



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

NOTICE

JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

MONDAY, MAY 5, 2025 AT 6:45 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. Village Board Committee of the Whole

- a. Call to Order
- b. Roll Call
- c. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*
- d. Joint Village Board Committee of the Whole & Committee Meeting Minutes of April 7, 2025

II. Streets & Highways Committee – Bartholomew, Vlach, Wright

- a. Call to Order
- b. Roll Call
- c. Consideration and Possible Action on Possible Variance in the Low Speed Vehicle Ordinance
- d. Downtown Master Plan - Status Update
- e. Adjourn

III. Building, Zoning & Ordinance Committee – Franzen, Vlach, Russell

- a. Call to Order
- b. Roll Call
- c. Discussion regarding the possible development of a process and schedule for code maintenance, including establishing a code review schedule, prioritization for review, standards for evaluating codes, and level of community engagement.
- d. Adjourn

IV. Parks & Lakefront Committee – Russell, Wright, Franzen

- a. Call to Order
- b. Roll Call
- c. Parks & Lakefront Committee Meeting Minutes of April 14, 2025
- d. Consideration and Possible Action on Establishing Day of Event Authorization to Proceed Protocol and Authority for the Annual Village Fireworks Show
- e. Adjourn

V. Water & Sewer Committee – Umans, Russell, Bartholomew

- a. Call to Order
- b. Roll Call
- c. Lift Station #3 - Change Order #2 Re: Locate and Connect to the Sewerage Force Main and Furnish Prairie Seed Mix Matching the Cover of the KNC.
- d. Water Treatment Facility Modifications Change Order #1 Re: (1) Door, Frame, and Hardware changes; (2) Two additional Windows; (3) Asbestos and Lead Testing
- e. Discussion and Possible Action on Village Replacement of Lead Pipe Water Service Lines for Four (4) Homes
- f. Village Engineers Report
- g. Adjourn

VI. Protective Services Committee – Vlach, Umans, Franzen

- a. Call to Order
- b. Roll Call
- c. Fontana Emergency Medical Services (EMS) Monthly Numbers
- d. Emergency Medical Services - Williams Bay Staffing Update
- e. Discussion and Possible Action on Williams Bay Fire Hydrant/Water Use for Walworth Township fires.
- f. Williams Bay Police Department Monthly Numbers
- g. Williams Bay Police Chief's Monthly Report
- h. Introduction of new Police Chaplain
- i. Storm Siren Upgrade
- j. Adjourn

VII. Finance & Personnel Committee – Wright, Umans, Bartholomew

- a. Call to Order
- b. Roll Call
- c. Lift Station #3 - Change Order #2 Re: Locate and Connect to the Sewerage Force Main and Furnish Prairie Seed Mix Matching the Cover of the KNC.
- d. Water Treatment Facility Modifications Change Order #1 Re: (1) Door, Frame, and Hardware Changes; (2) Two Additional Windows; (3) Asbestos and Lead Testing
- e. Discussion and Possible Action on Temporary Drainage and Grading Easement Agreement between SG2 Investments LLC and the Village of Williams Bay. Proposed easement located in Hanson's Addition Subdivision. TAX KEYS: WHA00003; WHA 00002; WHA 00001; WHA00004; WHA00005; WHA00006. North Side of E. Geneva St, Between Willabay Drive and Potawatomi Street, Williams Bay, WI 53191
- f. Storm Siren Upgrade
- g. Union Contract Negotiation

h. Monthly Borrowings Status Report

i. Adjourn

VIII. Village Board Committee of the Whole

a. Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)

1. Lift Station #3 - Change Order 2 Re: Locate and Connect to the Sewerage Force Main and Furnish Prairie Seed Mix Matching the Cover of the KNC.
2. Water Treatment Facility Modifications Change Order #1 Re: (1) Door, Frame, and Hardware Changes; (2) Two Additional Windows; (3) Asbestos and Lead Testing
3. Temporary Drainage and Grading Easement Agreement between SG2 Investments LLC and the Village of Williams Bay. Proposed easement located in Hanson's Addition Subdivision. TAX KEYS: WHA00003; WHA 00002; WHA 00001; WHA00004; WHA00005; WHA00006

b. 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: 05/02/2025 5:00 PM



VILLAGE OF WILLIAMS BAY

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Phone: 262-245-2700

UNOFFICIAL MINUTES JOINT MEETING OF THE VILLAGE BOARD COMMITTEE OF THE WHOLE & COMMITTEES

MONDAY, APRIL 7, 2025 AT 6:45 PM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

I. Village Board Committee of the Whole

a. Call to Order

President Duncan called the meeting to order at 06:48pm.

b. Roll Call

Present: President Bill Duncan, Trustees George Vlach, Lowell Wright, Adam Jaramillo, Steven Russell

Also Present: Administrator David Lothspeich, Police Chief Justin Timm, Police Lieutenant William Kostock, Fire Chief Doug Smith, Public Works Director Wayne Edwards, Library Director Joy Schnupp, Assistant Library Director Emily Sanders, Recreation Director Ryan Knop, Village Engineer Doug Snyder, Fontana Fire Chief Richard Manthy Jr, Treasurer Jennifer Wiese, Clerk Tina Kolls

Excused: Trustees Robert Umans & Jim D'Alessandro

- c. Meeting Decorum. *According to Robert's Rules of Order, meeting decorum means maintaining respectful and orderly behavior during a discussion, including addressing the chair to speak, staying relevant to the topic at hand, avoiding personal attacks, and generally adhering to courteous conduct while debating issues; essentially, ensuring that discussions are focused and civil, with only one person speaking at a time when recognized by the chair. Violators of meeting decorum will be excused from the meeting.*

d. Joint Village Board Committee of the Whole & Committee Meeting Minutes of March 3, 2025

The motion to approve the Joint Village Board Committee of the Whole & Committee Meeting Minutes of March 3, 2025 was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

II. Ad-hoc Tree Preservation Committee - Member Trustee Jaramillo

a. Ad-hoc Tree Committee Recommended Tree Plantings for Lions Park

Trustee Jaramillo provided an update on the Tree Planting for the Lions Park.

III. Water & Sewer Committee – Umans, Jaramillo, Vlach

a. Call to Order

Trustee Jaramillo called the meeting to order at 06:50pm.

b. Roll Call

Present: Trustees Jaramillo & Vlach

Also Present: President Duncan, Trustees Wright & Russell, Administrator Lothspeich, Police Chief Timm, Police

Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Village Engineers Report

Village Engineer Snyder gave the Engineer's Report. The highlights included brief updates on:

- STH 67 Reconstruction East-West Section
- Women's Leadership Center
- Corrosion Control Study - Improvements to Water Plant
- Theatre Road Restroom Remodel
- Water Plant Letter Flood Map Revision (LOMR) Assistance
- Street Rehabilitation Program
- Harris Road Lift Station (LS 3) Replacement
- Well 2 Pump Replacement
- Well 3 Maintenance Inspection
- Preserve Development - Former GW College
- Park Place CSM
- Nomad Inc. Development on Collie Street
- East Geneva Street Canyon Development - Former Levar

d. Adjourn

The motion to adjourn was initiated by Trustee Jaramillo and seconded by Trustee Vlach at 06:54pm. Unanimously carried.

IV. Streets & Highways Committee – D'Alessandro, Russell, Vlach

a. Call to Order

Trustee Vlach called the meeting to order at 06:54pm.

b. Roll Call

Present: Trustees Vlach & Russell

Also Present: President Duncan, Trustees Jaramillo & Wright, Administrator Lothspeich, Police Chief Timm, Police Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Discussion and Possible Action of a Quote from Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper for the Amount of \$8,598.00

The motion to recommend Village Board approval of the Quote from Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper for the Amount of \$8,598.00 was initiated by Trustee Russell and seconded by Trustee Vlach. Unanimously carried.

d. Discussion and Possible Action on a Quote from Mid-State Equipment for the Purchase of a Used 2023 RD12L-90 Asphalt Roller in the amount of \$17,900.00

The motion to recommend Village Board approval of the Quote from Mid-State Equipment for the Purchase of a Used 2023 RD12L-90 Asphalt Roller in the amount of \$17,900.00 was initiated by Trustee Russell and seconded by Trustee Vlach. Unanimously carried.

e. Adjourn

The motion to adjourn was initiated by Trustee Vlach and seconded by Trustee Russell at 06:57pm. Unanimously carried.

V. Protective Services Committee – Vlach, Russell, Jaramillo

a. Call to Order

Chairman Trustee Vlach called the meeting to order at 06:57pm.

b. Roll Call

Present: Trustees Vlach, Russell & Jaramillo

Also Present: President Duncan, Trustee Wright, Administrator Lothspeich, Police Chief Timm, Police Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Fontana Emergency Medical (EMS) Monthly Numbers

The Committee reviewed the Fontana Emergency Medical (EMS) Monthly Numbers.

d. Williams Bay Police Department Monthly Numbers

The Committee reviewed the Williams Bay Police Department Monthly Numbers.

e. Williams Bay Police Chief's Monthly Report

Police Chief Timm gave the Police Chief's Monthly Report as well as his 2024 Annual Report. The highlights were:

- Thank you for the passing of the Public Safety Referendum
- The Police Department is getting ready for Truck-a-polluza
- There will no longer be a court in Williams Bay. It will all be handled by Walworth County.

f. Adjourn

The motion to adjourn was initiated by Trustee Vlach and seconded by Trustee Russell at 07:02pm. Unanimously carried.

VI. Parks & Lakefront Committee – Russell, Wright, Umans

a. Call to Order

Chairman Trustee Russell called the meeting to order at 07:02pm.

b. Roll Call

Present: Trustees Russell & Wright

Also Present: President Duncan, Trustees Vlach & Jaramillo, Administrator Lothspeich, Police Chief Timm, Police Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Discussion and Possible Action on a Variance Request Regarding Size and Type of Trees to be Planted on Village Land (Lions Park)

The motion to recommend Village Board approval of a Variance Request Regarding Size and Type of Trees to be Planted on Village Land (Lions Park) was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

d. Discussion and Possible Action on Ad-hoc Tree Committee Recommended Tree Plantings for Lyons Park

The motion to recommend Village Board approval of the Ad-hoc Tree Committee Recommended Tree Plantings for Lyons Park was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

e. Discussion and Possible Action on Edgewater Park Use and Policy Contract Application - Williams Bay Fire Department 59th Annual Chicken Roast – July 17, 2025 thru July 20, 2025.

The motion to recommend Village Board approval of the Edgewater Park Use and Policy Contract Application - Williams Bay Fire Department 59th Annual Chicken Roast – July 17, 2025 thru July 20, 2025. was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

f. Discussion and Response to City of Lake Geneva Request for Village Contribution Toward Dredging of Lagoon

The motion to recommend Village Board approval of the Response to City of Lake Geneva Request for Village

Contribution Toward Dredging of Lagoon was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

g. Consideration and Possible Action for Increased Boat Launch Fees

The motion to recommend Village Board approval of the Increased Boat Launch Fees was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

h. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Russell at 07:20pm. Unanimously carried.

VII. Building, Zoning & Ordinance Committee – Jaramillo, Wright, D'Alessandro

a. Call to Order

Chairman Trustee Jaramillo called the meeting to order at 07:20pm.

b. Roll Call

Present: Trustees Jaramillo & Wright

Also Present: President Duncan, Trustee Vlach & Russell, Administrator Lothspeich, Police Chief Timm, Police Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Retirement of Village Zoning Administrator Bonnie Schaffer and Possible Replacement

The Committee directed the Village Staff to advertise for the position of the Zoning Administrator.

d. Adjourn

The motion to adjourn was initiated by Trustee Jaramillo and seconded by Trustee Wright at 07:22pm. Unanimously carried.

VIII. Finance & Personnel Committee – Wright, D'Alessandro, Umans

a. Call to Order

Chairman Trustee Wright called the meeting to order at 07:22pm.

b. Roll Call

Present: Trustee Wright

Also Present: President Duncan, Trustees Vlach, Jaramillo & Russell, Administrator Lothspeich, Police Chief Timm, Police Lieutenant Kostock, Fire Chief Smith, Public Works Director Edwards, Library Director Schnupp, Assistant Library Director Sanders, Recreation Director Knop, Village Engineer Snyder, Fontana Fire Chief Manthy Jr, Treasurer Wiese, Clerk Kolls

Excused: Trustees Umans & D'Alessandro

c. Discussion and Response to City of Lake Geneva Request for Village Contribution Toward Dredging of Lagoon

The motion to the Discussion and Response to City of Lake Geneva Request for Village Contribution Toward Dredging of Lagoon was initiated by None and seconded by None. Unanimously carried.

d. Discussion and Possible Action of a Quote from Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper for the Amount of \$8,598.00

The motion to the Discussion and Possible Action of a Quote from Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper for the Amount of \$8,598.00 was initiated by None and seconded by None. Unanimously carried.

e. Discussion and Possible Action on a Quote from Mid-State Equipment for the Purchase of a Used 2023 RD12L-90 Asphalt Roller in the amount of \$17,900.00.

The motion to the Discussion and Possible Action on a Quote from Mid-State Equipment for the Purchase of a Used 2023 RD12L-90 Asphalt Roller in the amount of \$17,900.00. was initiated by None and seconded by None. Unanimously carried.

f. Discussion and Possible Action for Increased Boat Launch Fees

The motion to the Discussion and Possible Action for Increased Boat Launch Fees was initiated by None and seconded by None. Unanimously carried.

g. Village Reserve Balances

The motion to the Village Reserve Balances was initiated by None and seconded by None. Unanimously carried.

h. Financial Recap Year 2024

The motion to the Financial Recap Year 2024 was initiated by None and seconded by None. Unanimously carried.

i. Monthly Borrowed Funds Status Report

The motion to the Monthly Borrowed Funds Status Report was initiated by None and seconded by None. Unanimously carried.

j. 2025 Capital Improvements Plan (CIP)

The motion to the 2025 Capital Improvements Plan (CIP) was initiated by None and seconded by None. Unanimously carried.

k. Adjourn

Trustee Wright adjourned the meeting as there was not a quorum.

IX. Village Board Committee of the Whole

a. Possible Action on Matters Discussed in Committee (Village Board Committee of the Whole)

1. Discussion and Possible Action on a Variance Request Regarding Size and Type of Trees to be Planted on Village Land (Lyons Park)

The motion to approve a Variance Request Regarding Size and Type of Trees to be Planted on Village Land (Lyons Park) was made by Committee, no second required. Unanimously carried.

2. Ad-hoc Tree Committee Recommended Tree Plantings for Lyons Park

The motion to approve the Ad-hoc Tree Committee Recommended Tree Plantings for Lyons Park was made by Committee, no second required. Unanimously carried.

3. Response to City of Lake Geneva Request for Village Contribution Toward Dredging of Lagoon

The motion to approve the Response to City of Lake Geneva Request for Village Contribution Toward Dredging of Lagoon was made by Committee, no second required. Unanimously carried.

4. Resolution R-22-25 Approving Edgewater Park Use and Policy Contract Application - Williams Bay Fire Department 59th Annual Chicken Roast – July 17, 2025 thru July 20, 2025.

The motion to approve resolution R-22-25 Approving Edgewater Park Use and Policy Contract Application - Williams Bay Fire Department 59th Annual Chicken Roast – July 17, 2025 thru July 20, 2025. was made by Committee, no second required. Unanimously carried.

5. Resolution R-23-25 Approving A Quote From Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper in the Amount of \$8,598.00

The motion to approve Resolution R-23-25 Approving A Quote From Sherwin Industries, Inc. for a New Graco Traffic Paint Line Striper in the Amount of \$8,598.00 was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

6. Resolution R-24-25 Approving A Quote from Mid-State Equipment for the Purchase of a Used 2023 RDI2L-90 Asphalt Roller in the amount of \$17,900.00.

The motion to approve resolution R-24-25 Approving A Quote from Mid-State Equipment for the Purchase of a Used 2023 RDI2L-90 Asphalt Roller in the amount of \$17,900.00. was initiated by Trustee Vlach and seconded by Trustee Wright. Unanimously carried.

7. Resolution R-25-25 Approving Increased Boat Launch Fees

The motion to approve resolution R-25-25 Approving Increased Boat Launch Fees was initiated by Trustee Russell and seconded by Trustee Vlach. Unanimously carried.

b. Adjournment

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Vlach at 07:36pm. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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



Outlook

Fw: Form submission from: Comments

From Justin Timm <chief@vi.williamsbay.wi.gov>

Date Wed 4/23/2025 3:05 PM

To Tina Kolls <clerk@vi.williamsbay.wi.gov>

Ms. Kolls,

The village resident, Thomas Wachs would like to have this brought up to the board for a possible variance on the LSV/ golf cart ordinance.

Would we be able to get this on an agenda in the near future?

Respectfully,

Justin P Timm CPM

Chief of Police

Williams Bay Police Department

262.245.2710 (office)

262.581.3061 (mobile)

SMIP Session 75

FBI Trilogy Recipient

WCELEA President

From: Cynthia Stanek <Assistant@vi.williamsbay.wi.gov>

Sent: Monday, April 21, 2025 08:20

To: Justin Timm <chief@vi.williamsbay.wi.gov>

Subject: Fw: Form submission from: Comments

Chief Timm,

Please see the message below.

Warm regards,

Cynthia Stanek

Utility Clerk/ Administrative Assistant

262-245-2700 Option 1

Please note my email address has changed to Assistant@vi.williamsbay.wi.gov

From: Williams Bay, WI via Williams Bay, WI <cmsmailer@civicplus.com>

Sent: Saturday, April 19, 2025 9:45 AM

To: Cynthia Stanek <Assistant@vi.williamsbay.wi.gov>

Subject: Form submission from: Comments

Submitted on Saturday, April 19, 2025 - 9:45am

Submitted by anonymous user: 172.15.89.124

Submitted values are:

==Your Message Details:==

Subject: Use of Golf Cart by a Handicapped Resident

Message: In my infinite wisdom, I bought a maxi scooter upstate, and when I headed home, I almost made it, and dumped it on the corner of Cherry and Hill last July. My wife had banned me from buying any motorcycles, but I didn't listen, and I have been parked with a cast and now a brace, and would like to get something tamer, like a golf cart, I found the following on line...In Wisconsin, a handicapped person may be able to operate a golf cart on city streets, but it depends on local ordinances and specific regulations. Generally, individuals with a valid handicapped driver's certificate and a valid driver's license may be exempt from fees or other requirements for operating a golf cart on city streets. However, it's crucial to check local ordinances in Williams Bay, as they may have specific rules regarding golf cart operation, including restrictions on sidewalks, parks, and grassy areas... So, I do understand that it would be restricted usage, but it will allow me to go to Willie's to get a burger, get my mail at the PO, see neighborhood friends without having my wife drive me everywhere, When I am able I could use my or my wife's car both carrying handicapped Plates, but the use of a golf cart would be much simpler.

==Your Contact Information:==

Full Name: Thomas F Wachs

E-mail Address: cheddarkopf@gmail.com

Phone Number: 9282829775

==Address:==

Street: 363 Forest Drive

City: Williams Bay

State: Wisconsin

Zipcode: 53191

The results of this submission may be viewed at:

<https://www.williamsbay.org/node/2/submission/14826>



Village of Williams Bay WISCONSIN



Low Speed Vehicle FAQ's

**Safety is our
#1 priority**



WB Ordinance 345-7;
Operation of vehicles not
registered as **motor**
vehicles are prohibited
within the village limits.

LSV's must have...

- Plated VIN#
- WI LSV Registration
- Vehicle Insurance

A LSV must meet NHTSA
Federal Motor Vehicle
Safety Standards and
have a certification
label, stating the vehicle
meets those standards
(wisconsindot.gov)



When
traveling on
an LSV
operators
should be
aware of high
traffic areas.
Reported
accidents
2017-2021

Operation on local roads:

- ✓ Speed limit of 35 mph or less
- ✓ Valid driver's license
- ✓ WI title, registration, and valid insurance
- ✓ Can operate across numbered highways under 35mph with controlled intersections



Version0422

Know the Difference

Golf Cart



- No Seatbelts
- Folding or no windshield
- Cannot possess open intoxicants
- May have headlights and taillights
- WB Ordinance 345-7; Non Street legal or recreational vehicles are not permitted within the village.

LSV



- Meets NHTSA Safety Standards
- Issued VIN and FMVSS Sticker
- Operator MUST possess valid driver's license
- Cannot possess open intoxicants
- Equipped with functioning windshield
- Functioning signal lights
- All rules of the road still apply when operating on roads.

Our residents are encouraged to contact the police department with further questions.

Please have fun but most importantly be safe!

To apply for LSV registration send:

1. The original Certificate of Title, or Manufacturer Certificate (or Statement) of Origin signed by the previous owner or dealer.
2. Completed and signed Wisconsin Low Speed Vehicle Title and License Plate application [MV14](#). Keep a copy of the completed form for your records.
3. A photograph of the federal certification label on the vehicle. The certification label reads "this vehicle conforms to all applicable federal motor vehicle standards..." and will list the type of vehicle on the label.
4. Registration fee (see [pro-rated fee chart](#)).
5. \$157 title fee. There is no title transfer fee for [surviving spouse or registered domestic partners](#).
6. Sales tax (if applicable).
7. Local sales tax (if applicable).
8. Check or money order made payable to Registration Fee Trust.
9. Mail the application and fee to:

Wisconsin Department of Transportation
P.O. Box 7949
Madison, WI 53709-7949

Village of Williams Bay, WI
Wednesday, April 30, 2025

Chapter 345. Vehicles and Traffic

§ 345-7. Snowmobiles, all-terrain vehicles and other recreational vehicles.

In addition to the state snowmobile laws adopted by § 345-1 of this chapter, the following special provisions are hereby adopted:

- A. Operation of snowmobiles and recreational vehicles prohibited. No person shall operate a minibike, all-terrain vehicle (ATV) or any other recreational vehicle not registered as a motor vehicle within the Village. Snowmobiles may be operated upon a snowmobile trail or route as designated herein.
 - B. Snowmobile routes designated. Operation of snowmobiles within the Village limits is prohibited except as provided in §§ 350.02 and 350.04, Wis. Stats., or for snowmobile events authorized in accordance with § 350.04, Wis. Stats., and only upon the following designated routes of travel for snowmobiles:
 - (1) On the official snowmobile trail or route as established, properly marked and shown on the snowmobile trail or route map on file with the Village Clerk and approved by the Village Board.
 - (2) On a private snowmobile trail located upon private property with the annual consent of the owner or lessee as provided herein and approved by the Village Board. The private snowmobile trail permitted herein must be conspicuously marked at all times as a private trail for use only by consent of owner. Written consent of owner required under § 350.10(1)(f), (k), (l) and (m), Wis. Stats., shall be an annual consent, dated and limited to the season for which the consent is given. If the property is owned or leased by more than one person, the consent of each shall be obtained. All such consents shall be approved by the Village Board.
 - C. Additional regulations applying to the operation of snowmobiles within the Village limits.
 - (1) Unattended snowmobiles. No person shall leave or allow a snowmobile to remain unattended on any public highway or property while the motor is running or with the starting key in the ignition.
 - (2) Snowmobile renter's license.
 - (a) No person shall engage in the business of renting or leasing of snowmobiles to the public, or of renting or leasing the use of a snowmobile track or other private property to the public for the operation of snowmobiles thereon, unless he has a license therefor as provided in this section.
 - (b) The application for a snowmobile renter's license shall be filed with the Village Clerk and shall include the name of the owner of the premises upon which such business will be conducted, the proposed period and hours of operation, the name of the person who will conduct the business, the state registration of such commercial owner, if any, and the registration number of any snowmobiles to be leased by such operators and such information as the Village Board may require. The application shall be accompanied by a fee as provided in the Village Fee Schedule,^[1] which shall be refunded to the applicant in the event a license is denied.
- [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

- [1] *Editor's Note: The current Fee Schedule is on file in the Village office.*
- (c) No license shall be issued unless approved by the Village Board after a public hearing on the application. Notice of such hearing shall be given by publication of a Class 1 notice under Ch. 985, Wis. Stats. The Village Board shall approve issuance of a license only if it determines that the public health, safety and welfare will not be adversely affected thereby, and that the following terms and conditions are met:
- [1] The applicant must file proof of liability insurance in force covering the premises to be licensed and any snowmobiles to be rented or offered for use to the public, with limits of \$50,000/\$300,000/\$10,000.
 - [2] The use of the premises must conform with the requirements of the Village Zoning and Building Codes and be approved by the Building Inspector.
 - [3] The licensing period shall be for one year or portion thereof, expiring June 30, with no proration of the fee for a period of less than one year.
 - [4] The Clerk shall issue a new license to any person holding a valid license for the preceding season under this section upon payment of the annual license fee; provided, however, that any such applicant has not been convicted within the preceding 12 months of violation of this section or any state statute regulating or restricting the use of snowmobiles or snowmobile renters. If any such applicant has been so convicted, he will have to make a new application for consideration.



VILLAGE OF WILLIAMS BAY

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

Phone: 262-245-2700

UNOFFICIAL MINUTES PARKS & LAKEFRONT COMMITTEE MEETING 4/14/2025 MEETING

MONDAY, APRIL 14, 2025 AT 9:30 AM
VILLAGE HALL COUNCIL ROOM
250 WILLIAMS STREET
WILLIAMS BAY, WI 53191

**A QUORUM OF VILLAGE TRUSTEES MAY BE PRESENT; NO BOARD BUSINESS
WILL BE CONDUCTED.**

I. Call to Order

Chairman Trustee Russell called the meeting to order at 09:30am.

II. Roll Call

Present: Trustees Russell & Wright

Also Present: Administrator Lothspeich, Harbor Master Asta, Clerk Kolls

Excused: Trustee Umans

III. Discussion and Possible Action on Setting an Implementation Date for Increased Launch Fees

The Committee gave direction to Village Staff to update the signage at the Launch by Thursday April 17, 2025 to ensure patrons enough notice with an implementation date of May 16, 2025.

IV. Discussion and Possible Action on Setting the Definition of a RESIDENT (as it pertains to the Launch Pass Fees)

The motion to recommend Village Board approval of changing the definition of a RESIDENT (as it pertains to the Launch Pass Fees) to a Williams Bay Resident was initiated by Trustee Russell and seconded by Trustee Wright. Unanimously carried.

V. Lake Geneva Dredging Update

Trustee Russell gave the committee an update on the Lake Geneva Dredging.

VI. Discussion and Possible Action of Projects for Ramp Improvements

The Committee discussed several possible projects that will need to be completed for the Launch. Some examples are:

- Repaving the Lot
- Patching the landing
- Repairs to the building
- Cashless pay station

VII. Adjourn

The motion to adjourn was initiated by Trustee Wright and seconded by Trustee Russell at 10:31am. Unanimously carried.

/s/ Tina Kolls, Village Clerk

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

CHANGE ORDER NO. 2

PROJECT:	Lift Station No. 3 Replacement	DATE OF ISSUANCE:	April 22, 2025
OWNER:	Village of Williams Bay 250 Williams Street Williams Bay, WI 53191	ENGINEER:	Baxter & Woodman, Inc. 256 South Pine Street Burlington, WI 53105
CONTRACTOR:	Staab Construction Corporation 1800 Laemle Ave Marshfield, WI 54449	ENGINEER's Project No.	211304.00

You are directed to make the following changes in the Contract Documents:

Locate and connect to the existing sewage force main at an unplanned location. See the attached January 17, 2025, estimate and sketch from Staab. Additional Cost = \$14,339.00.

Furnish prairie seed mix matching the cover of the Kishwaukee Nature Conservancy. See the attached January 24, 2025, email to Staab. Additional cost = \$439.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$1,827,000.00
Previous Change Orders: No. <u>-</u> to No. <u>1</u>	(\$23,944.00)
Current Contract Price:	\$1,803,056.00
Net Increase of this Change Order:	\$14,778.00
Contract Price with this Change Order:	\$1,817,834.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Change from previous Change Orders: None
Current Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Net increase of this Change Order: None
Contract Time with this Change Order:
Substantial Completion: May 16, 2025
Completion: July 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

APPROVED:

Village of Williams Bay, Wisconsin

ACCEPTED:

Staab Construction Corporation

By

Douglas R. Snyder, P.E.
Project Manager

By

Adam S. Jaramillo
Village President

By

Ben Lee P. E.
President



Staab PM Change Order Estimate

DOUG SNYDER
BAXTER & WOODMAN
256 South Pine St
Burlington, WI 53105

File: 4656- CO
Date: 01/17/2025
Project: 4656- WILLIAMS BAY LS
Re: Forcemain Relocation

PCO: 002 PCO Item #: 1

Phase	Description	Comments	Qty	UM	Material	Indirect	Rent	Hours	Rate	Labor	Sub	Equip	Totals
10010- -	Supervision		1	CLH				2	165	330			330
10020-001-	Project Management - General		1	CLH				1	195	195			195
10020-002-	Project Management - Earthwork		1	DLH				2	195	390			390
312333- -	Pipe Excavation/Backfill		112	BCY			1,800	30	157	4,710			6,510
312335- -	PIPE BACKFILL MATERIAL		103	TN	1,545								1,545
400519-002-	Buried DI Pipe Materials		40	LF	2,451								2,451
400519-206-	6 Buried DIP Pipe LBR		40	LF				12	157	1,884			1,884
	Total Cost				3,996		1,800	47		7,509			13,305
	Percent Margin				15.00%		15.00%						
	Margin				599		270						869
	Contract Price Sub-Total				4,595		2,070			7,509			14,174
12200- -	BONDS												165
	Contract Price Total												14,339

Clarifications / Exceptions:

This change order includes the cost of materials and time required to re-locate the forcemain as shown in the attached PDF. Note that the configuration may differ depending on actual field conditions, but the final layout will be shown in our as-built drawings.

Project Manager: _____

AARON KOERNER aaron.koerner@staabco.com
p. 715-387-8429 f. 715-384-4846

The contract completion date to be increased TBD calendar days.

Price subject to change after 30 days.

Douglas R. Snyder

From: Douglas R. Snyder
Sent: Friday, January 24, 2025 7:22 AM
To: Koerner, Aaron
Subject: RE: 4656 Williams Bay LS- Misc Items

Make it a line item in the same change order as the force main. This way we can survive an audit and the Board can make a decision to have the KNC do the maintenance forever.

I got everything I need.... Expect paperwork next week.

Doug

From: Koerner, Aaron <Aaron.Koerner@staabco.com>
Sent: Friday, January 24, 2025 7:18 AM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Subject: 4656 Williams Bay LS- Misc Items

*** **CAUTION: Think Security!** This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

I am going to have to move next month's progress meeting to the 26th at 11am. Please confirm that it is good to move with you.

Also, I got some feedback from my earthwork coordinator regarding the seed mixture. There is a cost increase for use this seed vs. the seed mix we had intended to use

Seed price from Fleet Farm = \$280 for 15000 SF (2 bags for 12800 SF figured)

<https://www.homedepot.com/p/Scotts-Turf-Builder-32-lbs-Grass-Seed-Sun-Shade-Mix-with-Fertilizer-and-Soil-Improver-Thrives-in-a-Variety-of-Conditions-18058/321234926>

Seed price from Prairie Moon = \$719 for 15000 SF (1/2 acre price used) <https://www.prairiemoon.com/short-sedge-meadow-seed-mix>

Difference = \$439 (before markup)

We are willing to work with you on this, I don't really think this justifies a change order for this this little amount. Would you like to just purchase the seed and we will credit you back the difference or do you want us to handle it?

Thank you,



Assistant Project Manager

Work Directive for Change Order 1

Water Treatment Facility Modifications

Changes In Work	Item	Cost	Reason	Attachment
	Modified Door Framd and Hardware	\$1,237.00	Match Existing Hardware	A
	Two Additional Window Replacements in Filter Building	\$6,527.00	Not shown on Plans	B
	Asbestos Testing and Removal - Window Caulk in Filter Building	\$14,095.00	Discovered at Construction	C
	Chlorine Gas Feed Equipment Modification	\$43,938.00	Need to prevent frost on cylinders	D
	Roofing Repairs and Alternate Installation	-\$21,063.00	Contractor found ways to save money	E
	Change Order Difference (Work Changes) =	\$44,734.00		

August Winter Sons, Inc.
Change Order/Small Projects Report

A

Project/Job#: Williams Bay WTP 81924

Date: 8/27/2024

Description: Door, Frame, and Hardware changes as per the shop drawing review

Change Order #: 1

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hundzinger Construction	.....	\$ 1,166.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 1,166

Subcontractor Overhead

5.0% \$ 58

Subtotal Subcontractors Costs

\$ 1,224

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 1,224

Profit

0.0% \$ -

Bond

1.0% \$ 12

Total Amount Of Change

\$ 1,237

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.

August Winter Sons, Inc.
Change Order/Small Projects Report

B

Project/Job#: Williams Bay WTP 81923
Description: RFI 09 Two additional windows

Date: 11/18/2024

Change Order #: 3

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs
Overhead
Subtotal Contractor Costs

15.0%
\$ -
\$ -

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead
Subtotal Equipment Costs

15.0%
\$ -
\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 6,155.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs **\$ 6,155**
Subcontractor Overhead **5.0%** **\$ 308**
Subtotal Subcontractors Costs **\$ 6,463**

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs **\$ 6,463**
Profit **0.0%** **\$ -**
Bond **1.0%** **\$ 65**
Total Amount Of Change **\$ 6,527**

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

January 13, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay 81924
Description: Asbestos and Lead testing



C

Our change order price and breakdown follows:

PAGE 1 OF 2

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,999
Subcontractor Markup.....	\$	100
Total Subcontractor Costs w/overhead.....	\$	2,099
 Total AWS/Subcontractor Costs.....	\$	2,099
Profit/Bond.....	\$	21

Change Order Total..... \$ 2,120

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING
STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958



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Schofield, WI 54476
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F: (715) 355-9048

March 5, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove Asbestos from Windows and Doors and temporarily enclose

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	11,292
Subcontractor Markup.....	\$	565
Total Subcontractor Costs w/overhead.....	\$	11,857
 Total AWS/Subcontractor Costs.....	\$	11,857
Profit/Bond.....	\$	119

Change Order Total..... \$ 11,975

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

D

Project/Job#: Williams Bay WTP 81924

Date: 1/20/2025

Description: Upsize Chlorine Gas Feed Equipment and amount of cylinders

Change Order #: 5

MATERIAL

Material Credit w/restocking	.....	(42618.00)
Material ADD	.....	\$ 79,170.00
Sales Tax	0.0%	\$ -

Material Subtotal \$ 36,552

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs

\$ 37,828

Overhead

15.0% \$ 5,674

Subtotal Contractor Costs

\$ 43,503

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

5.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 43,503

Profit

0.0% \$ -

Bond

1.0% \$ 435

Total Amount Of Change

\$ 43,938

Time extension required is 1 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



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F: (715) 355-9048

May 1, 2025

Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Roofing Changes, Roof Drain Repairs

Our change order price and breakdown follows:

E

August Winter

Material.....	\$	-
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	239
Subtotal.....	\$	1,126
Overhead.....	\$	169
Total.....	\$	1,295

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	(21,095)
Subcontractor Markup.....	\$	(1,055)
Total Subcontractor Costs w/overhead.....	\$	(22,150)

Total AWS/Subcontractor Costs.....	\$	(20,854)
Profit/Bond.....	\$	(209)

Change Order Total..... \$ (21,063)

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuck pointing at this time.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

Williams Bay - Water Fund Borrowing and Projects Costs status

02/24/25	Year	Borrowed	Costs	Actual	Bid amount	B&W Estimate
Borrowed funds 2021		\$5,600,000				
Interest income borrowed funds		\$0				
Transfer Water Borrowed Funds to General Fund ? TBA		\$0				
Transfer Water Borrowed Funds to Sewer Fund		-\$1,704,529				
Total		\$3,895,471				
Finished Projects						
Elkhorn Road new water main			\$720,006			
Cleaned & Repaired lime reactor			\$370,932			
Water plant out of floodzone			\$42,000			
Clover Street water main			\$61,936			
Available Borrowed Funds after Finished Projects		\$2,700,597	\$1,194,874			
Starting Projects 2024-2025-2026						
Well 2 new pump \$153,169 bid + \$52,035 ad on	2024		\$221,004			
Geneva Street East West engineering cost due in 2025	2025		\$195,000			
Well 3 pump new pump	2025		\$120,000			
Public Works new W&S utility truck	2025		\$25,000			
Lead pipes water lines service (3 homes)	2025		\$45,000			
Walworth Ave - W.geneva street to Liechty	2027		\$596,500			
Projected shortage Safe Water Loan	2025		\$30,000			
Available Borrowed Funds after Starting Projects		\$1,468,093	\$1,232,504			
Pending Future Projects						
Future Street Improvements - Water Mains relay's			\$800,000			
Available Borrowed Funds after Pending Future Projects		\$668,093	\$800,000			
Long Term Projects						
Upper & Lower Loch Vista new water mains/hydrants	2028		\$1,100,000			
Geneva Street East West new water mains per WDOT project	2031		\$4,100,000			
East Geneva street - Firestation to Potawatomi Road	2031		\$2,823,000			
Water Plant expansion			\$2,500,000			
New Water Tower design & permitting			\$250,000			
New Water Tower			\$2,500,000			
Water Tower (3) removal cost			\$250,000			
Well 2 new Roof			\$30,000			
Well 3 new Roof and Generator			\$300,000			
Long Term Projects total			\$13,853,000			
Safe Water Loan 2024 (pay back \$3,683K, after \$860K PF)		\$4,542,950				
Starting Project 2024-2025 Safe Water Loan Only						
Projected transfer switch savings (use current 2 yr old switch)			-\$25,000			
Optimize Corrosion Control Study B\$W through 2026, phase 1			\$120,000			
Optimize Corrosion Control Study design,perpitting, phase 2			\$300,000			
Chorination water plant improvement			\$3,979,000			
Chorination water plant improvement proj: cost overrun 5%			\$198,950			
Available Borrowed Funds after Starting Projects		-\$30,000	\$4,572,950			

Memorandum of Understanding Between the Walworth County Sheriff's Office and Walworth County Entities for Storm Siren Upgrades

PARTICIPANTS

This Memorandum of Understanding (hereinafter referred to as "MOU") involves the Walworth County Sheriff's Office (hereinafter referred to as "WCSO") and all Walworth County municipalities/entities (hereinafter referred to as "the Entities") who currently have storm siren sites that need to be upgraded. The specific fifteen entities subject to this agreement include:

- Village of Darien
- Town of Delavan
- City of Delavan
- Village of East Troy
- City of Elkhorn
- Village of Fontana
- City of Lake Geneva
- Village of Genoa City
- Town of Linn
- Country Estates Association
- Town of Geneva
- Village of Sharon
- City of Whitewater
- Village of Walworth
- Village of Williams Bay

PROJECT PURPOSE AND KEY DETAILS

The purpose of this MOU is to set guidelines related to funding and facilitating an upgrade to emergency storm sirens throughout Walworth County and to clarify future responsibilities for siren sites post-upgrade.

The Walworth County Sheriff's Office has funds available as part of the 911 Center Radio System Replacement Project (hereinafter "the Radio System Project"). The Radio System Project will enhance interoperability and continuity of operations between police, fire, and emergency medical services in Walworth County. The project will enhance overall safety.

The storm siren upgrade will implement the use of the same technology countywide to make all Walworth County sirens compatible with the existing warning systems in use by Delavan, Lake Geneva, and Whitewater. The system queries every siren in the county daily. The query asks about battery health, AC power, and provides a report. The same technology then communicates with the National Weather Service when warnings are issued. When warnings are received, the system controller determines which sirens fall within the areas to be warned and activates those sirens. This is an automated siren activation. This siren upgrade will enhance repair identification, ensure correct siren activation in designated areas, and improve the overall system and community safety.

WCSO proposes to pay the cost of outfitting the sirens with the compatible equipment. To finance the upgrade, WCSO has \$452,198.77 available. The cost per siren site is approximately \$7,300.00. The Entities have no financial responsibility for the storm siren upgrade. Through this Memorandum of Understanding, WCSO proposes to facilitate and fund the improvement of 59 emergency siren sites and 3 base stations in Walworth County, as well as to upgrade the central control system and backup system for the sirens. For this project, WCSO will facilitate, manage, and fund the countywide emergency siren site updates, central control system and backup system updates. During the upgrade, the Entities will maintain any insurance coverage related to their respective siren sites.

Siren Services, the company who services the Federal Signal Commander Systems in Lake Geneva, Delavan, and Whitewater, will be the company conducting the upgrade. Lieutenant Jason Rowland (hereinafter "Lt. Rowland"), from the Walworth County Sheriff's Office, is the project coordinator for the storm siren project. Lt. Rowland will manage the storm siren upgrade and will be the primary point of contact for Siren Services and will also be the point of contact for the Entities during the upgrade.

After the storm siren upgrade is complete, the Entities will resume all responsibility for maintenance, communication, and improvements to the siren sites located in their respective jurisdictions.

AGREEMENT PERIOD

The term of the agreement for this MOU shall begin when the upgrade of the shared siren system starts in the Spring of 2025 and will end upon completion of the installation of the upgrades to the siren sites, central control system, and backup system. Once the upgrade is complete, WCSO will no longer provide any funding for the siren sites, central control system or backup system, or any other components, nor will WCSO be responsible for any maintenance or service fees, nor will WCSO be responsible for any future communication or contracts regarding the Entities siren sites, unless a future agreement is entered into.

PARTY INDEPENDENCE

Each party to this MOU is a separate and independent entity. As such, each party retains its own identity in providing services, and each entity is responsible for establishing its own policies and financing its own projects and activities beyond this agreement.

FUTURE RESPONSIBILITY FOR MAINTENANCE

Following the completion of the countywide siren upgrade pursuant to this MOU, each entity will resume all responsibility for their own sirens, as well as any other prior obligations related to the sirens. Resuming responsibility for the sirens, siren sites, and systems includes any operation, maintenance, communication, and financial responsibility.

The current yearly recurring cost for maintaining the overall system will be \$16,411.00. Each of the sites will therefore be responsible for approximately \$280.00 per site for yearly maintenance and subscription costs. Yearly maintenance costs will be billed directly to the municipality/entity by Siren Services. Following the completion of the term of this MOU, WCSO will not be involved in anyway in the payment of yearly maintenance costs and all communications regarding the siren sites will be directly between the Entities and Siren Services.

COOPERATION

Each of the above listed Entities will cooperate with Lt. Rowland, Siren Services, and any other person who needs information or access to the siren system equipment and components to facilitate the storm siren upgrade.

Lt. Rowland will inform the Entities upon completion of the storm siren upgrade. Siren Services will notify the Entities when they will be responsible for payment of the yearly maintenance and subscription costs.

INDEMNIFICATION

The Entities are responsible for the insurance, operation, maintenance, and costs of their sirens, siren sites, and any equipment beyond the improvements proposed by this agreement. The Entities agree to fully indemnify and hold harmless Walworth County and the WCSO from all claims related to the siren sites and the siren site upgrades during the term of the MOU.

AMENDMENTS

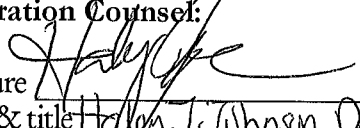
This agreement may be supplemented, amended, or revised in writing by agreement of the parties.

Dated this _____ of _____, 2025

Representative from Walworth County

Signature _____
Name & title _____
Date _____

Approved as to form by Walworth County Corporation Counsel:

Signature 
Name & title Helen J. Johnson, Deputy
Date 4/4/2025 Corporation
Counsel

Representative from Village of Darien

Signature _____
Name & title _____
Date _____

Representative from Village of Genoa City

Signature _____
Name & title _____
Date _____

Representative from Town of Linn

Signature _____
Name & title _____
Date _____

Representative from Country Estates Association

Signature _____
Name & title _____
Date _____

Representative from Town of Delavan

Signature _____
Name & title _____
Date _____

Representative from City of Delavan

Signature _____
Name & title _____
Date _____

Representative from Village of East Troy

Signature _____
Name & title _____
Date _____

Representative from City of Elkhorn

Signature _____
Name & title _____
Date _____

Representative from Village of Fontana

Signature _____
Name & title _____
Date _____

Representative from City of Lake Geneva

Signature _____
Name & title _____
Date _____

Representative from Town of Geneva

Signature _____
Name & title _____
Date _____

Representative from Village of Sharon

Signature _____
Name & title _____
Date _____

Representative from City of Whitewater

Signature _____
Name & title _____
Date _____

Representative from Village of Walworth

Signature _____
Name & title _____
Date _____

Representative from Village of Williams Bay

Signature _____
Name & title _____
Date _____



Radio Project & Storm Siren Upgrade

From Rowland, Jason <jrowland@co.walworth.wi.us>

Date Thu 10-Apr-25 16:15

To 'cwalters@burlington-wi.gov' <'cwalters@burlington-wi.gov'; 'pdchief@ci.delavan.wi.us' <'pdchief@ci.delavan.wi.us'; Gritzner, Ed <chief@cityoflakegeneva.gov>; Todd Lindert <TLindert@whitewater-wi.gov>; chiefschalow@bgcfire.org <chiefschalow@bgcfire.org>; Bob Williams <dariengarage@sharontelephone.com>; cwales@townofeasttroy.com <cwales@townofeasttroy.com>; 'Frank162@centurytel.net' <'Frank162@centurytel.net'; Chairman Township Linn James Weiss James Weiss <jweiss@townoflinn.com>; Chairman Township Richmond Jeffrey Karbash Jeffrey Karbash <theduckinn@att.net>; 'richbrandl@sharontelephone.com' <'richbrandl@sharontelephone.com'; 'lynn@yuppiehillpoultry.com' <'lynn@yuppiehillpoultry.com'; Chairman Township Sugar Creek Dale Wuttke Dale Wuttke <townsugarcreek@elknet.net>; Chairman Town of Troy John Kendall John Kendall <chair@townoftroy.com>; 'klsr@hotmail.com' <'klsr@hotmail.com'; 'lowelhagen@idc.net' <'lowelhagen@idc.net'; Swendrowski, Jeremy <jswendrowski@easttroywi.gov>; Cates, Jeff <jcates@vi.fontana.wi.gov>; Balog, Joe <balog@genoacitypolice.org>; Jeffrey R. Stien Mukwonago Fire Department Chief <chiefstien@mukwonagofire.org>

Cc Rowland, Jason <jrowland@co.walworth.wi.us>; Neumann, Todd <tneumann@co.walworth.wi.us>

2 attachments (407 KB)

CommanderOne Info.pdf; Storm Siren MOU.pdf;

Good afternoon, Local Emergency Managers,

I am writing you this afternoon to ask for your assistance in moving forward with a project to upgrade of your community's storm sirens.

The county board has approved funding to update the countywide storm siren alerting system as part of the new radio system. We intend to fund the cost of upgrading the alerting technology at all 59 siren sites to an automated control system.

Our proposition is to upgrade all 62 sites with the Federal Signal CommanderOne alerting system. This system is a cloud-based system that will allow remote activation via cellular service, with radio frequency as a backup, and provide real time diagnostics for you to ensure your sirens are operating at peak performance. Please see attached documentation about what the CommanderOne is all about. Let me be clear, we are not replacing the sirens themselves. We are upgrading the "guts" of the sirens, so they can "speak" with the new radio system. As with the radios, we are looking to bring our storm alerting systems into the next generation! With that being said, you may be asking, "Why do we need this upgraded system?" We have all heard the storm sirens go off just to look out and see clear blue skies and wonder, "Why are the sirens going off?!" With the CommanderOne system this will no longer happen. This system uses the polygons that are sent by National Weather Service, so only the sirens within the polygon will go off during a severe weather event. Our current system only allows us to activate all sirens or no sirens.

This entire project is slated to cost of approximately \$452,199.00. This cost, again, is going to be covered by the county using funds from the radio project. During the project, it became clear

that an upgrade was needed, and we determined that funding was available to use for this purpose. These funds will cover an upgrade to the 3 base stations that are needed for the system to run properly. City of Lake Geneva, City of Delavan, and City of Whitewater already have the CommanderOne system as part of their storm alerting systems. The City of Lake Geneva has agreed to be the host as the primary system that makes the system work, and the City of Delavan has agreed to be the backup.

As you are all aware, the maintenance of the storm sirens is your responsibility, and that will continue during and after the upgrade. The county will cover the \$452,199.00 to perform the upgrade, but ongoing maintenance continues to be the owner's responsibility. With the upgrade comes a bit of a yearly cost for your community. Because the system runs on a cellular system, there is a yearly fee that you will need to be a part of for each site you own and operate. According to Federal Signal Manufacturer, the yearly recurring cost county wide is \$16,411.00. When that number is split between each siren site, 59 in total, that comes out to approximately \$278.15 per siren site, per year. If your community has only 1 site, it will cost you \$278.15 per year for upkeep. If your community has 2 sites, it will cost you \$550.03, etc. These costs will not take effect until 2026, and your agreement will be with Federal Signal Manufacturer.

The agreement you sign with Federal Signal Manufacturer, you will have the ability receive daily diagnostic updates from the siren system to ensure it is working properly. The information you will receive includes, but is not limited to, battery life, connectivity issues, etc. The daily diagnostics will be sent to two (2) people in your community, of your choosing, so that if there is an issue reported, immediate action can be taken. This will assist your community in cost reductions when a problem is known sooner than later, and it will assist in ensuring the siren goes off when it is needed.

Attached you will also find a Memorandum of Understanding drafted and signed by one of the county's attorneys, Haley Johnson. We have been working on this for the last few months, and I believe it explains the same information as above. The next step for you is, if you do not have anything to do with the storm sirens in your community, please pass this on to whomever does. Either way, please try and get this on your community's board agenda as soon as you possibly can so we can keep this project moving forward. If you should have any questions, or need any assistance in some way, please do not hesitate to reach out.

Thank you for your time and patience. I am looking forward to working with you on this project!

Stay safe!

Jason

Jason W. Rowland #6300
Lieutenant
Walworth County Emergency Management Director
WCEM-P
FBI NA Session 291
Cell: 262-903-2740
Office: 262-741-4616
Walworth County Sheriff's Office
1770 Cty Hwy NN
Elkhorn, WI 53121
jrowland@co.walworth.wi.us
ONE TEAM, ONE MISSION



CHANGE ORDER NO. 2

PROJECT:	Lift Station No. 3 Replacement	DATE OF ISSUANCE:	April 22, 2025
OWNER:	Village of Williams Bay 250 Williams Street Williams Bay, WI 53191	ENGINEER:	Baxter & Woodman, Inc. 256 South Pine Street Burlington, WI 53105
CONTRACTOR:	Staab Construction Corporation 1800 Laemle Ave Marshfield, WI 54449	ENGINEER's Project No.	211304.00

You are directed to make the following changes in the Contract Documents:

Locate and connect to the existing sewage force main at an unplanned location. See the attached January 17, 2025, estimate and sketch from Staab. Additional Cost = \$14,339.00.

Furnish prairie seed mix matching the cover of the Kishwaukee Nature Conservancy. See the attached January 24, 2025, email to Staab. Additional cost = \$439.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$1,827,000.00
Previous Change Orders: No. <u> - </u> to No. <u> 1 </u>	(\$23,944.00)
Current Contract Price:	\$1,803,056.00
Net Increase of this Change Order:	\$14,778.00
Contract Price with this Change Order:	\$1,817,834.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Change from previous Change Orders: None
Current Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Net increase of this Change Order: None
Contract Time with this Change Order:
Substantial Completion: May 16, 2025
Completion: July 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

APPROVED:

Village of Williams Bay, Wisconsin

ACCEPTED:

Staab Construction Corporation

By

Douglas R. Snyder, P.E.
Project Manager

By

Adam S. Jaramillo
Village President

By

Ben Lee P. E.
President



Staab PM Change Order Estimate

DOUG SNYDER
BAXTER & WOODMAN
256 South Pine St
Burlington, WI 53105

File: 4656- CO
Date: 01/17/2025
Project: 4656- WILLIAMS BAY LS
Re: Forcemain Relocation

PCO: 002 PCO Item #: 1

Phase	Description	Comments	Qty	UM	Material	Indirect	Rent	Hours	Rate	Labor	Sub	Equip	Totals
10010- -	Supervision		1	CLH				2	165	330			330
10020-001-	Project Management - General		1	CLH				1	195	195			195
10020-002-	Project Management - Earthwork		1	DLH				2	195	390			390
312333- -	Pipe Excavation/Backfill		112	BCY			1,800	30	157	4,710			6,510
312335- -	PIPE BACKFILL MATERIAL		103	TN	1,545								1,545
400519-002-	Buried DI Pipe Materials		40	LF	2,451								2,451
400519-206-	6 Buried DIP Pipe LBR		40	LF				12	157	1,884			1,884
	Total Cost				3,996		1,800	47		7,509			13,305
	Percent Margin				15.00%		15.00%						
	Margin				599		270						869
	Contract Price Sub-Total				4,595		2,070			7,509			14,174
12200- -	BONDS												165
	Contract Price Total												14,339

Clarifications / Exceptions:

This change order includes the cost of materials and time required to re-locate the forcemain as shown in the attached PDF. Note that the configuration may differ depending on actual field conditions, but the final layout will be shown in our as-built drawings.

Project Manager: _____

AARON KOERNER aaron.koerner@staabco.com
p. 715-387-8429 f. 715-384-4846

The contract completion date to be increased TBD calendar days.

Price subject to change after 30 days.

Douglas R. Snyder

From: Douglas R. Snyder
Sent: Friday, January 24, 2025 7:22 AM
To: Koerner, Aaron
Subject: RE: 4656 Williams Bay LS- Misc Items

Make it a line item in the same change order as the force main. This way we can survive an audit and the Board can make a decision to have the KNC do the maintenance forever.

I got everything I need.... Expect paperwork next week.

Doug

From: Koerner, Aaron <Aaron.Koerner@staabco.com>
Sent: Friday, January 24, 2025 7:18 AM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Subject: 4656 Williams Bay LS- Misc Items

*** **CAUTION: Think Security!** This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

I am going to have to move next month's progress meeting to the 26th at 11am. Please confirm that it is good to move with you.

Also, I got some feedback from my earthwork coordinator regarding the seed mixture. There is a cost increase for use this seed vs. the seed mix we had intended to use

Seed price from Fleet Farm = \$280 for 15000 SF (2 bags for 12800 SF figured)

<https://www.homedepot.com/p/Scotts-Turf-Builder-32-lbs-Grass-Seed-Sun-Shade-Mix-with-Fertilizer-and-Soil-Improver-Thrives-in-a-Variety-of-Conditions-18058/321234926>

Seed price from Prairie Moon = \$719 for 15000 SF (1/2 acre price used) <https://www.prairiemoon.com/short-sedge-meadow-seed-mix>

Difference = \$439 (before markup)

We are willing to work with you on this, I don't really think this justifies a change order for this this little amount. Would you like to just purchase the seed and we will credit you back the difference or do you want us to handle it?

Thank you,



Assistant Project Manager

Work Directive for Change Order 1

Water Treatment Facility Modifications

Changes In Work	Item	Cost	Reason	Attachment
	Modified Door Framd and Hardware	\$1,237.00	Match Existing Hardware	A
	Two Additional Window Replacements in Filter Building	\$6,527.00	Not shown on Plans	B
	Asbestos Testing and Removal - Window Caulk in Filter Building	\$14,095.00	Discovered at Construction	C
	Chlorine Gas Feed Equipment Modification	\$43,938.00	Need to prevent frost on cylinders	D
	Roofing Repairs and Alternate Installation	-\$21,063.00	Contractor found ways to save money	E
	Change Order Difference (Work Changes) =	\$44,734.00		

August Winter Sons, Inc.
Change Order/Small Projects Report

A

Project/Job#: Williams Bay WTP 81924

Date: 8/27/2024

Description: Door, Frame, and Hardware changes as per the shop drawing review

Change Order #: 1

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hundzinger Construction	.....	\$ 1,166.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 1,166

Subcontractor Overhead

5.0% \$ 58

Subtotal Subcontractors Costs

\$ 1,224

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 1,224

Profit

0.0% \$ -

Bond

1.0% \$ 12

Total Amount Of Change

\$ 1,237

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.

August Winter Sons, Inc.
Change Order/Small Projects Report

B

Project/Job#: Williams Bay WTP 81923
Description: RFI 09 Two additional windows

Date: 11/18/2024

Change Order #: 3

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs
Overhead
Subtotal Contractor Costs

15.0% \$ -
\$ -

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead
Subtotal Equipment Costs

15.0% \$ -
\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 6,155.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs **\$ 6,155**
Subcontractor Overhead **5.0% \$ 308**
Subtotal Subcontractors Costs **\$ 6,463**

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs **\$ 6,463**
Profit **0.0% \$ -**
Bond **1.0% \$ 65**
Total Amount Of Change **\$ 6,527**

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

January 13, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay 81924
Description: Asbestos and Lead testing



C

Our change order price and breakdown follows:

PAGE 1 OF 2

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,999
Subcontractor Markup.....	\$	100
Total Subcontractor Costs w/overhead.....	\$	2,099
Total AWS/Subcontractor Costs.....	\$	2,099
Profit/Bond.....	\$	21

Change Order Total..... \$ 2,120

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048
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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING
STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958



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Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

March 5, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove Asbestos from Windows and Doors and temporarily enclose

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	11,292
Subcontractor Markup.....	\$	565
Total Subcontractor Costs w/overhead.....	\$	11,857

Total AWS/Subcontractor Costs.....	\$	11,857
Profit/Bond.....	\$	119

Change Order Total..... \$ 11,975

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

D

Project/Job#: Williams Bay WTP 81924

Date: 1/20/2025

Description: Upsize Chlorine Gas Feed Equipment and amount of cylinders

Change Order #: 5

MATERIAL

Material Credit w/restocking	.....	(42618.00)
Material ADD	.....	\$ 79,170.00
Sales Tax	0.0%	\$ -

Material Subtotal \$ 36,552

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs	\$ 37,828
Overhead	15.0% \$ 5,674
Subtotal Contractor Costs	\$ 43,503

Equipment	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -
	0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead	15.0% \$ -
Subtotal Equipment Costs	\$ -

SUBCONTRACTS

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

Total Subcontractor Costs	\$ -
Subcontractor Overhead	5.0% \$ -
Subtotal Subcontractors Costs	\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs	\$ 43,503
Profit	0.0% \$ -
Bond	1.0% \$ 435
Total Amount Of Change	\$ 43,938

Time extension required is 1 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

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P: (715) 355-7555
F: (715) 355-9048

May 1, 2025

Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Roofing Changes, Roof Drain Repairs

Our change order price and breakdown follows:

E

August Winter

Material.....	\$	-
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	239
Subtotal.....	\$	1,126
Overhead.....	\$	169
Total.....	\$	1,295

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	(21,095)
Subcontractor Markup.....	\$	(1,055)
Total Subcontractor Costs w/overhead.....	\$	(22,150)

Total AWS/Subcontractor Costs.....	\$	(20,854)
Profit/Bond.....	\$	(209)

Change Order Total..... \$ (21,063)

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuck pointing at this time.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

Document Number

Document Name
**TEMPORARY DRAINAGE AND
GRADING EASEMENT
AGREEMENT**

**THIS DOCUMENT IS EXEMPT FROM FEE AND
RETURN BECAUSE IT IS NOT A CONVEYANCE
BY DEFINITION PER WIS. STAT. § 77.21(1).**

**THIS TEMPORARY DRAINAGE AND
GRADING EASEMENT AGREEMENT** ("Agreement")
is made by and between SG2 INVESTMENTS, LLC, a
Wisconsin limited liability company ("Grantor"), and the
VILLAGE OF WILLIAMS BAY, WISCONSIN
("Grantee") (individually "Party", collectively "Parties"),

RECITALS

A. Grantor is the record owner of certain
real estate located in Williams Bay, Wisconsin, a portion of
which is more particularly described in the attached
Exhibit A ("Property").

B. Grantee has requested that Grantor
provide a 50' by 35' temporary drainage and grading
easement, as depicted on the attached Exhibit A, to facilitate Grantee's construction of the Geneva
Street Rehabilitation project.

NOW, THEREFORE, for good and valuable consideration, the receipt and
sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and
restrictions are hereby made.

1. **Recitals Incorporated.** The Recitals set forth above are incorporated into
and made a part of this Agreement as if fully set forth herein.

2. **Grant of Temporary Easement.** Subject to the terms and conditions herein
contained, Grantor hereby grants to Grantee, its agents, contractors and engineers, a non-exclusive 50'
by 35' temporary drainage and grading easement to facilitate Grantee's construction of the Geneva Street
Rehabilitation project, solely within the area of the Property shown on the attached Exhibit A as the
"Proposed 50' by 35' Temporary Drainage and Grading Easement" ("Temporary Easement").

3. **Term of Agreement.** The term of this Agreement shall commence on the date
hereof and the rights, easements, obligations and duties hereunder shall, if not sooner terminated
pursuant to the terms hereof, terminate on the earlier of (a) the completion of the improvements to be
made by Grantee pursuant to the Geneva Street Rehabilitation project, or one (1) year after the effective
date of this Agreement.

Recording Area

Name and Return Address:

Godfrey, Leibsle, Blackbourn & Howarth, S.C.
Attn: Lisle W. Blackbourn
354 Seymour Court
Elkhorn, WI 53121

WHA 00001, 00002, 00003, 00004, 00005 & 00006
Parcel Identification Number (PIN)

4. **Indemnification.** Grantee shall indemnify, defend (with counsel reasonably acceptable to Grantor) and hold harmless Grantor, its agents, licensees, invitees, members, officers, permittees, guests, successors and assigns from and against any and all damages, claims, liens, costs and expenses (including reasonable attorney's fees) related to the improvements to be made by or for Grantee hereunder, a breach of this Agreement by Grantee, and the negligence or willful misconduct of Grantee, its agents, contractors and engineers with respect to this Agreement.

5. **Restoration of Surface.** The Grantee shall restore any portion of the Property disturbed by activities of the Grantee within the Temporary Easement to its condition before the disturbance; provided, however, that the Grantee shall not replace any trees or shrubbery within the Temporary Easement.

6. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Grantee and the Grantor and their respective successors and assigns. Grantor and any successor or assign to Grantor as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after Grantor or its successor or assign has transferred its fee simple interest in the Property.

7. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

8. **Entire Agreement.** This Agreement sets forth the entire understanding of the Parties and may not be changed except by a written document executed and acknowledged by all Parties to this Agreement and duly recorded in the office of the Register of Deeds of Walworth County, Wisconsin.

9. **Notices.** All notices to either Party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other Party at that Party's last known address. If the other Party's address is not known to the Party desiring to send a notice, the Party sending the notice may use the address to which the other Party's property tax bills are sent. Either Party may change its address for notice by providing written notice to the other Party.

10. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing Party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing Party.

11. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument, and shall become a binding agreement when one or more counterparts have been signed by each of the Parties and delivered to the other.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.

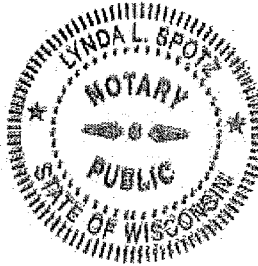
SG2 INVESTMENTS, LLC,

By: [Signature], MEMBER
Stephen Greenberg, member

Subscribed and Sworn to Before Me
this 30th day of April, 2025.

[Signature]
Notary Public, Walworth County, WI

My Commission Expires: 3-23-2028



VILLAGE:

VILLAGE OF WILLIAMS BAY, a Wisconsin municipal corporation

By: _____
Adam Jaramillo, Village President

Attest: _____
Tina Kolls, Village Clerk

APPROVAL OF VILLAGE BOARD

This Agreement was approved by the Village Board of the Village of Williams Bay by Resolution dated the ____ day of _____, 2025.

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2025, the above named _____, who acknowledged himself to be the Village of Williams Bay Board President, and to me is known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the company.

Notary Public, _____ County, WI
My Commission Expires: _____

This instrument was drafted by:

Lisle W. Blackburn
GODFREY, LEIBSLE, BLACKBOURN
& HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3220
Facsimile: (262) 741-1515
Email: lblackbourn@godfreylaw.com

T:\C\Canyon Custom Builders\E. Geneva St\Off Copy\Temp. Drainage and Grading Easement Agree - FINAL-2.doc

April 11, 2025

EASEMENT EXHIBIT

Survey No. 23.0023

LOCATION: WILLIAMS BAY, WISCONSIN

PREPARED FOR: STEVE GREENBERG - CANYON DEVELOPMENT

TAX ID: WHA 00001 & WHA 00006

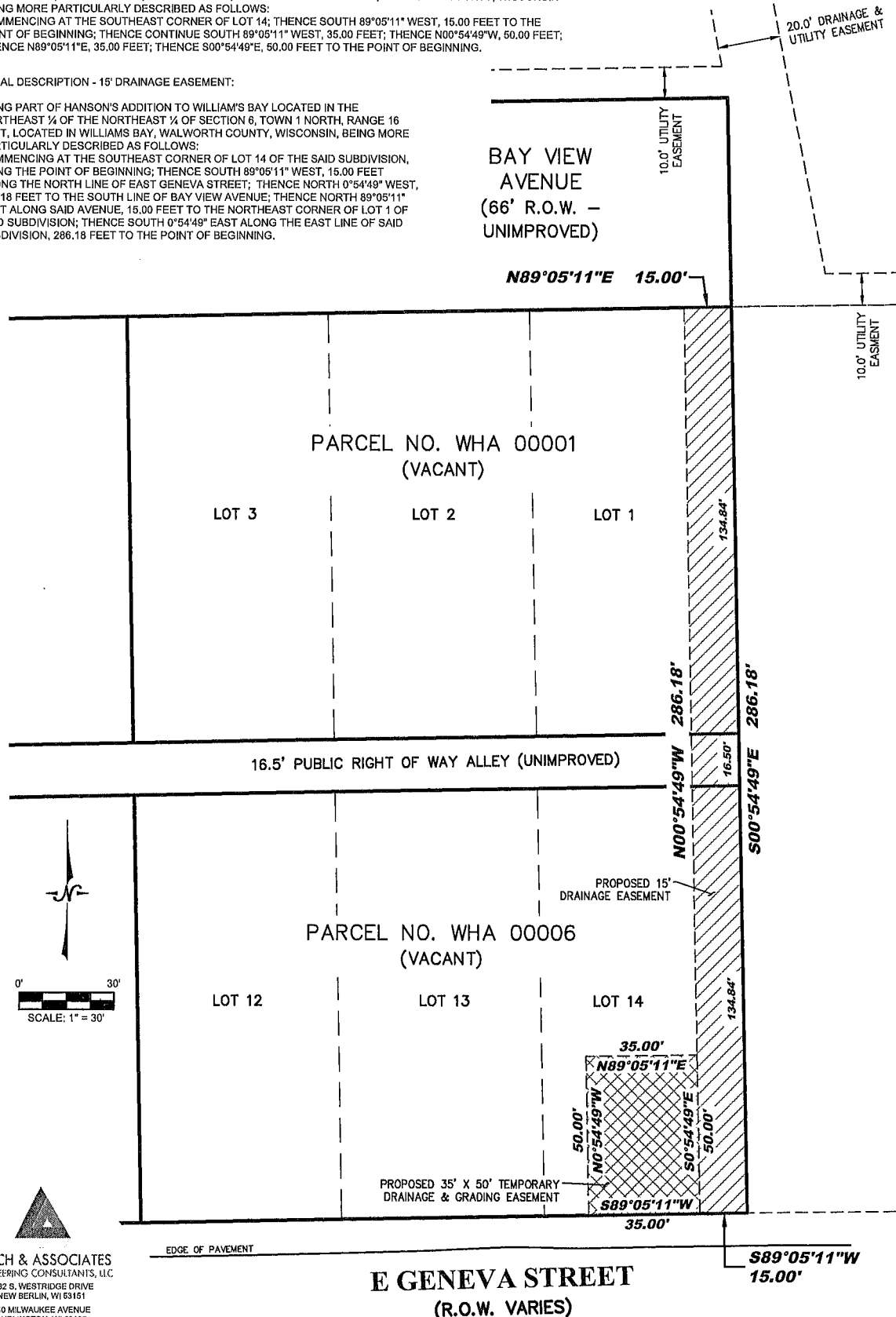
LEGAL DESCRIPTION - TEMP, DRAINAGE & GRADING EASEMENT:

BEING PART OF HANSON'S ADDITION TO WILLIAM'S BAY LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 16 EAST, LOCATED IN WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 14; THENCE SOUTH 89°05'11" WEST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°05'11" WEST, 35.00 FEET; THENCE N00°54'49"W, 50.00 FEET; THENCE N89°05'11"E, 35.00 FEET; THENCE S00°54'49"E, 50.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - 15' DRAINAGE EASEMENT:

BEING PART OF HANSON'S ADDITION TO WILLIAM'S BAY LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 16 EAST, LOCATED IN WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 OF THE SAID SUBDIVISION, BEING THE POINT OF BEGINNING; THENCE SOUTH 89°05'11" WEST, 15.00 FEET ALONG THE NORTH LINE OF EAST GENEVA STREET; THENCE NORTH 0°54'49" WEST, 286.18 FEET TO THE SOUTH LINE OF BAY VIEW AVENUE; THENCE NORTH 89°05'11" EAST ALONG SAID AVENUE, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 0°54'49" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 286.18 FEET TO THE POINT OF BEGINNING.

NOTE: THIS EASEMENT IS INTENDED TO RUN FROM EAST GENEVA STREET TO BAY VIEW AVENUE CONTINUOUSLY ALONG THE EAST LINE OF HANSON'S ADDITION TO WILLIAMS BAY. IT IS THE DEVELOPERS INTENTION TO VACATE THE PLATTED ALLEY IN THE FUTURE. THE EASEMENT SHOULD REMAIN CONTINUOUS IF/WHEN THE ALLEY IS VACATED.



Project 2023.12.0023 - Canyon Development - MB Residential - 6 Parcels - WHA-00001 - 00006 CAD Design 23.0023 Easement Exhibit.dwg
P:\Shared\17 - Projects\2023\12.0023 - Canyon Development - MB Residential - 6 Parcels - WHA-00001 - 00006 CAD Design 23.0023 Easement Exhibit.dwg

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5492 S. WESTRIDGE DRIVE
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

E GENEVA STREET
(R.O.W. VARIES)

EXHIBIT A

Memorandum of Understanding Between the Walworth County Sheriff's Office and Walworth County Entities for Storm Siren Upgrades

PARTICIPANTS

This Memorandum of Understanding (hereinafter referred to as "MOU") involves the Walworth County Sheriff's Office (hereinafter referred to as "WCSO") and all Walworth County municipalities/entities (hereinafter referred to as "the Entities") who currently have storm siren sites that need to be upgraded. The specific fifteen entities subject to this agreement include:

- Village of Darien
- Town of Delavan
- City of Delavan
- Village of East Troy
- City of Elkhorn
- Village of Fontana
- City of Lake Geneva
- Village of Genoa City
- Town of Linn
- Country Estates Association
- Town of Geneva
- Village of Sharon
- City of Whitewater
- Village of Walworth
- Village of Williams Bay

PROJECT PURPOSE AND KEY DETAILS

The purpose of this MOU is to set guidelines related to funding and facilitating an upgrade to emergency storm sirens throughout Walworth County and to clarify future responsibilities for siren sites post-upgrade.

The Walworth County Sheriff's Office has funds available as part of the 911 Center Radio System Replacement Project (hereinafter "the Radio System Project"). The Radio System Project will enhance interoperability and continuity of operations between police, fire, and emergency medical services in Walworth County. The project will enhance overall safety.

The storm siren upgrade will implement the use of the same technology countywide to make all Walworth County sirens compatible with the existing warning systems in use by Delavan, Lake Geneva, and Whitewater. The system queries every siren in the county daily. The query asks about battery health, AC power, and provides a report. The same technology then communicates with the National Weather Service when warnings are issued. When warnings are received, the system controller determines which sirens fall within the areas to be warned and activates those sirens. This is an automated siren activation. This siren upgrade will enhance repair identification, ensure correct siren activation in designated areas, and improve the overall system and community safety.

WCSO proposes to pay the cost of outfitting the sirens with the compatible equipment. To finance the upgrade, WCSO has \$452,198.77 available. The cost per siren site is approximately \$7,300.00. The Entities have no financial responsibility for the storm siren upgrade. Through this Memorandum of Understanding, WCSO proposes to facilitate and fund the improvement of 59 emergency siren sites and 3 base stations in Walworth County, as well as to upgrade the central control system and backup system for the sirens. For this project, WCSO will facilitate, manage, and fund the countywide emergency siren site updates, central control system and backup system updates. During the upgrade, the Entities will maintain any insurance coverage related to their respective siren sites.

Siren Services, the company who services the Federal Signal Commander Systems in Lake Geneva, Delavan, and Whitewater, will be the company conducting the upgrade. Lieutenant Jason Rowland (hereinafter "Lt. Rowland"), from the Walworth County Sheriff's Office, is the project coordinator for the storm siren project. Lt. Rowland will manage the storm siren upgrade and will be the primary point of contact for Siren Services and will also be the point of contact for the Entities during the upgrade.

After the storm siren upgrade is complete, the Entities will resume all responsibility for maintenance, communication, and improvements to the siren sites located in their respective jurisdictions.

AGREEMENT PERIOD

The term of the agreement for this MOU shall begin when the upgrade of the shared siren system starts in the Spring of 2025 and will end upon completion of the installation of the upgrades to the siren sites, central control system, and backup system. Once the upgrade is complete, WCSO will no longer provide any funding for the siren sites, central control system or backup system, or any other components, nor will WCSO be responsible for any maintenance or service fees, nor will WCSO be responsible for any future communication or contracts regarding the Entities siren sites, unless a future agreement is entered into.

PARTY INDEPENDENCE

Each party to this MOU is a separate and independent entity. As such, each party retains its own identity in providing services, and each entity is responsible for establishing its own policies and financing its own projects and activities beyond this agreement.

FUTURE RESPONSIBILITY FOR MAINTENANCE

Following the completion of the countywide siren upgrade pursuant to this MOU, each entity will resume all responsibility for their own sirens, as well as any other prior obligations related to the sirens. Resuming responsibility for the sirens, siren sites, and systems includes any operation, maintenance, communication, and financial responsibility.

The current yearly recurring cost for maintaining the overall system will be \$16,411.00. Each of the sites will therefore be responsible for approximately \$280.00 per site for yearly maintenance and subscription costs. Yearly maintenance costs will be billed directly to the municipality/entity by Siren Services. Following the completion of the term of this MOU, WCSO will not be involved in anyway in the payment of yearly maintenance costs and all communications regarding the siren sites will be directly between the Entities and Siren Services.

COOPERATION

Each of the above listed Entities will cooperate with Lt. Rowland, Siren Services, and any other person who needs information or access to the siren system equipment and components to facilitate the storm siren upgrade.

Lt. Rowland will inform the Entities upon completion of the storm siren upgrade. Siren Services will notify the Entities when they will be responsible for payment of the yearly maintenance and subscription costs.

INDEMNIFICATION

The Entities are responsible for the insurance, operation, maintenance, and costs of their sirens, siren sites, and any equipment beyond the improvements proposed by this agreement. The Entities agree to fully indemnify and hold harmless Walworth County and the WCSO from all claims related to the siren sites and the siren site upgrades during the term of the MOU.

AMENDMENTS

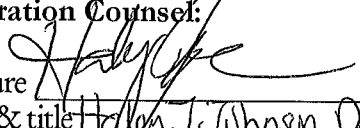
This agreement may be supplemented, amended, or revised in writing by agreement of the parties.

Dated this _____ of _____, 2025

Representative from Walworth County

Signature _____
Name & title _____
Date _____

Approved as to form by Walworth County Corporation Counsel:

Signature 
Name & title Helen J. Johnson, Deputy
Date 4/4/2025 Corporation
Counsel

Representative from Village of Darien

Signature _____
Name & title _____
Date _____

Representative from Village of Genoa City

Signature _____
Name & title _____
Date _____

Representative from Town of Linn

Signature _____
Name & title _____
Date _____

Representative from Country Estates Association

Signature _____
Name & title _____
Date _____

Representative from Town of Delavan

Signature _____
Name & title _____
Date _____

Representative from City of Delavan

Signature _____
Name & title _____
Date _____

Representative from Village of East Troy

Signature _____
Name & title _____
Date _____

Representative from City of Elkhorn

Signature _____
Name & title _____
Date _____

Representative from Village of Fontana

Signature _____
Name & title _____
Date _____

Representative from City of Lake Geneva

Signature _____
Name & title _____
Date _____

Representative from Town of Geneva

Signature _____
Name & title _____
Date _____

Representative from Village of Sharon

Signature _____
Name & title _____
Date _____

Representative from City of Whitewater

Signature _____
Name & title _____
Date _____

Representative from Village of Walworth

Signature _____
Name & title _____
Date _____

Representative from Village of Williams Bay

Signature _____
Name & title _____
Date _____



Radio Project & Storm Siren Upgrade

From Rowland, Jason <jrowland@co.walworth.wi.us>

Date Thu 10-Apr-25 16:15

To 'cwalters@burlington-wi.gov' <'cwalters@burlington-wi.gov'; 'pdchief@ci.delavan.wi.us' <'pdchief@ci.delavan.wi.us'; Gritzner, Ed <chief@cityoflakegeneva.gov>; Todd Lindert <TLindert@whitewater-wi.gov>; chiefschalow@bgcfire.org <chiefschalow@bgcfire.org>; Bob Williams <dariengarage@sharontelephone.com>; cwales@townofeasttroy.com <cwales@townofeasttroy.com>; 'Frank162@centurytel.net' <'Frank162@centurytel.net'; Chairman Township Linn James Weiss James Weiss <jweiss@townoflinn.com>; Chairman Township Richmond Jeffrey Karbash Jeffrey Karbash <theduckinn@att.net>; 'richbrandl@sharontelephone.com' <'richbrandl@sharontelephone.com'; 'lynn@yuppiehillpoultry.com' <'lynn@yuppiehillpoultry.com'; Chairman Township Sugar Creek Dale Wuttke Dale Wuttke <townsugarcreek@elknet.net>; Chairman Town of Troy John Kendall John Kendall <chair@townoftroy.com>; 'klsr@hotmail.com' <'klsr@hotmail.com'; 'lowelhagen@idc.net' <'lowelhagen@idc.net'; Swendrowski, Jeremy <jswendrowski@easttroywi.gov>; Cates, Jeff <jcates@vi.fontana.wi.gov>; Balog, Joe <balog@genoacitypolice.org>; Jeffrey R. Stien Mukwonago Fire Department Chief <chiefstien@mukwonagofire.org>

Cc Rowland, Jason <jrowland@co.walworth.wi.us>; Neumann, Todd <tneumann@co.walworth.wi.us>

2 attachments (407 KB)

CommanderOne Info.pdf; Storm Siren MOU.pdf;

Good afternoon, Local Emergency Managers,

I am writing you this afternoon to ask for your assistance in moving forward with a project to upgrade of your community's storm sirens.

The county board has approved funding to update the countywide storm siren alerting system as part of the new radio system. We intend to fund the cost of upgrading the alerting technology at all 59 siren sites to an automated control system.

Our proposition is to upgrade all 62 sites with the Federal Signal CommanderOne alerting system. This system is a cloud-based system that will allow remote activation via cellular service, with radio frequency as a backup, and provide real time diagnostics for you to ensure your sirens are operating at peak performance. Please see attached documentation about what the CommanderOne is all about. Let me be clear, we are not replacing the sirens themselves. We are upgrading the "guts" of the sirens, so they can "speak" with the new radio system. As with the radios, we are looking to bring our storm alerting systems into the next generation! With that being said, you may be asking, "Why do we need this upgraded system?" We have all heard the storm sirens go off just to look out and see clear blue skies and wonder, "Why are the sirens going off?!" With the CommanderOne system this will no longer happen. This system uses the polygons that are sent by National Weather Service, so only the sirens within the polygon will go off during a severe weather event. Our current system only allows us to activate all sirens or no sirens.

This entire project is slated to cost of approximately \$452,199.00. This cost, again, is going to be covered by the county using funds from the radio project. During the project, it became clear

that an upgrade was needed, and we determined that funding was available to use for this purpose. These funds will cover an upgrade to the 3 base stations that are needed for the system to run properly. City of Lake Geneva, City of Delavan, and City of Whitewater already have the CommanderOne system as part of their storm alerting systems. The City of Lake Geneva has agreed to be the host as the primary system that makes the system work, and the City of Delavan has agreed to be the backup.

As you are all aware, the maintenance of the storm sirens is your responsibility, and that will continue during and after the upgrade. The county will cover the \$452,199.00 to perform the upgrade, but ongoing maintenance continues to be the owner's responsibility. With the upgrade comes a bit of a yearly cost for your community. Because the system runs on a cellular system, there is a yearly fee that you will need to be a part of for each site you own and operate. According to Federal Signal Manufacturer, the yearly recurring cost county wide is \$16,411.00. When that number is split between each siren site, 59 in total, that comes out to approximately \$278.15 per siren site, per year. If your community has only 1 site, it will cost you \$278.15 per year for upkeep. If your community has 2 sites, it will cost you \$550.03, etc. These costs will not take effect until 2026, and your agreement will be with Federal Signal Manufacturer.

The agreement you sign with Federal Signal Manufacturer, you will have the ability receive daily diagnostic updates from the siren system to ensure it is working properly. The information you will receive includes, but is not limited to, battery life, connectivity issues, etc. The daily diagnostics will be sent to two (2) people in your community, of your choosing, so that if there is an issue reported, immediate action can be taken. This will assist your community in cost reductions when a problem is known sooner than later, and it will assist in ensuring the siren goes off when it is needed.

Attached you will also find a Memorandum of Understanding drafted and signed by one of the county's attorneys, Haley Johnson. We have been working on this for the last few months, and I believe it explains the same information as above. The next step for you is, if you do not have anything to do with the storm sirens in your community, please pass this on to whomever does. Either way, please try and get this on your community's board agenda as soon as you possibly can so we can keep this project moving forward. If you should have any questions, or need any assistance in some way, please do not hesitate to reach out.

Thank you for your time and patience. I am looking forward to working with you on this project!

Stay safe!

Jason

Jason W. Rowland #6300
Lieutenant
Walworth County Emergency Management Director
WCEM-P
FBI NA Session 291
Cell: 262-903-2740
Office: 262-741-4616
Walworth County Sheriff's Office
1770 Cty Hwy NN
Elkhorn, WI 53121
jrowland@co.walworth.wi.us
ONE TEAM, ONE MISSION



WISCONSIN PROFESSIONAL POLICE ASSOCIATION

Law Enforcement Employee Relations Division • Supervisory Officers Relations Division • Civilian Employees Relations Division

March 7, 2025

CERTIFIED MAIL

Village Clerk
Village of Williams Bay
PO Box 580
Williams Bay, WI 53191-0580

Re: Opening of Contract Negotiations – Williams Bay Police Officers Association

Dear Clerk:

Pursuant to Wisconsin Statutes, Section 111.77(1)(a), the Law Enforcement Employee Relations Division of the Wisconsin Professional Police Association, for and on behalf of its affiliate local, wishes to commence bargaining for a successor agreement.

Sincerely,



Dennis LeCaptain
Business Agent

cc: Mark Erickson, Local President

LEVY SUPPORTED PROJECTS**SUMMARY**

	Earmarked	Paid	Balance	Notes
COMPLETED PROJECTS:				
New Police Squad	65,000	64,885	115	Complete
New Emergency Vehicle	85,000	71,480	13,520	Complete
Police Squad Computers	15,000	(8,500)	23,500	Includes County Grant
Village Server/IT Upgrades	20,000	17,356	2,644	Complete
Laserfiche Software	10,000	9,100	900	Complete
Beach Cleaner	75,000	73,713	1,287	Complete
Fire/EMS Equipment	200,000	198,980	1,020	Complete
Teatre Road Baseball Fence	15,000	13,530	1,470	Complete
Theatre Rd Tennis Courts	250,000	250,000	0	Complete
Remove Old Tennis Courts	30,000	28,250	1,750	Contracted
Highway 67 North Rebuild	500,000	489,224	10,776	
Lake Geneva Dam Repair	0	19,314	55,686	Complete
Southwick Creek Dredging	0	184,023	0	
Update Beach House	0	15,000	0	Complete
New Plow Truck Chassis		221,979		
	Balance	1,648,334	112,668	

2022 Borrowing Projects Still Active

Axon Fleet Cameras	45,000	0	45,000	Not done this borrowing
Upgrades to Theatre Rd Fields	25,000	0	25,000	
Three Playgrounds	200,000	185,477	14,523	
Streets Repaving	900,000	893,153	6,847	
East Geneva Street	1,035,000	411,512	348,434	
New Police Squad	65,000	0	65,000	Estimated 2025
Theater Rd. Restrooms	100,000	231,932	57,103	(ARPA funds \$189,035)
Remodel Lions Field House	100,000	7,100	92,900	
	Balance	1,819,174		

Projects Added 2025 (CIP)

New Plow Truck	122,916	0	Partial purchase
Village Hall AC	15,000		
Civic Systems Addl Software	14,800		
Loader Tires	15,000		
Paint Striper	9,000		
Asphalt Roller	25,000		
Village Hall Pkg Lot Lights	6,000		
Police Dept New Lighting	6,000		
Lions Field Small Infield Rep	14,128		
Theatre Rd Baseball Fld Upgrades	15,000		
Evidence Camera	12,000		
Document Scanning	25,000		
Streets Repaving	0		
East Ped Bridge Replacement	10,000		
Balance	289,844		

SEWER PROJECTS

Completed Projects

Hwy 67 North Sewer Rebuild	600,000	423,529	176,471
Mainline Sewer Linings	\$200,000	\$200,000	
		\$623,529	

2022 Borrowing Projects Still Active

Harris Rd Lift Station	1,000,000	2,087,520	2,087,520
Harris Rd Force Main	1,000,000		851,000
		2,087,520	2,938,520

2025 Projects (CIP)

Utility Truck	25,000
Valley Street Sewer Repair	370,000
Lift Station 4/5 Engineering	50,000
Lift Station 4 Engineering	50,000
	495,000

2026 Projects (CIP)

Lift station 4	872,000
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WATER PROJECTS**Completed Projects**

Reactor Cleaning/Repair	200,000	370,932	0
State Rd 67 N Water Rebuild	1,000,000	720,006	279,994
Southwick Creek Realignment	500,000	451,469	48,531
Clover Street Water Main	0	71,736	0
Water Plant Flood Plain	\$0	\$44,000	\$0
			328,525
		1,658,143	

2022 Borrow Projects Still Active

Loch Vista Water Main	1,100,000	0	Deferred to 2028
Chlorination Improvements	2,800,000	4,017,878	2,722,865 Includes loan: See notes Potential to reallocate \$2.4M
Well 2 Pump Replacement	\$0	\$230,374	(\$15,800)
Highway 67 West Rebuild	\$0	\$195,000	\$0
		4,443,252	

2025 Projects (CIP)

Well 3 Pump Replacement	0	138,600	0
Utility Truck	25,000	25,000	25,000
Household Lead Pipe Replacement		45,000	45,000
Shotage on clean water loan		30,000	
		238,600	70,000

2026 Projects (CIP)

		0
--	--	---

Borrowed Funds Status Reports -- 5/2/2025
Balances

	Fund Allocations			
	Levy Supported	Sewer	Water	Total
Initial 2022 Borrowing	\$3,735,000	\$2,800,000	\$5,600,000	\$12,135,000
Projects Completed	\$1,648,334	\$623,529	\$1,658,143	
Balance	\$2,086,666	\$2,176,471	\$3,941,857	
Projects in Process	\$1,819,174	\$2,087,520	\$4,443,252	
ARPA Funds Added	\$189,035			
Ambulance Grant	\$89,005			
Balance	\$545,532	\$88,951	-\$501,395	
New Loans		\$2,026,050	\$4,542,950	
Balance		\$2,115,001	\$4,041,555	
Transfers from Water		\$1,704,529	-\$1,704,529	
Balance		\$3,819,530	\$2,337,026	
2025 CIP Projects	\$289,844	\$495,000	\$238,600	
Balance	\$255,688	\$3,324,530	\$2,098,426	
2026 CIP Projects	\$1,248,822	\$872,000	\$0	
Balance	-\$993,134	\$2,452,530	\$2,098,426	
Projects: 2027-2031		\$4,481,000	\$8,619,500	
2026 General Fund CIP Projects				
Public Wks Bldg Furnace			\$12,000	
Utility Vehicle			\$28,000	
Mower			\$28,000	
DPW Truck			\$45,000	
Plow truck			\$125,000	
Library flooring			\$10,000	
Library bathrooms			\$6,000	
Lions Park Walking Path			\$65,000	
Axon Body Cams			\$8,886	
Axon taser			\$6,436	
Space Needs Assessment, PD			\$12,000	
Pickelball windscreens			\$7,500	
Main/Emergency Entries Library			\$125,000	
Pine Tree Removal/Replacement			\$30,000	
Landscaping upgrades			\$25,000	
Document Scanning			\$15,000	
Walworth Avenue Paving			\$700,000	
Subtotal			\$1,248,822	

CHANGE ORDER NO. 2

PROJECT:	Lift Station No. 3 Replacement	DATE OF ISSUANCE:	April 22, 2025
OWNER:	Village of Williams Bay 250 Williams Street Williams Bay, WI 53191	ENGINEER:	Baxter & Woodman, Inc. 256 South Pine Street Burlington, WI 53105
CONTRACTOR:	Staab Construction Corporation 1800 Laemle Ave Marshfield, WI 54449	ENGINEER's Project No.	211304.00

You are directed to make the following changes in the Contract Documents:

Locate and connect to the existing sewage force main at an unplanned location. See the attached January 17, 2025, estimate and sketch from Staab. Additional Cost = \$14,339.00.

Furnish prairie seed mix matching the cover of the Kishwaukee Nature Conservancy. See the attached January 24, 2025, email to Staab. Additional cost = \$439.00

CHANGE IN CONTRACT PRICE:

Original Contract Price:	\$1,827,000.00
Previous Change Orders: No. <u> - </u> to No. <u> 1 </u>	(\$23,944.00)
Current Contract Price:	\$1,803,056.00
Net Increase of this Change Order:	\$14,778.00
Contract Price with this Change Order:	\$1,817,834.00

CHANGE IN CONTRACT TIME:

Original Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Change from previous Change Orders: None
Current Contract Time:
Substantial Completion: May 16, 2025
Completion: July 31, 2025
Net increase of this Change Order: None
Contract Time with this Change Order:
Substantial Completion: May 16, 2025
Completion: July 31, 2025

PREPARED BY:

Baxter & Woodman, Inc.

APPROVED:

Village of Williams Bay, Wisconsin

ACCEPTED:

Staab Construction Corporation

By

Douglas R. Snyder, P.E.
Project Manager

By

Adam S. Jaramillo
Village President

By

Ben Lee P. E.
President



Staab PM Change Order Estimate

DOUG SNYDER
BAXTER & WOODMAN
256 South Pine St
Burlington, WI 53105

File: 4656- CO
Date: 01/17/2025
Project: 4656- WILLIAMS BAY LS
Re: Forcemain Relocation

PCO: 002 PCO Item #: 1

Phase	Description	Comments	Qty	UM	Material	Indirect	Rent	Hours	Rate	Labor	Sub	Equip	Totals
10010- -	Supervision		1	CLH				2	165	330			330
10020-001-	Project Management - General		1	CLH				1	195	195			195
10020-002-	Project Management - Earthwork		1	DLH				2	195	390			390
312333- -	Pipe Excavation/Backfill		112	BCY			1,800	30	157	4,710			6,510
312335- -	PIPE BACKFILL MATERIAL		103	TN	1,545								1,545
400519-002-	Buried DI Pipe Materials		40	LF	2,451								2,451
400519-206-	6 Buried DIP Pipe LBR		40	LF				12	157	1,884			1,884
	Total Cost				3,996		1,800	47		7,509			13,305
	Percent Margin				15.00%		15.00%						
	Margin				599		270						869
	Contract Price Sub-Total				4,595		2,070			7,509			14,174
12200- -	BONDS												165
	Contract Price Total												14,339

Clarifications / Exceptions:

This change order includes the cost of materials and time required to re-locate the forcemain as shown in the attached PDF. Note that the configuration may differ depending on actual field conditions, but the final layout will be shown in our as-built drawings.

Project Manager: _____

AARON KOERNER aaron.koerner@staabco.com
p. 715-387-8429 f. 715-384-4846

The contract completion date to be increased TBD calendar days.

Price subject to change after 30 days.

Douglas R. Snyder

From: Douglas R. Snyder
Sent: Friday, January 24, 2025 7:22 AM
To: Koerner, Aaron
Subject: RE: 4656 Williams Bay LS- Misc Items

Make it a line item in the same change order as the force main. This way we can survive an audit and the Board can make a decision to have the KNC do the maintenance forever.

I got everything I need.... Expect paperwork next week.

Doug

From: Koerner, Aaron <Aaron.Koerner@staabco.com>
Sent: Friday, January 24, 2025 7:18 AM
To: Douglas R. Snyder <dsnyder@baxterwoodman.com>
Subject: 4656 Williams Bay LS- Misc Items

*** **CAUTION: Think Security!** This email originated from outside of Baxter & Woodman, Inc. Do not click on links or open attachments unless you recognize the sender and know that the content is safe.

Hi Doug,

I am going to have to move next month's progress meeting to the 26th at 11am. Please confirm that it is good to move with you.

Also, I got some feedback from my earthwork coordinator regarding the seed mixture. There is a cost increase for use this seed vs. the seed mix we had intended to use

Seed price from Fleet Farm = \$280 for 15000 SF (2 bags for 12800 SF figured)

<https://www.homedepot.com/p/Scotts-Turf-Builder-32-lbs-Grass-Seed-Sun-Shade-Mix-with-Fertilizer-and-Soil-Improver-Thrives-in-a-Variety-of-Conditions-18058/321234926>

Seed price from Prairie Moon = \$719 for 15000 SF (1/2 acre price used) <https://www.prairiemoon.com/short-sedge-meadow-seed-mix>

Difference = \$439 (before markup)

We are willing to work with you on this, I don't really think this justifies a change order for this this little amount. Would you like to just purchase the seed and we will credit you back the difference or do you want us to handle it?

Thank you,



Assistant Project Manager

Work Directive for Change Order 1

Water Treatment Facility Modifications

Changes In Work	Item	Cost	Reason	Attachment
	Modified Door Framd and Hardware	\$1,237.00	Match Existing Hardware	A
	Two Additional Window Replacements in Filter Building	\$6,527.00	Not shown on Plans	B
	Asbestos Testing and Removal - Window Caulk in Filter Building	\$14,095.00	Discovered at Construction	C
	Chlorine Gas Feed Equipment Modification	\$43,938.00	Need to prevent frost on cylinders	D
	Roofing Repairs and Alternate Installation	-\$21,063.00	Contractor found ways to save money	E
	Change Order Difference (Work Changes) =	\$44,734.00		

August Winter Sons, Inc.
Change Order/Small Projects Report

A

Project/Job#: Williams Bay WTP 81924

Date: 8/27/2024

Description: Door, Frame, and Hardware changes as per the shop drawing review

Change Order #: 1

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs

Overhead

15.0% \$ -

Subtotal Contractor Costs

\$ -

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

Hundzinger Construction	.....	\$ 1,166.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs

\$ 1,166

Subcontractor Overhead

5.0% \$ 58

Subtotal Subcontractors Costs

\$ 1,224

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 1,224

Profit

0.0% \$ -

Bond

1.0% \$ 12

Total Amount Of Change

\$ 1,237

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.

August Winter Sons, Inc.
Change Order/Small Projects Report

B

Project/Job#: Williams Bay WTP 81923
Description: RFI 09 Two additional windows

Date: 11/18/2024

Change Order #: 3

MATERIAL

Material Credit w/restocking	.....	0.00
Material ADD	.....	\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ -

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ -
Subsistence		\$ -

Subtotal \$ -

Total Contractor Costs
Overhead
Subtotal Contractor Costs

15.0%
\$ -
\$ -

Equipment	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -
	0.00	Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead
Subtotal Equipment Costs

15.0%
\$ -
\$ -

SUBCONTRACTS

Hunzinger	.....	\$ 6,155.00
		\$ -
		\$ -
		\$ -

Total Subcontractor Costs **\$ 6,155**
Subcontractor Overhead **5.0%** **\$ 308**
Subtotal Subcontractors Costs **\$ 6,463**

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs **\$ 6,463**
Profit **0.0%** **\$ -**
Bond **1.0%** **\$ 65**
Total Amount Of Change **\$ 6,527**

Time extension required is 0 days. This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

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Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave.
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

January 13, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay 81924
Description: Asbestos and Lead testing



C

Our change order price and breakdown follows:

PAGE 1 OF 2

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	1,999
Subcontractor Markup.....	\$	100
Total Subcontractor Costs w/overhead.....	\$	2,099
 Total AWS/Subcontractor Costs.....	\$	2,099
Profit/Bond.....	\$	21

Change Order Total..... \$ 2,120

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Derek Lewin

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office: 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048
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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING
STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958



AUGUST WINTER & SONS, INC.
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March 5, 2025
Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Remove Asbestos from Windows and Doors and temporarily enclose

Our change order price and breakdown follows:

August Winter

Material.....	\$	-
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Subtotal.....	\$	-
Overhead.....	\$	-
Total.....	\$	-

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	11,292
Subcontractor Markup.....	\$	565
Total Subcontractor Costs w/overhead.....	\$	11,857

Total AWS/Subcontractor Costs.....	\$	11,857
Profit/Bond.....	\$	119

Change Order Total..... \$ 11,975

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Chris Berendt

August Winter & Sons, Inc.
PH: 920-739-8881 FX: 920-739-2230

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STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

August Winter Sons, Inc.
Change Order/Small Projects Report

D

Project/Job#: Williams Bay WTP 81924

Date: 1/20/2025

Description: Upsize Chlorine Gas Feed Equipment and amount of cylinders

Change Order #: 5

MATERIAL

Material Credit w/restocking	.....	(42618.00)
Material ADD	.....	\$ 79,170.00
Sales Tax	0.0%	\$ -

Material Subtotal \$ 36,552

LABOR

General Foreman Hours	0.00	@	\$ -	\$ -
Foreman Hours	8.00	@	\$ 110.87	\$ 886.96
Field Plumber/Fitter Hours - REG	0.00	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.00	@	\$ -	\$ -
Field Tinner Hours - REG	0.00	@	\$ -	\$ -
Field Tinner Hours - OT	0.00	@	\$ -	\$ -
Shop Hours	0.00	@	\$ -	\$ -
Operator Hours	0.00	@	\$ -	\$ -

Labor Subtotal \$ 887

DIRECT COSTS

Payroll Taxes + Insurance (WC and Liability)	27.0% of Labor	\$ 239.48
Subsistence		\$ 150.00

Subtotal \$ 389

Total Contractor Costs

\$ 37,828

Overhead

15.0% \$ 5,674

Subtotal Contractor Costs

\$ 43,503

Equipment

0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -
0.00 Hours @	\$ -	\$ -

Subtotal \$ -

Equipment Overhead

15.0% \$ -

Subtotal Equipment Costs

\$ -

SUBCONTRACTS

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

Total Subcontractor Costs

\$ -

Subcontractor Overhead

5.0% \$ -

Subtotal Subcontractors Costs

\$ -

NOTE: This change order does not address impact costs on base contract.

Total Contractor/Subcontractor Costs

\$ 43,503

Profit

0.0% \$ -

Bond

1.0% \$ 435

Total Amount Of Change

\$ 43,938

Time extension required is 1 days.

This quotation based upon acceptance within

30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.



AUGUST WINTER & SONS, INC.
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F: (920) 739-2230

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Schofield, WI 54476
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F: (715) 355-9048

May 1, 2025

Baxter and Woodman

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Williams Bay WTP 81924

Description: Roofing Changes, Roof Drain Repairs

Our change order price and breakdown follows:

E

August Winter

Material.....	\$	-
Labor**..... 8 hrs	\$	887
Direct Costs.....	\$	239
Subtotal.....	\$	1,126
Overhead.....	\$	169
Total.....	\$	1,295

Equipment

Total Equipment Costs.....	\$	-
Equipment Markup.....	\$	-
Total Equipment Costs w/overhead.....	\$	-

Subcontracts

Total Subcontractor Costs.....	\$	(21,095)
Subcontractor Markup.....	\$	(1,055)
Total Subcontractor Costs w/overhead.....	\$	(22,150)

Total AWS/Subcontractor Costs.....	\$	(20,854)
Profit/Bond.....	\$	(209)

Change Order Total..... \$ (21,063)

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions: Tuck pointing at this time.

Chris Berendt

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

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SPECIALTY METAL FAB. * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

STATE OF WISCONSIN LICENSED MASTER PLUMBERS, LICENSE NUMBER 871958

Document Number

Document Name
**TEMPORARY DRAINAGE AND
GRADING EASEMENT
AGREEMENT**

THIS DOCUMENT IS EXEMPT FROM FEE AND RETURN BECAUSE IT IS NOT A CONVEYANCE BY DEFINITION PER WIS. STAT. § 77.21(1).

THIS TEMPORARY DRAINAGE AND GRADING EASEMENT AGREEMENT ("Agreement") is made by and between SG2 INVESTMENTS, LLC, a Wisconsin limited liability company ("Grantor"), and the VILLAGE OF WILLIAMS BAY, WISCONSIN ("Grantee") (individually "Party", collectively "Parties"),

RECITALS

A. Grantor is the record owner of certain real estate located in Williams Bay, Wisconsin, a portion of which is more particularly described in the attached Exhibit A ("Property").

B. Grantee has requested that Grantor provide a 50' by 35' temporary drainage and grading easement, as depicted on the attached Exhibit A, to facilitate Grantee's construction of the Geneva Street Rehabilitation project.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are hereby made.

1. **Recitals Incorporated.** The Recitals set forth above are incorporated into and made a part of this Agreement as if fully set forth herein.

2. **Grant of Temporary Easement.** Subject to the terms and conditions herein contained, Grantor hereby grants to Grantee, its agents, contractors and engineers, a non-exclusive 50' by 35' temporary drainage and grading easement to facilitate Grantee's construction of the Geneva Street Rehabilitation project, solely within the area of the Property shown on the attached Exhibit A as the "Proposed 50' by 35' Temporary Drainage and Grading Easement" ("Temporary Easement").

3. **Term of Agreement.** The term of this Agreement shall commence on the date hereof and the rights, easements, obligations and duties hereunder shall, if not sooner terminated pursuant to the terms hereof, terminate on the earlier of (a) the completion of the improvements to be made by Grantee pursuant to the Geneva Street Rehabilitation project, or one (1) year after the effective date of this Agreement.

Recording Area

Name and Return Address:

Godfrey, Leibsle, Blackbourn & Howarth, S.C.
Attn: Lisle W. Blackbourn
354 Seymour Court
Elkhorn, WI 53121

WHA 00001, 00002, 00003, 00004, 00005 & 00006
Parcel Identification Number (PIN)

4. **Indemnification.** Grantee shall indemnify, defend (with counsel reasonably acceptable to Grantor) and hold harmless Grantor, its agents, licensees, invitees, members, officers, permittees, guests, successors and assigns from and against any and all damages, claims, liens, costs and expenses (including reasonable attorney's fees) related to the improvements to be made by or for Grantee hereunder, a breach of this Agreement by Grantee, and the negligence or willful misconduct of Grantee, its agents, contractors and engineers with respect to this Agreement.

5. **Restoration of Surface.** The Grantee shall restore any portion of the Property disturbed by activities of the Grantee within the Temporary Easement to its condition before the disturbance; provided, however, that the Grantee shall not replace any trees or shrubbery within the Temporary Easement.

6. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by Grantee and the Grantor and their respective successors and assigns. Grantor and any successor or assign to Grantor as fee simple owner of the Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after Grantor or its successor or assign has transferred its fee simple interest in the Property.

7. **Governing Law.** This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

8. **Entire Agreement.** This Agreement sets forth the entire understanding of the Parties and may not be changed except by a written document executed and acknowledged by all Parties to this Agreement and duly recorded in the office of the Register of Deeds of Walworth County, Wisconsin.

9. **Notices.** All notices to either Party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other Party at that Party's last known address. If the other Party's address is not known to the Party desiring to send a notice, the Party sending the notice may use the address to which the other Party's property tax bills are sent. Either Party may change its address for notice by providing written notice to the other Party.

10. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing Party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing Party.

11. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument, and shall become a binding agreement when one or more counterparts have been signed by each of the Parties and delivered to the other.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.

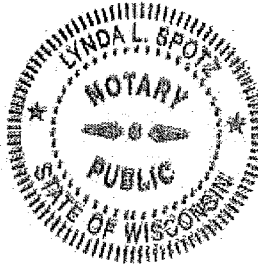
SG2 INVESTMENTS, LLC,

By: [Signature], MEMBER
Stephen Greenberg, member

Subscribed and Sworn to Before Me
this 30th day of April, 2025.

[Signature]
Notary Public, Walworth County, WI

My Commission Expires: 3-23-2028



VILLAGE:

VILLAGE OF WILLIAMS BAY, a Wisconsin municipal corporation

By: _____
Adam Jaramillo, Village President

Attest: _____
Tina Kolls, Village Clerk

APPROVAL OF VILLAGE BOARD

This Agreement was approved by the Village Board of the Village of Williams Bay by Resolution dated the ____ day of _____, 2025.

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2025, the above named _____, who acknowledged himself to be the Village of Williams Bay Board President, and to me is known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the company.

Notary Public, _____ County, WI
My Commission Expires: _____

This instrument was drafted by:

Lisle W. Blackburn
GODFREY, LEIBSLE, BLACKBOURN
& HOWARTH, S.C.
354 Seymour Court
Elkhorn, Wisconsin 53121
Telephone: (262) 723-3220
Facsimile: (262) 741-1515
Email: lblackbourn@godfreylaw.com

T:\C\Canyon Custom Builders\E. Geneva St\Off Copy\Temp. Drainage and Grading Easement Agree - FINAL-2.doc

April 11, 2025

EASEMENT EXHIBIT

Survey No. 23.0023

LOCATION: WILLIAMS BAY, WISCONSIN

PREPARED FOR: STEVE GREENBERG - CANYON DEVELOPMENT

TAX ID: WHA 00001 & WHA 00006

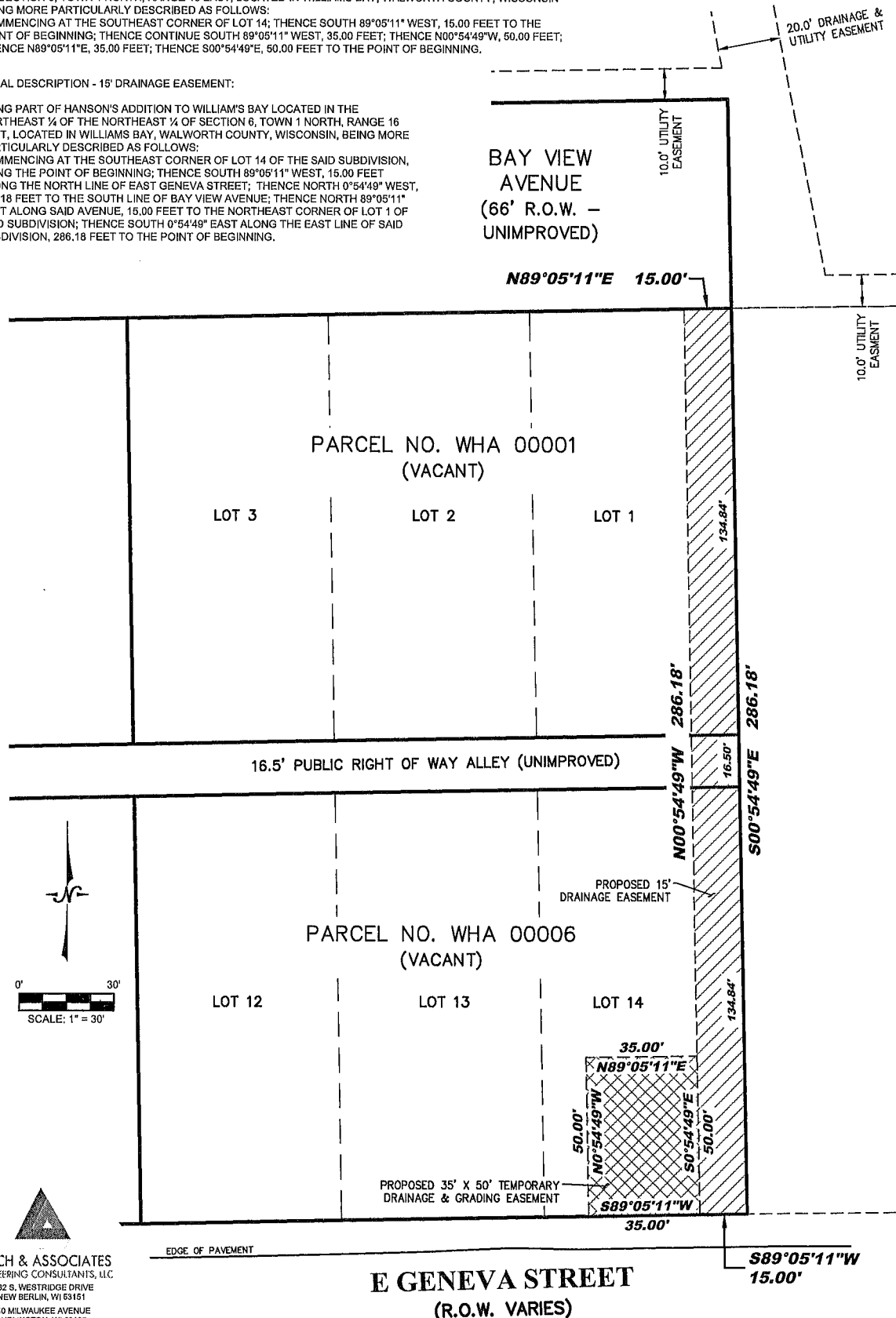
LEGAL DESCRIPTION - TEMP, DRAINAGE & GRADING EASEMENT:

BEING PART OF HANSON'S ADDITION TO WILLIAM'S BAY LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 16 EAST, LOCATED IN WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 14; THENCE SOUTH 89°05'11" WEST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°05'11" WEST, 35.00 FEET; THENCE N00°54'49"W, 50.00 FEET; THENCE N89°05'11"E, 35.00 FEET; THENCE S00°54'49"E, 50.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - 15' DRAINAGE EASEMENT:

BEING PART OF HANSON'S ADDITION TO WILLIAM'S BAY LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWN 1 NORTH, RANGE 16 EAST, LOCATED IN WILLIAMS BAY, WALWORTH COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 OF THE SAID SUBDIVISION, BEING THE POINT OF BEGINNING; THENCE SOUTH 89°05'11" WEST, 15.00 FEET ALONG THE NORTH LINE OF EAST GENEVA STREET; THENCE NORTH 0°54'49" WEST, 286.18 FEET TO THE SOUTH LINE OF BAY VIEW AVENUE; THENCE NORTH 89°05'11" EAST ALONG SAID AVENUE, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 0°54'49" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 286.18 FEET TO THE POINT OF BEGINNING.

NOTE: THIS EASEMENT IS INTENDED TO RUN FROM EAST GENEVA STREET TO BAY VIEW AVENUE CONTINUOUSLY ALONG THE EAST LINE OF HANSON'S ADDITION TO WILLIAMS BAY. IT IS THE DEVELOPERS INTENTION TO VACATE THE PLATTED ALLEY IN THE FUTURE. THE EASEMENT SHOULD REMAIN CONTINUOUS IF/WHEN THE ALLEY IS VACATED.



Project 2023.12.0023 - Canyon Development - MB Residential - 6 Parcels - WHA-00001 - 00006 CAD Design 23.0023 Easement Exhibit.dwg
F:\Shared\17 - Projects\2023\12.0023 - Canyon Development - MB Residential - 6 Parcels - WHA-00001 - 00006 CAD Design 23.0023 Easement Exhibit.dwg

LYNCH & ASSOCIATES
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