\$371,911	\$7,006,330	Expenditures Recovered	2045
		\$0	\$31,000,000		\$7,006,330		\$0				

Type of TID: Mixed-Use

- 2024 TID Inception (After 4/1)
- 2039 Final Year to Incur TIF Related Costs
- 2044 Maximum Legal Life of TID (20 Years)
- 2045 Final Tax Collection Year

(1) Estimated increment Per Village.

TID # 1 Proforma-Scenario 2 (\$30,000,000 Construction Value)

BAIRD

Village of Williams Bay Hypothetical New Tax Increment District - Mixed-Use Hypothetical Cash Flow Proforma Analysis TID # 1

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$12.00
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Background Data					Revenues		Expenditures	TID Status				
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
Year	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	Year
	(January 1)									(December 31)		
	Base Value											
	\$859,809											
2024	\$859,809	\$0		\$0	\$12.00	\$0	\$0		\$0	\$0	Exp enditu nee Recovered	2024
2025	\$859,809	\$0	\$26,000,000	\$26,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0	Exp enditu nee Recovered	2025
2026	\$26,859,809	\$0	\$10,000,000	\$36,000,000	\$12.00	\$0	\$0	\$0	\$0	\$0	Exp enditu nee Recovered	2026
2027	\$36,859,809	\$0	\$15,000,000	\$51,000,000	\$12.00	\$311,926	\$269,453	\$0	\$311,926	\$311,926	Exp enditu nee Recovered	2027
2028	\$51,859,809	\$0		\$51,000,000	\$12.00	\$431,897	\$624,776	\$0	\$431,897	\$743,823	Exp enditu nee Recovered	2028
2029	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,104,180	\$0	\$611,854	\$1,355,677	Exp enditu nee Recovered	2029
2030	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,560,755	\$0	\$611,854	\$1,967,531	Exp enditu nee Recovered	2030
2031	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$1,995,588	\$0	\$611,854	\$2,579,385	Exp enditu nee Recovered	2031
2032	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$2,409,715	\$0	\$611,854	\$3,191,239	Exp enditu nee Recovered	2032
2033	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$2,804,121	\$0	\$611,854	\$3,803,093	Exp enditu nee Recovered	2033
2034	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,179,747	\$0	\$611,854	\$4,414,948	Exp enditu nee Recovered	2034
2035	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,537,485	\$0	\$611,854	\$5,026,802	Exp enditu nee Recovered	2035
2036	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$3,878,189	\$0	\$611,854	\$5,638,656	Exp enditu nee Recovered	2036
2037	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,202,668	\$0	\$611,854	\$6,250,510	Exp enditu nee Recovered	2037
2038	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,511,696	\$0	\$611,854	\$6,862,364	Exp enditu nee Recovered	2038
2039	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$4,806,008	\$0	\$611,854	\$7,474,218	Exp enditu nee Recovered	2039
2040	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,086,306	\$0	\$611,854	\$8,086,072	Exp enditu nee Recovered	2040
2041	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,353,255	\$0	\$611,854	\$8,697,927	Exp enditu nee Recovered	2041
2042	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,607,494	\$0	\$611,854	\$9,309,781	Exp enditu nee Recovered	2042
2043	\$51,859,809	\$0		\$51,000,000	\$12.00	\$611,854	\$5,849,625	\$0	\$611,854	\$9,921,635	Exp enditu nee Recovered	2043
2044					\$12.00	\$611,854	\$6,080,226	\$0	\$611,854	\$10,533,489	Exp enditu nee Recovered	2044
2045						\$611,854	\$6,299,847	\$0	\$611,854	\$11,145,343	Exp enditu nee Recovered	2045
						\$11,145,343		\$0				
		\$0	\$51,000,000									

Type of TID: Mixed-Use

2024 TID Inception (After 4/1)

2039 Final Year to Incur TIF Related Costs

2044 Maximum Legal Life of TID (20 Years)

2045 Final Tax Collection Year

(1) Estimated increment Per Village.

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Village Only Tax Rate Proforma

Village of Williams Bay Hypothetical Village Only Tax Rate Project Funding Hypothetical Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	0.00%
2023 Gross Tax Rate (per \$1000 Equalized Value).....	\$3.44
Annual Adjustment to tax rate.....	0.00%
Estimated PV Rate.....	5.00%
Investment rate.....	0.00%
Data above dashed line are actual	

Year	Background Data					Revenues		Expenditures	TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	
	TIF District Valuation	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Cumulative PV at 5.00%	Combined Expenditures	Annual Balance	Year End Cumulative Balance	Cost Recovery	
	(1)					(December 31)						
	Base Value \$859,809											
2024	\$859,809	\$0		\$0	\$3.44	\$0	\$0		\$0	\$0		2024
2025	\$859,809	\$0	\$26,000,000	\$26,000,000	\$3.44	\$0	\$0	\$0	\$0	\$0		2025
2026	\$26,859,809	\$0	\$5,000,000	\$31,000,000	\$3.44	\$0	\$0	\$0	\$0	\$0		2026
2027	\$31,859,809	\$0		\$31,000,000	\$3.44	\$89,440	\$77,262	\$0	\$89,440	\$89,440	Exp endtu rex R recovered	2027
2028	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$164,995	\$0	\$106,640	\$196,080	Exp endtu rex R recovered	2028
2029	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$248,550	\$0	\$106,640	\$302,720	Exp endtu rex R recovered	2029
2030	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$328,126	\$0	\$106,640	\$409,360	Exp endtu rex R recovered	2030
2031	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$403,913	\$0	\$106,640	\$516,000	Exp endtu rex R recovered	2031
2032	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$476,091	\$0	\$106,640	\$622,640	Exp endtu rex R recovered	2032
2033	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$544,833	\$0	\$106,640	\$729,280	Exp endtu rex R recovered	2033
2034	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$610,300	\$0	\$106,640	\$835,920	Exp endtu rex R recovered	2034
2035	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$672,650	\$0	\$106,640	\$942,560	Exp endtu rex R recovered	2035
2036	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$732,032	\$0	\$106,640	\$1,049,200	Exp endtu rex R recovered	2036
2037	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$788,585	\$0	\$106,640	\$1,155,840	Exp endtu rex R recovered	2037
2038	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$842,446	\$0	\$106,640	\$1,262,480	Exp endtu rex R recovered	2038
2039	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$893,741	\$0	\$106,640	\$1,369,120	Exp endtu rex R recovered	2039
2040	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$942,594	\$0	\$106,640	\$1,475,760	Exp endtu rex R recovered	2040
2041	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$989,121	\$0	\$106,640	\$1,582,400	Exp endtu rex R recovered	2041
2042	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$1,033,432	\$0	\$106,640	\$1,689,040	Exp endtu rex R recovered	2042
2043	\$31,859,809	\$0		\$31,000,000	\$3.44	\$106,640	\$1,075,633	\$0	\$106,640	\$1,795,680	Exp endtu rex R recovered	2043
2044					\$3.44	\$106,640	\$1,115,825	\$0	\$106,640	\$1,902,320	Exp endtu rex R recovered	2044
2045						\$106,640	\$1,154,102	\$0	\$106,640	\$2,008,960	Exp endtu rex R recovered	2045
		\$0	\$31,000,000			\$2,008,960		\$0				

Type of TID: Mixed-Use

- 2024 TID Inception (After 4/1)
- 2039 Final Year to Incur TIF Related Costs
- 2044 Maximum Legal Life of TID (20 Years)
- 2045 Final Tax Collection Year

(1) Estimated increment Per Village.

Impact to Taxing Jurisdictions in Creation of TIF District

- **Village of Williams Bay Impact**

- Development requires ageing infrastructure to be replaced.
- But For Test is put into effect!
 - Without creation of TIF District would project and improvements occur?
 - Potential loss of development/increment.
 - Cost for improvements required to be incorporated into existing mill rate of \$3.44.
 - If can't be incorporated, then tax rate increase may occur. (Borrowed Funds)
 - Potential Water/Sewer Rate increases would be necessary.

- **School District Impact**

- District taxpayers within village would be impacted by above scenarios.
- With Creation of TIF District:
 - School District still receives base value in tax revenue.
 - Only newly created increment is deferred and utilized by TID District until closure.
 - Approx. \$147,946.33 per year which would reduce tax rate. (Not additional revenue)

- **Walworth County Impact and Gateway Technical College Impact**

- With Creation of TIF District :
 - Taxing Entities still receives base value in tax revenue.
 - Only newly created increment is deferred and utilized by TID District until closure.
 - County-Approx. \$94,874.58 per year
 - Technical College- Approx. \$22,426.26 per year

Important Disclosures

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Proposed TIF District # 1



Taxing Jurisdictions Potential Impacts

March 13, 2024

Adam Ruechel
Vice President
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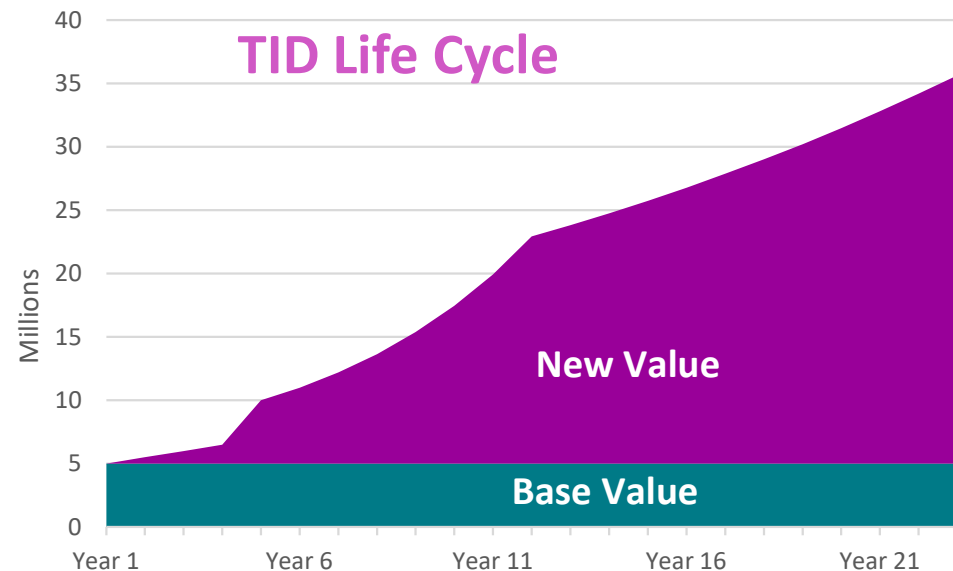
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Discover the *Baird Difference*

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What is a TID (Tax Increment District)?

- TID is an economic development tool.
- A municipality, school district, county & technical college district agree that the municipality will use the taxes from the increased property value in the TID (increment) to pay for the investment in the TID (ex., roads, sewer, development incentives).
- As property value increases, the municipality uses the tax revenue from the new development, to pay for the projects.
- After the project costs are paid, the municipality terminates the TID and all taxing jurisdictions receive taxes based on the increased property value.



Aurora University - Parcel Number WWUP 00011



- Total Estimated Acreage: 57.59
- Assessed Value: \$515,000
- Fair Market Value: \$628,700

Current Tax Jurisdictions Equalized Value Mill Rates

- Walworth County - \$2.53
- Village of Williams Bay - \$2.82
- Williams Bay School District - \$5.14
- Gateway Technical College - \$0.59
- Total Equalized Value Mill Rate - \$11.07

Taxing Jurisdiction	2023 Equalized Value	2023 Finalized Levy	2023 Equalized Tax Rate
Walworth County	\$ 24,657,944,300	\$ 62,340,015	\$ 2.53
Village of Williams Bay	\$ 1,396,515,100	\$ 3,931,235	\$ 2.82
Williams Bay School District	\$ 1,948,893,976	\$ 10,012,740	\$ 5.14
Gateway Technical College	\$ 68,337,451,204	\$ 40,549,094	\$ 0.59
TOTAL		\$ 116,833,084	\$ 11.07

Tax Rate Impact Projection Property Sale Only

Taxing Jurisdiction	* Equalize Value	Previous EV Tax Rate	New EV Tax Rate	Variance
Walworth County	\$ 24,678,315,600	\$ 2.53	\$ 2.53	\$ -
Village of Williams Bay	\$ 1,416,886,400	\$ 2.82	\$ 2.77	\$ (0.04)
Williams Bay School District	\$ 1,969,265,276	\$ 5.14	\$ 5.08	\$ (0.05)
Gateway Technical College	\$ 68,357,822,504	\$ 0.59	\$ 0.59	\$ -
TOTAL		\$ 11.07	\$ 10.98	\$ (0.09)
* Reflects addition of 21 million property sale				

- *Without creation of Tax Increment District Village could borrow approximately \$600,000 for projects to assist development area without impacting village tax rate.*
- *With Creation of a Tax Increment District, it would allow the district to borrow approximately \$2,450,000 to assist development area with projects.*
- *Difference of \$1,850,000.*

Tax Rate Impact Projection

Property Sale + \$20 Million Construction

Taxing Jurisdiction	*Equalized Value	Previous EV Tax Rate	New EV Tax Rate	Variance
Walworth County	\$ 24,698,315,600	\$ 2.53	\$ 2.52	\$ -
Village of Williams Bay	\$ 1,436,886,400	\$ 2.82	\$ 2.74	\$ (0.08)
Williams Bay School District	\$ 1,989,265,276	\$ 5.14	\$ 5.03	\$ (0.10)
Gateway Technical College	\$ 68,367,822,504	\$ 0.59	\$ 0.59	\$ -
TOTAL		\$ 11.07	\$ 10.89	\$ (0.18)
* Reflects addition of 21 million property sale + 20 Million in construction				

- Without creation of Tax Increment District Village could borrow approximately **\$1,200,000** for projects to assist development area without impacting village tax rate.
- With Creation of a Tax Increment District, it would allow the district to borrow approximately **\$4,800,000** to assist development area with projects.
- Difference of **\$3,600,000**.

Potential Tax Increment District Development Phases

Phase 1

- Creation of District.

Phase 2

- Value increase from sale transfer from University to Developer.

Phase 3

- Additional construction value increase from property improvements.

Final Taxing Jurisdictional Impacts

- Walworth County

- Negligible impact as tax rate projected to remain flat.

- Gateway Technical College

- Negligible impact as tax rate projected to remain flat.

- Williams Bay School District

- New project development does not create additional revenue.

- Without TID - value increase results in reduced tax rate between projected \$0.05-\$0.10.

- Village of Williams Bay

- Without TID - value increase would result in reduced tax rate between projected \$0.04-\$0.08.

- Without TID – flexibility to borrow between \$600,000 - \$1,200,000 for projects to assist developing area to remain tax neutral.

- With TID - value would support between \$2,450,000 - \$4,800,000 for projects.

Footnote: Based on tax increment between \$21,000,000-\$41,000,000

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ORDINANCE #2024-01

**AN ORDINANCE CREATING CHAPTER 126 OF THE
CODE OF ORDINANCES REGARDING EMERGENCY MEDICAL SERVICES**

WHEREAS, the Village of Williams Bay is required to provide Emergency Medical Services (EMS) to individuals located within the corporate boundaries of the Village; and

WHEREAS, the Village has contracted with the Village of Fontana-on-Geneva Lake (Fontana) to provide EMS to individuals located within the corporate boundaries of the Village; and

WHEREAS, to ensure that Fontana has adequate EMS personnel and ambulances available at all times to serve the EMS needs of individuals within the Village, it has been determined by the Village Board that it is appropriate to encourage individuals who contact the Fontana Fire Department to provide EMS services, which result in the non-transport of an individual, to minimize such contacts.

NOW, THEREFORE, the Village Board of the Village of Williams Bay do hereby ordain as follows:

Section I. Chapter 126 “Billable Emergency Medical Services (EMS)” of the Ordinances of the Village of Williams Bay is hereby created to read as follows:

Section 126-1. DEFINITIONS.

As used in this Chapter, the following terms shall have the meanings indicated.

BILLABLE RESPONSE

An EMS run which results in the non-transport of an individual to a medical facility.

EMS RUN

Any emergency medical services response to a request for emergency medical services made to the Village or any provider with which the Village has contracted to provide emergency medical services.

PROVIDER

An entity which provides emergency medical services.

RESPONSIBLE PARTY

Any ~~person~~ [patient] who has requested an EMS run resulting in a billable response, [except] w when the EMS run is to a residential care facility, the owner of the facility to which the billable response occurs shall be deemed the responsible party.

Section 126-2. BILLABLE RESPONSE FEE.

A responsible party who generates more than three (3) billable responses in a twelve (12) month calendar year period shall pay to the Village a fee included in the Village Fee Schedule in the amount established by resolution of the Village Board. The Village Clerk shall cause notice of said fee to be delivered to the responsible party and payment shall be made within 30 days of the date of said notice.

Section II. This ordinance shall take effect upon passage and publication as provided by law.

Approved by the Village Board of the Village of Williams Bay this _____ day of _____, 2024.

VILLAGE OF WILLIAMS BAY

By: _____
William Duncan, President

Attest: _____
Tina Kolls, Clerk

First Reading: _____
Second Reading: _____
Date Adopted: _____
Date Published: _____