



Village Board Meeting
Monday, July 17, 2023
6:30 pm

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. Call to Order, Roll Call: President San Felippo called the meeting to order at 6:30 pm. Trustees present included Eric Stowell, Elizabeth Manian, Duane Urbanski, Mike San Felippo, Jeff Schultz, Barbara Ruege, and Keri Wallenkamp. Village staff present included Clerk/Treasurer Stephanie Waala and DPW Director Peter Lederer. For additional attendees see attached sign-in sheet.

2. Pledge of Allegiance.

3. Public Comments on non-agenda items (*limit 3 minutes per speaker*)

No comments

4. New Business:

- a. Discussion and Possible Action on the Recommendation from the Architectural Review Board on the reconstruction of a deck at 93 Hwy 144.

No action taken.

- b. Discussion and Possible Action on the Recommendation from the Architectural Review Board on the reconstruction of signs at 201 Allen St.

President San Felippo informed the board that the recommendation of the ARC Board was to approve as submitted.

Trustee Urbanski made a motion to approve as submitted, motion was seconded by Trustee Wallenkamp. Motion carried 7-0.

- c. Discussion and Possible Action on the Recommendation from the Architectural Review Board on the construction of a shed at 618 Spring Ct.

President San Felippo informed the board that the recommendation of the ARC Board was to approve as submitted.

Trustee Urbanski made a motion to approve as submitted, motion was seconded by Trustee Stowell. Motion carried 7-0.

- d. Discussion and Possible Action to approve the Fall Color Run route schedule.

Random Lake PTO representative informed the board that the route starts at the school and goes to the lake. They have gotten approval and assistance from the Fire Dept on the route.

Trustee Wallenkamp inquired if this is the same route as last year. RL PTO rep informed the board that this is not the same route as there were complaints last year about the hill.

President San Felippo inquired as to if anything was needed from the village. RL PTO rep informed the board none at this time.

Trustee Wallenkamp made a motion to approve as submitted, motion was seconded by Trustee Ruege. Motion carried 7-0.

e. Discussion and Possible Action to approve the Fire Department Parade route.

President San Felippo inquired if this is the same route as last year. Chief Depies informed the board that it is the same route.

President San Felippo informed the board he will meet with Peter and the Fire Dept as well as the school and county for equipment and personnel positioning to avoid moving of barriers by parade attendees.

Trustee Ruege made a motion to approve as submitted, motion was seconded by Trustee Stowell. Motion carried 7-0.

f. Discussion and Possible Action to approve an update to the Fee Schedule

Director Lederer informed the board that the current Right of Way Opening Permit is \$200 but the Street opening Permit was only \$10. This is to make the permits more uniform.

Trustee Wallenkamp made a motion to approve as submitted, motion was seconded by Trustee Stowell. Motion carried 7-0.

President San Felippo informed the board that an individual was warned about leaving a car in a village lot for unauthorized use. Recommends an increase to the fee to warrant individuals not complying.

Trustee Wallenkamp made a motion to change the fee on the fee schedule of Removal of Illegally Parked Vehicles to be \$100 violation and cost of towing and storage, motion was seconded by Trustee Stowell. Motion carried 7-0.

g. Discussion and Possible Action to approve the Child Safety Zones Map

Clerk Waala informed the board that there are no current changes, and this is just an annual renewal.

Public member Staci Schluechtermann inquired as if the new village park on Orth has been signed over to the village yet.

President San Felippo will work with the engineers to include the new park.

Trustee Urbanski made a motion to approve as submitted, motion was seconded by Trustee Stowell. Motion carried 7-0.

h. Discussion and Possible Action on the approval of July 18, 2023 – June 30, 2024, Operator License:

- *Jennifer L Schmitz*

Clerk Waala informed the board of the concern that the stipulation of the applicant's probation I can be interpreted due to sale of alcohol at the gas station, but consumption is not done.

President San Felippo informed the board the gas stations main business is not the sale of alcohol so therefore would say they are eligible.

Trustee Stowell informed the board he would like a second opinion from the village attorney.

Fire Dept member Aaron Schmit inquired as to would the village be able to limit the license to one location. President San Felippo informed the board that operators can go anywhere within the village. Will inquire with the village attorney on if a license can be limited to specific locations.

i. Discussion and Possible Action on the request to record all board and committee meetings.

Trustee Ruege informed the board she is looking for transparency and to keep residents informed of correct information from meetings. IT would be in our best interest for residents to listen to the recordings.

Trustee Stowell inquired as to if the recordings could be out on the website. Clerk Waala informed the board she can verify with the website company on how much space can be put on website.

Trustee Wallenkamp informed the board that the school uses YouTube.

President San Felippo informed the board he will look into options for alternative forms of recording meetings and making them easily available on the web.

5. Old Business:

a. Discussion and Possible Action to Hire a consultant to create/implement a Community Master Plan, Downtown Amenities and Space Needs Assessment.

Trustee Urbanski informed the board that all three applicants were capable of fulfilling the needs of the village. Trustee Ruege informed the board her recommendation would be Graef as they walked through their proposal and the committee was able to meet their team.

Trustee Stowell inquired as to what this is about. Trustee Wallenkamp informed the board this was previously presented by the Sheboygan County Economic Development Commission. Space needs of the village proposals were submitted by three engineer firms to be paid for by private donors.

Trustee Ruege made a motion to accept the Graef proposal, motion was seconded by Manian.

Motion carried 6-0, Trustee Wallenkamp abstained.

b. Discussion and Possible Action to approve the sewer rate.

Trustee Stowell informed the board that he does not have a number in mind but believes it should be done.

President San Felippo informed the board that at the last meetings recommendations were to increase the rate to \$22. Trustee Wallenkamp recommended the rate be increased to \$14-15.

Trustee Wallenkamp inquired as to does the new calculation includes the correction to the Krier usage from the last presentation made by Ehlers. President San Felippo did the calculation and added it to the difference.

Trustee Ruege inquired as to if the tax appropriation has been given to the sewer dept yet. President San Felippo informed the board that at this time no because all taxes for the year have not been collected yet.

Trustee Stowell made a motion to raise the sewer rate \$3.50 per 1,000 gallons effective at the August billing cycle, motion was seconded by Trustee Urbanski. Motion carried 5-2, Trustees Wallenkamp and Ruege nay.

c. Discussion and Possible Action on annual cost to install, adjust/move, and remove buoys and piers.

Director Lederer informed the board that he is struggling to find contractors as the village seems to be outside service areas. One company will be sending a quote from a company in Campbellsport.

President San Felippo informed the board that they would not need this until September-October so it can be delayed for additional information to be gathered.

d. Discussion and Possible Action on the recommendation of the Lake, Parks, and Recreation Committee to purchase a pontoon boat.

President San Felippo informed the board that the committee previously made a recommendation, asks the committee if they would like to keep that recommendation or go back to committee to seek alternative quotes and additional information. Trustee Stowell informed the board that the committee recommends Peter be allowed to purchase a pontoon boat and the modifications need not exceed \$7,000.

Trustee Urbanski inquired as to where the money to purchase would come from. Trustee Stowell informed the board the recommendation would be for it to come from the BMLP Savings Account.

Trustee Stowell made a motion to approve the recommendation, motion was seconded by Trustee Manian. Motion carried 4-3, Trustees Wallenkamp, Ruege, and San Felippo nay.

6. Consent Agenda – items within the consent agenda can be considered individually if the Village Board chooses to do so:

a. Approval of 06/30/2023 General Checks: General Fund \$44,355.75; Library \$190.03; Water Fund

\$831.55; Sewer Fund \$446.07; Ambulance \$2,965.51

- b. Approval of 06/30/2023 Utility Checks: Water Fund \$25.25; Sewer Fund \$25.26
- c. Approval of 06/30/2023 Fire/Ambulance Checks: Ambulance Fund \$681.82
- d. Approval of 07/05/2023 Fire/Ambulance Checks: Ambulance Fund \$28,905.97
- e. Approval of 07/12/2023 Library Checks: \$3,201.11
- f. Approval of Village Board Meeting Minutes from 07/03/2023 & 07/13/2023
- g. Review of the Sheboygan County Sheriff's Department's June 2023 report.
- h. Approval of 07/18/2023 General Checks: General Fund \$27,048.67
- i. Approval of 07/18/2023 Utility Checks: Water Fund \$5,132.54; Sewer Fund \$15,031.17
- j. Approval of 07/18/2023 Fire/Ambulance Checks: Ambulance Fund \$5,492.29
- k. Approval of July 18, 2023 – June 30, 2024, Operator Licenses:

- *Andrew Peter Birenbaum*
- *Dacia A Backhaus*
- *Kimberly Maureen Ronn*
- *Morgan Reed Palmer*

Trustee Wallenkamp made a motion to approve as submitted with the correction to item i Water Fund \$5,132.54; motion was seconded by Trustee Urbanski. Motion carried 6-0, Trustee Ruege abstained.

7. Staff and committee reports:

- a. Clerk/Treasurer: Currently working on budget worksheets and they will be sent to the committees before the end of the month. Reminder that the office will be closed 07/18-19. Received a sex offender residence appeal form and is requesting the Public Safety Committee conduct a meeting within 45 days.
- b. Public Works: Sidewalk painting is finishing up, working with the fire dept for parade route, Lead Service Line Surveys are being turned into the village, additionally it will be put in the newsletter to reiterate this is a federal requirement, did not intend to make an issue of the pontoon boat purchase but had talked to other communities and saw how they did it. The current way is unsafe, and this new way will be safer while pulling the weights out. Parking lot painting will begin after street curbs and crosswalks are done. A lift station has a pump out for repairs currently and is running on one pump. It is still operational as the 2nd was a backup.
- c. Committees:
 - Public Works will meet Wednesday, July 19th at 10 am for a WWTP tour.
 - Public Safety will meet Tuesday, July 18th at 3 pm

- Lake, Parks, and Recreation will meet Wednesday, July 19th at 3 pm
- Personnel would like to start doing annual employee reviews starting the first week of August.
- Board of Appeals will meet Wednesday, July 26th at 5:30 pm

d. Fire Department: written report

e. President: Reminder that no vehicles or trailer on grass at the park. This rule needs to be looked into as there have been multiple instances this year. This is to include Music in the Park food trailer.

8. Consider and Act by Roll Call Vote to Enter into Closed Session for the following:

- a. Pursuant to SS. 19.85(1)(f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations. (Employee Concerns)

Trustee Wallenkamp made a motion to move into closed session at 8:30 pm, motion was seconded by Trustee Ruege. Motion carried 7-0.

9. Reconvene to Open Session Pursuant to SS. 19.85(2).

Trustee Wallenkamp made a motion to move into open session at 9:25 pm, motion was seconded by Trustee Urbanski. Motion carried 7-0.

10. Discussion and Possible Action on Closed Session Items.

Personnel Committee will meet Wednesday, July 26th at 4:15 pm

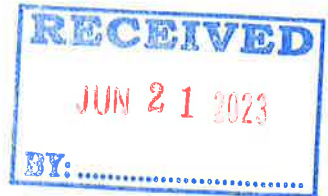
11. Adjourned at 9:26 pm

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 08/03/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.



P.O. Box 344 • 96 Russell Drive • Random Lake, WI 53075
Phone: (920) 994-4852 • Fax: (920) 994-2390



Building Permit Application

Job Location (identify exact address) 93 WIS 144		Permit#			
Owner's Name Dawn Keller	Phone Number 920 980 0726	Contact's Name (When Relevant)	Phone Number		
Owners Address (if different from above)		City	State		
Contractor's Name Austin Eernisse	License Number 1555423	Contractor's Contact Name Austin Eernisse	Phone Number 262 384 9146		
Contractor's Address 633 Wolcott Street		City West Bend	State WI		
Zip Code 53090					
It is the responsibility of the permit holder to arrange for appointment times when entry is available for the required inspections. If the inspector cannot access the work site or if the work is not visible, a re-inspection fee will be charged.					
Use of Building	Type of Work	Item	Size/Qty.	Fee	Amount
☒ Residential	☐ New	Residence (One & Two Family)		.30/sq. ft.	
☐ Multi-Family	☐ Addition	Residential Additions		.30/sq. ft.	
	☒ Alteration/Repair	Attached/Detached Garage		.25/sq. ft.	
		Plan Review: House & Garage		.12/sq. ft.	
		State Permit Seal (\$33.00 (State fee) + \$10.00)		\$43.00	
		Occupancy Permit (House & Garage)		.05/sq. ft.	
		Remodeling (Includes Plan Review)		.20/sq. ft.	
		Erosion Control		150.00	
		Decks & Porches	601	.20/sq. ft.	120.20
		Storage Sheds		30.00	
		Re-Roof		50.00	
		Re-Siding	1	50.00	50.00
		Swimming Pools (above ground/in ground/spas)		80.00	
		Fence		30.00	
Required for exterior design, appearance and location (fences, accessory buildings, decks, porches, pools, etc.)		Plan Commission/Architectural Review Board Fee		280.00	
		Expedited Meeting Fee (Nonrefundable)		100.00	
		Re-inspection Fee		75.00	
NOTES:					
Separate permits are needed for Electrical, HVAC, & Plumbing					
If any work is commenced before a building permit is obtained, all of the above fees shall be doubled.					
All calculations for square footage area are outside dimensions.					
I attest that the above information accurately describes the property and proposed work to be performed on it. I agree to comply with all Village of Random Lake and State of Wisconsin codes applicable to the occupancy and work stated above. I understand that any false misinformation may result in penalties prescribed in the Village of Random Lake ordinances.				SUB TOTAL:	
BASE FEE (add to subtotal):				\$40.00	
Applicants Signature: 		Applicants Name: Austin Eernisse		Permit Total:	
OFFICE USE ONLY Permit Paid By:				Date	

3D view



Dawn 3

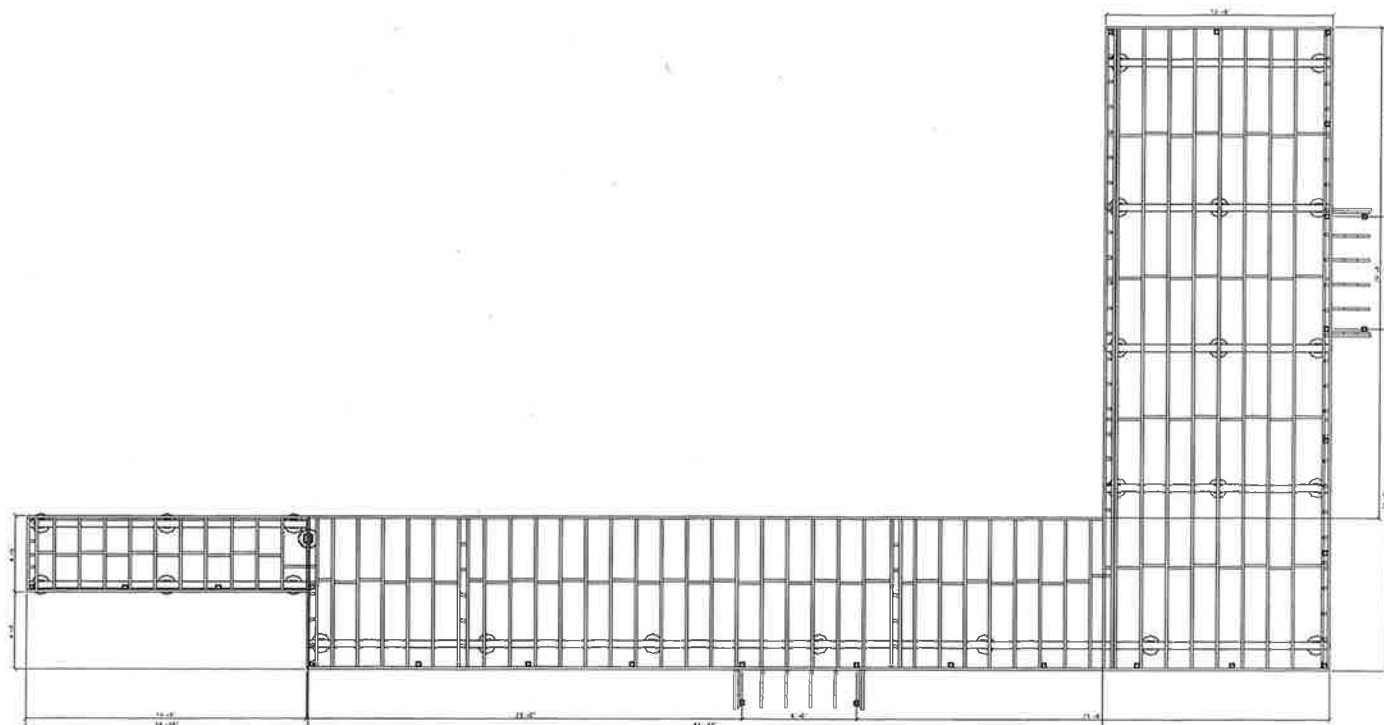
Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

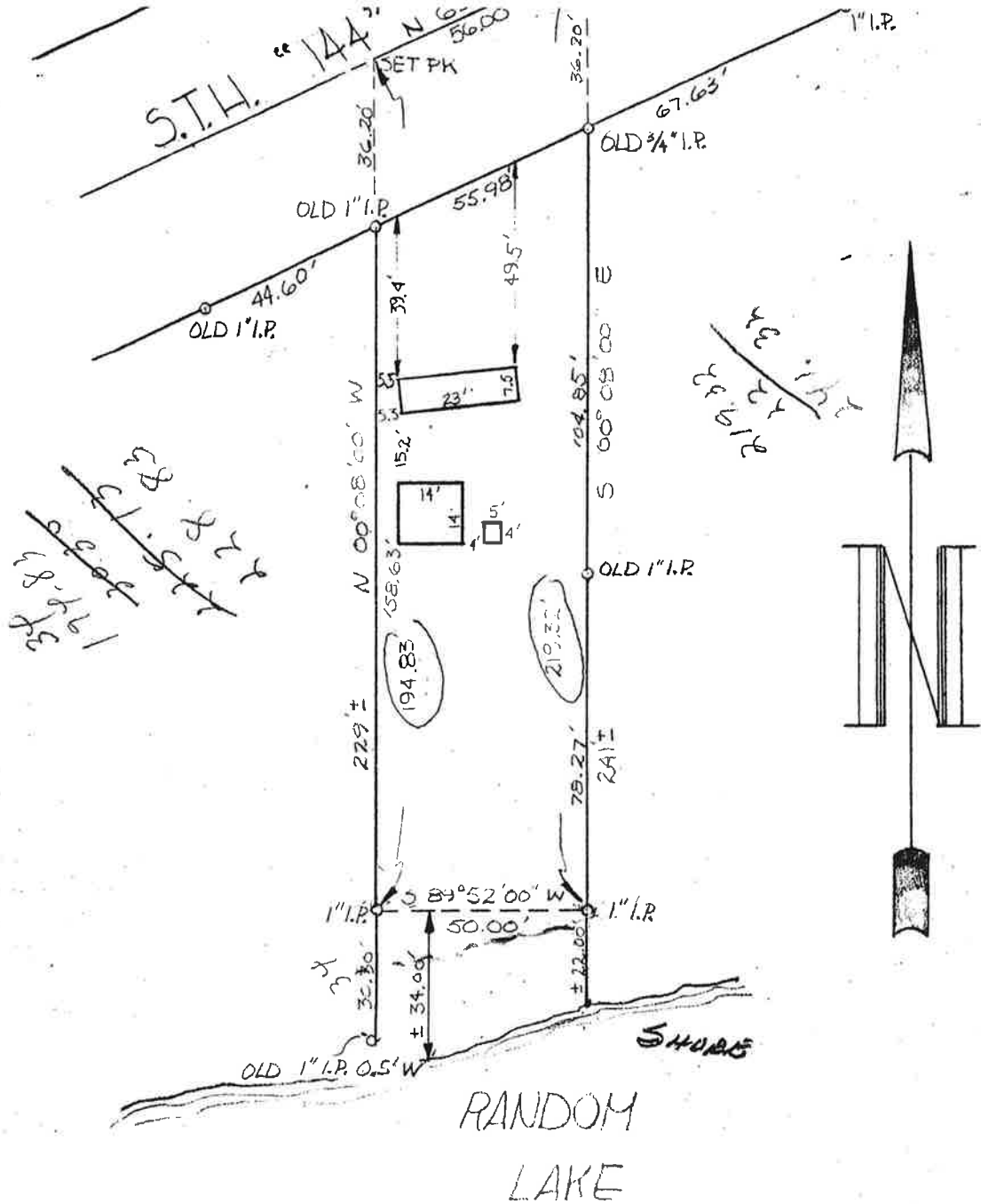
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Your Planned Deck Design

Plan view construction





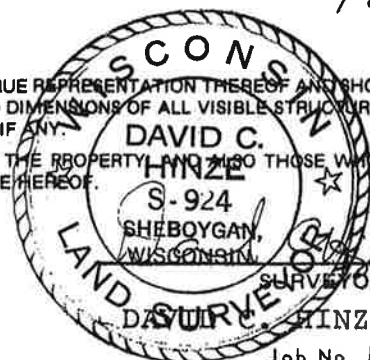


A 5142

SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE-DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



FOR: ATTORNEY DONALD KOEHN

5:11 86°

30%



Search here



R



Work



Restaurants



Gas



Home



93



Latest in the area



Explore



Go



Saved



Contribute



Updates





59176744560



Show search results for 59176744560

59028426832

144

59176744580



-87.957 43.561 Degrees 60ft





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Show search results for 59176744560

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141



2023 Tax Parcels

(1 of 1)

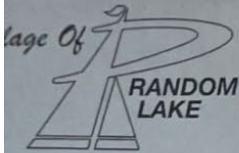


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87.957 43.561 Degrees 60ft





P.O. Box 344 • 96 Russell Drive • Random Lake, WI 53075
Phone: (920) 994-4852 • Fax: (920) 994-2390

Building Permit Application

Job Location (identify exact address) 201 ALLEN STREET			Permit#		
Owner's Name DAVID H. RBE		Phone Number 818-395-8922	Contact's Name (When Relevant)		Phone Number
Owners Address (if different from above) 4477 WILSHIRE BLVD. #203		City LOS ANGELES	State CA	Zip Code 90010	
Contractor's Name SIGN ME UP		License Number	Contractor's Contact Name BREAN DUNTON		Phone Number 920-550-0009
Contractor's Address 311 FOREST AVE.		City SHOOYBAN FALLS	State WI	Zip Code 53085	
It is the responsibility of the permit holder to arrange for appointment times when entry is available for the required inspections. If the inspector cannot access the work site or if the work is not visible, a re-inspection fee will be charged.					
Use of Building	Type of Work	Item	Size/Qty.	Fee	Amount
☐ Residential	☐ New	Residence (One & Two Family)		.30/sq. ft.	
☐ Multi-Family	☐ Addition	Residential Additions		.30/sq. ft.	
	☒ Alteration/Repair	Attached/Detached Garage		.25/sq. ft.	
		Plan Review: House & Garage		.12/sq. ft.	
		State Permit Seal (\$33.00 (State fee) + \$10.00)		\$43.00	
		Occupancy Permit (House & Garage)		.05/sq. ft.	
		Remodeling (Includes Plan Review)		.20/sq. ft.	
		Erosion Control		150.00	
		Decks & Porches		.20/sq. ft.	
		Storage Sheds		30.00	
		Re-Roof		50.00	
		Re-Siding		50.00	
		Swimming Pools (above ground/in ground/spas)		80.00	
		Fence		30.00	
		SIGNS			
Required for exterior design, appearance and location (fences, accessory buildings, decks, porches, pools, etc.)		Plan Commission/Architectural Review Board Fee		280.00	
		Expedited Meeting Fee (Nonrefundable)		100.00	
		Re-inspection Fee		75.00	
NOTES:					
Separate permits are needed for Electrical, HVAC, & Plumbing					
If any work is commenced before a building permit is obtained, all of the above fees shall be doubled.					
All calculations for square footage area are outside dimensions.					
I attest that the above information accurately describes the property and proposed work to be performed on it. I agree to comply with all Village of Random Lake and State of Wisconsin codes applicable to the occupancy and work stated above. I understand that any false misinformation may result in penalties prescribed in the Village of Random Lake ordinances.				SUB TOTAL:	
BASE FEE (add to subtotal):				\$40.00	
Applicants Signature: 		Applicants Name: BREAN P. DUNTON		Permit Total:	
OFFICE USE ONLY Permit Paid By:				Date:	



BMO Branch #6372
RANDOM LAKE - ALLEN ST
201 ALLEN STREET
RANDOM LAKE, WI 53075

I am a duly authorized representative for the above referenced leased address.

In my capacity as Landlord/Landlord's representative, I do hereby authorize **Priority** to perform all work associated with the above referenced location. I approve of the scope of work and design intent requested by BMO.

I further authorize **Priority** or its representative to obtain all required permits in their name. Costs associated with permit and scope of work outlined in design package will be at the expense of BMO.

LANDLORD APPROVAL

Signature	<i>David H Rhee</i>
Name	<i>DAVID H. RHEE</i>
Title	<i>Owner</i>
Company	<i>DAVID HAKMYUNG RHEE and PATRICIA S. RHEE REVOCABLE 2002 TRUST</i>
Address	<i>4477 Wilshire BL #203 Los Angeles CA 90010</i>
Phone	<i>818-395-8922</i>
Date	<i>5-8-2003</i>

Please change mailing address



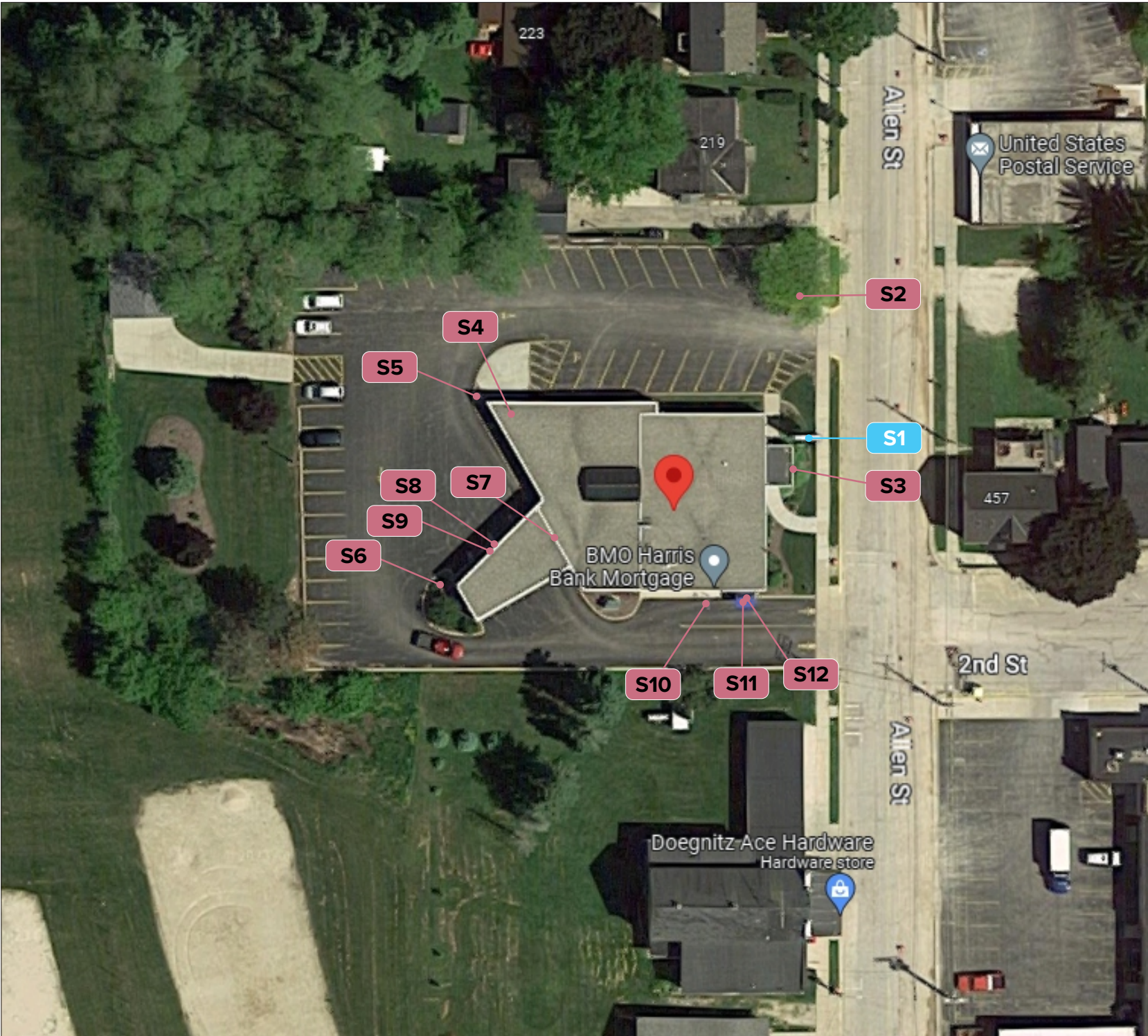
Google Map



Site ID 6372 - B
201 Allen Street
Random Lake, WI 53075

Initial Date: 4-18-2023

Revision Date: 4-20-2023, 4-25-23, 5-30-2023, 6-02-2023



Primary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S1	Replacement Face	24	67.9

Secondary Signs

Sign	Proposed Sign	Allowed SF	Proposed SF
S2	Non-Illuminated Directional	NA	NA
S3.1	Door Vinyl	NA	NA
S3.2	Door Vinyl - Automatic Door	NA	NA
S3.3	Vinyl Symbols	NA	NA
S4.1	Door Vinyl	NA	NA
S4.2	Door Vinyl - Automatic Door	NA	NA
S4.3	Vinyl Symbols	NA	NA
S5	Leave As Is - Directional	NA	NA
S6	Leave As Is - Directional	NA	NA
S7	Drive Thru Window Vinyl	NA	NA
S8	Leave As Is - Open/Close Signs	NA	NA
S9	Leave As Is - Clearance Panel	NA	NA
S10	Leave As Is - Clearance Sign Pole	NA	NA
S11	Leave As Is - Awning Reskin	NA	NA
S12	Leave As Is - ATM	NA	NA

Code Narrative
Ground signs: NTE 24sf
Wall Signs: NTE 24sf

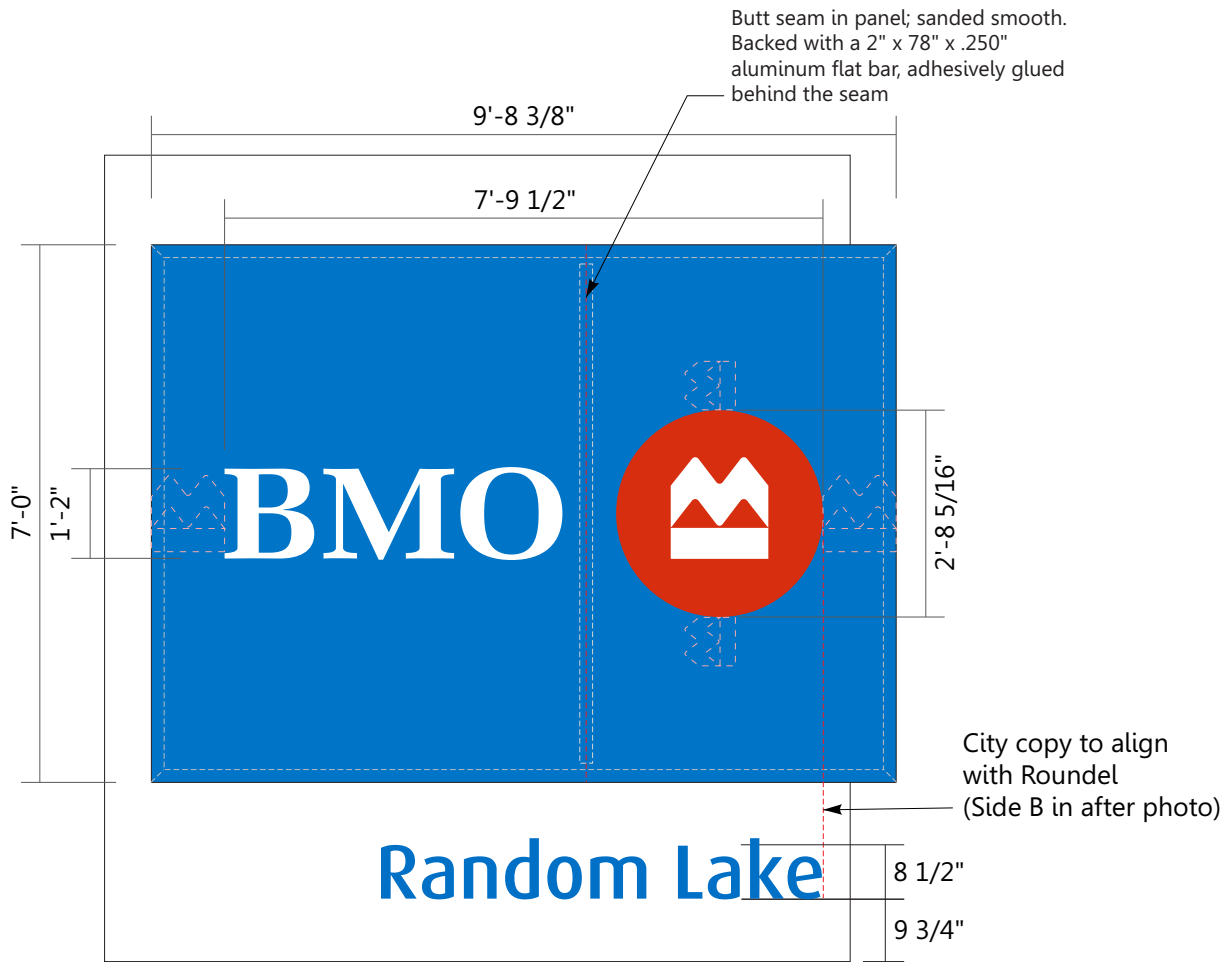
S1

Custom Replacement Faces (2 required)

Remove existing faces from D/F illuminated ground sign.
Remove city name from pylon face, clean off any remaining residue. Install new routed aluminum faces with push thru copy.

Color Specifications

- Faces, returns & existing cabinet:** Painted to match Pantone 300C Blue, Satin finish
- City Name Vinyl:** 3M #3630-8308 BMO Blue
- Roundel Vinyl:** 3M #3630-143 Poppy Red w/ 3M 3660M Scotchcal Matte overlamine (first surface)
- Copy & Roundel Accent Vinyl:** 3M #3630-20 Translucent White (first surface)
- Push-Thru Graphics:** Clear acrylic with 3M #3635-70 White Diffuser film (second surface)



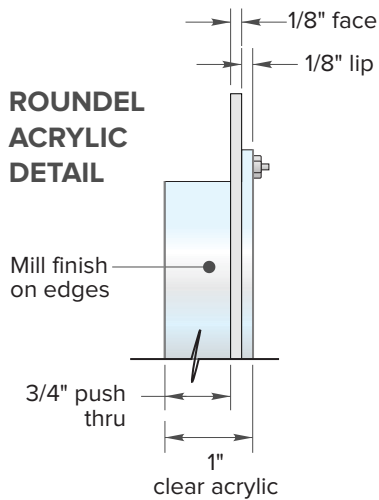
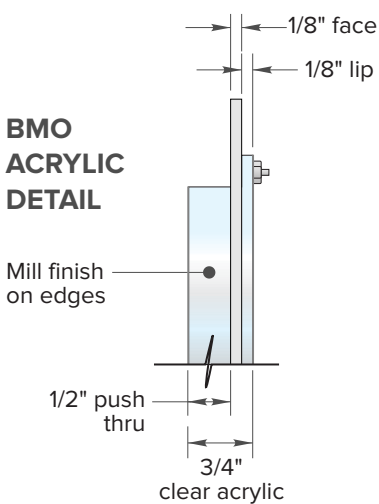
SCALE | 1:30 | 67.9 sq.ft

BEFORE

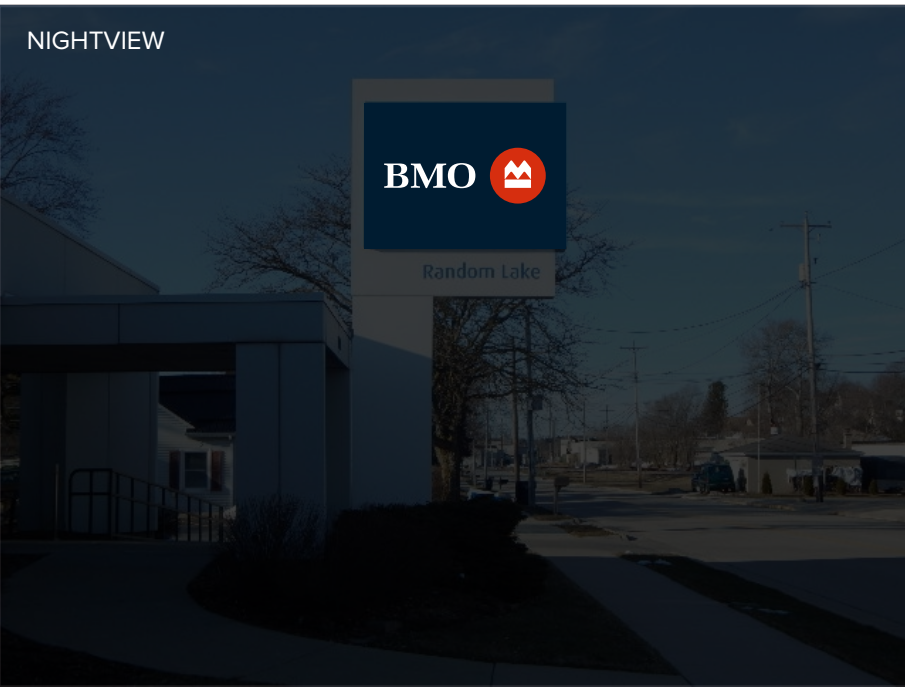
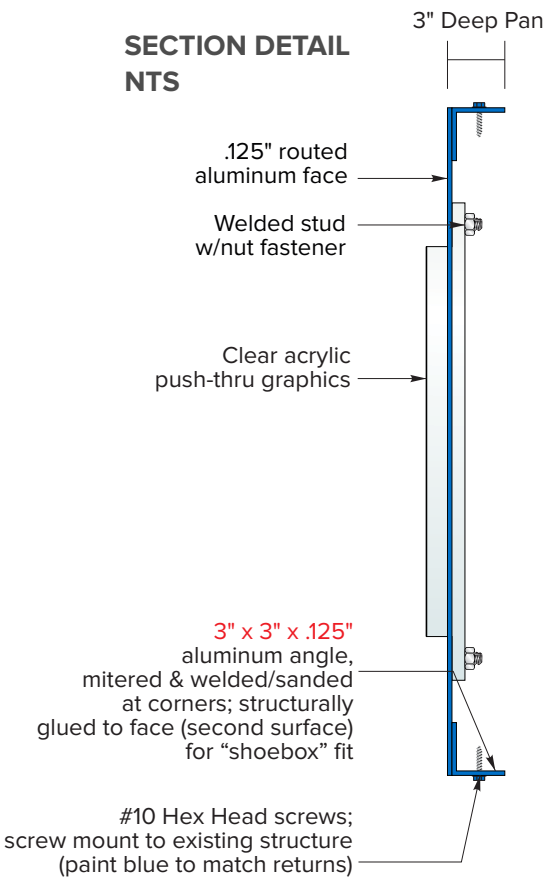


Existing Sign Size: 10'-3 3/4"w x 10'-6"h / 22'-0" OAH

AFTER



SECTION DETAIL NTS



Drawing # C78863-2

OE 6372

Address: 201 Allen Street

City/ST: Random Lake, WI

Date: 4-18-2023

Designer: PV PM: BH

File Location: Drive/Clients/

STND CSTM X

AS CR EN

Revisions:

remove and replace city name - JAS - 4.25.23

Revised dims with tech survey - RF - 6/2/23

X

X

X

X

X

X

X



Underwriters Laboratories, Inc.

Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

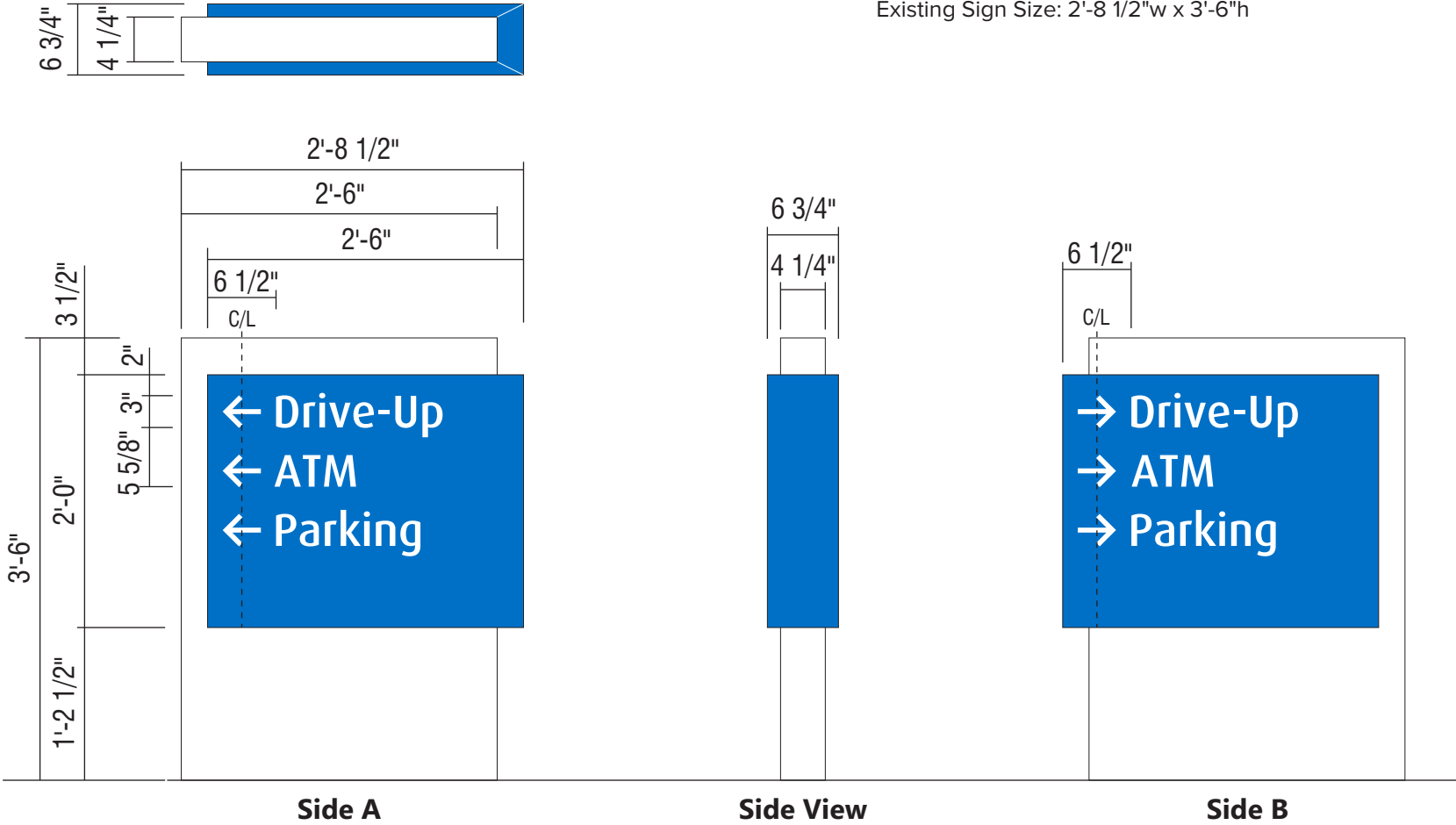


S2

D-5 - Non-Illuminated D/F Directional

Remove existing directional sign. Install all new directional.

For Detailed Construction Specifications
Refer to Drawing: D-5



BEFORE



Existing Sign Size: 2'-8 1/2"w x 3'-6"h

AFTER



50 sq ft
SCALE | 1:16

Drawing # **C78863**
OE **6372**

Address: 201 Allen Street
City/ST: Random Lake, WI

Date: 4-18-2023
Designer: PV PM: BH

File Location: STND X
Drive/Clients/ CSTM
AS CR EN

Revisions:	
X	X
X	X
X	X
X	X
X	X

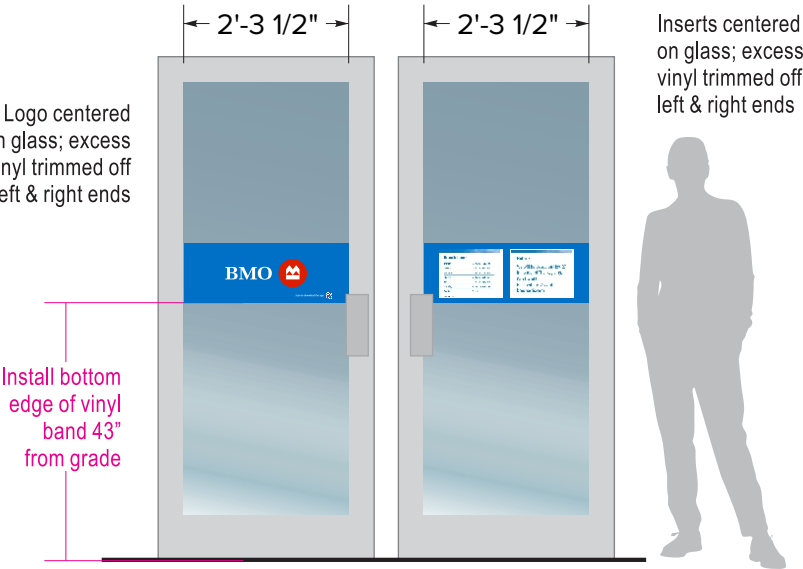
Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S3.1 Door Vinyl - Banding

Remove existing logo, hours, caution and ADA accessible vinyl, clean off any remaining residue. Apply new vinyl to first surface.



Double Door

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

3M #7725-10 Opaque White with printed graphics

COLOR PALETTE

Pantone 300 Blue Pantone 485 Red

Inserts to be provided by others

BEFORE

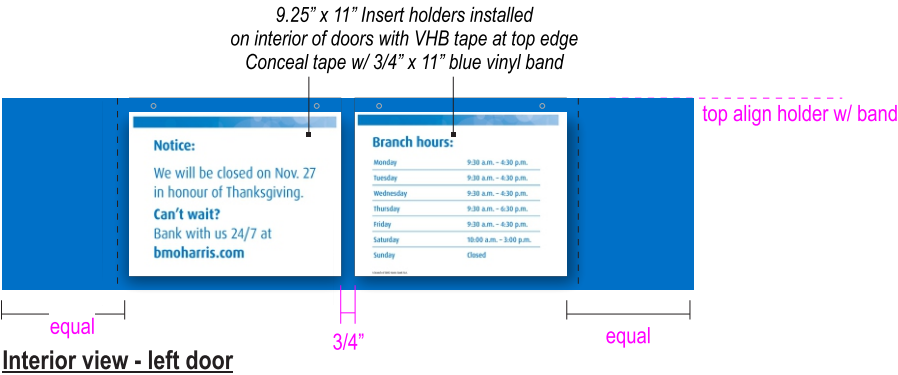


***To be used for doors 24"-36"**

DV-2-Panel-10

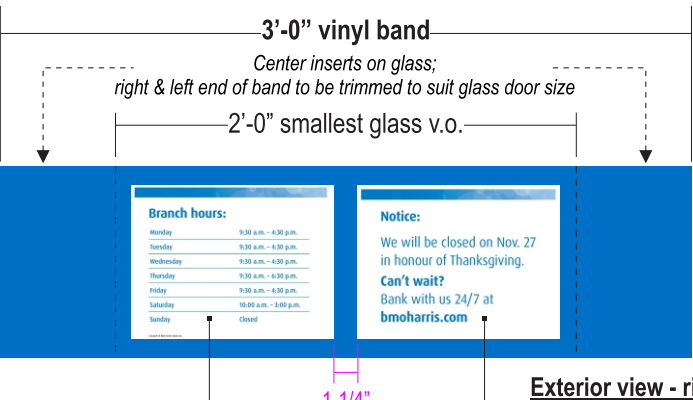


Exterior view - left door



Interior view - left door

AFTER



Exterior view - right door



Interior view - right door

SCALE | 1:10

S3.2 Vinyl Decals (Qty. 2)

Remove existing vinyl. Clean residue. Apply new vinyl decals first surface as shown.

DIGITALLY PRINTED VINYL DECALS:

Digitally printed to match colors shown with 3M 3660-M Scotchcal Matte overlamine

- Black
- Pantone 012 Yellow
- Pantone 287 Blue

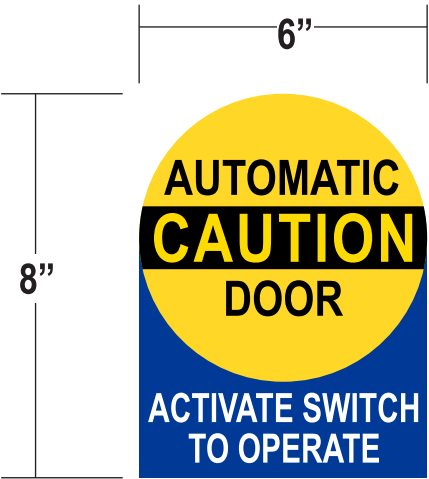
BEFORE



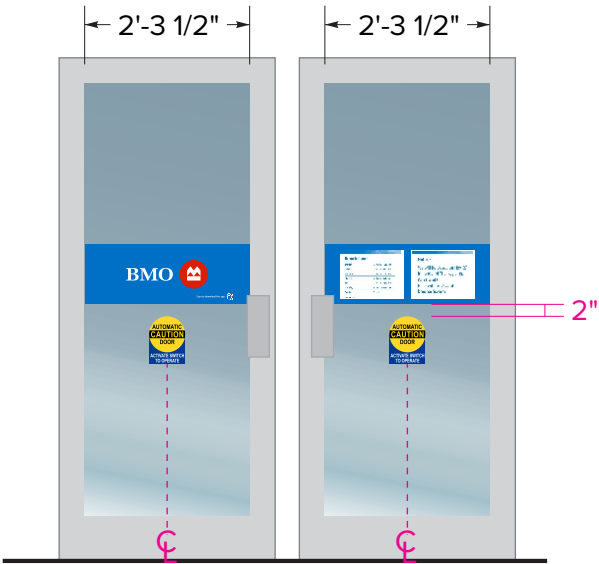
AFTER



VD-AUTO



Scale: 3"=1'-0"



Double Door

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

S3.3 Vinyl Decals

Apply new vinyl decals first surface as shown.

DIGITALLY PRINTED VINYL DECALS:

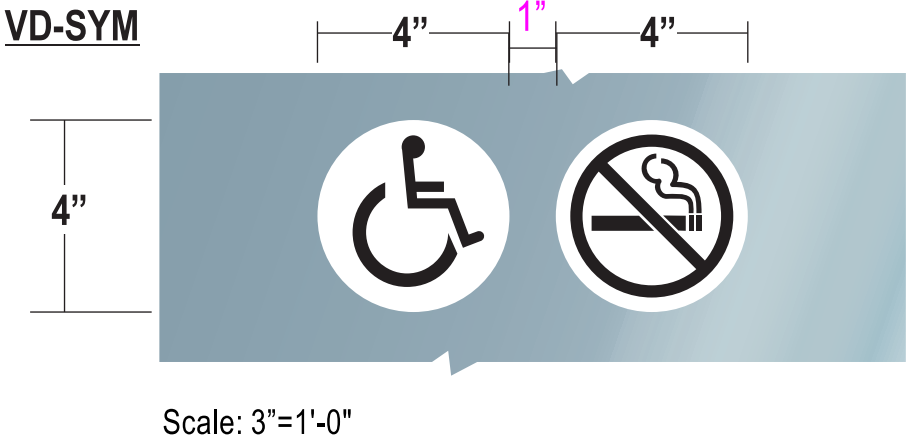
Digitally printed to match colors shown with
3M 3660-M Scotchcal Matte overlamine

- Black
- White

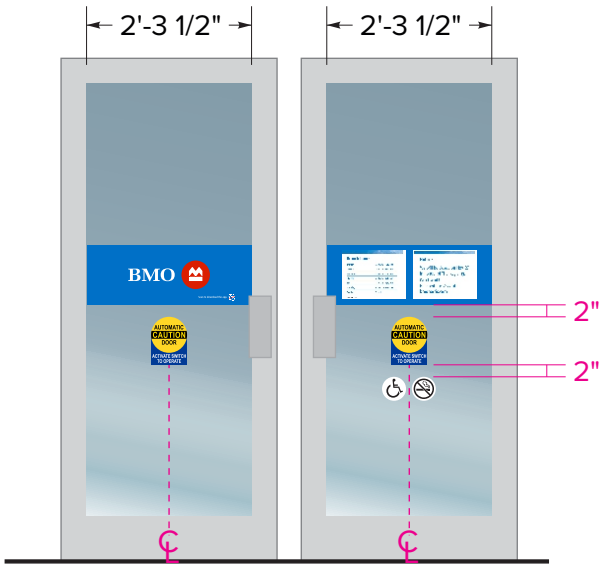
BEFORE



AFTER



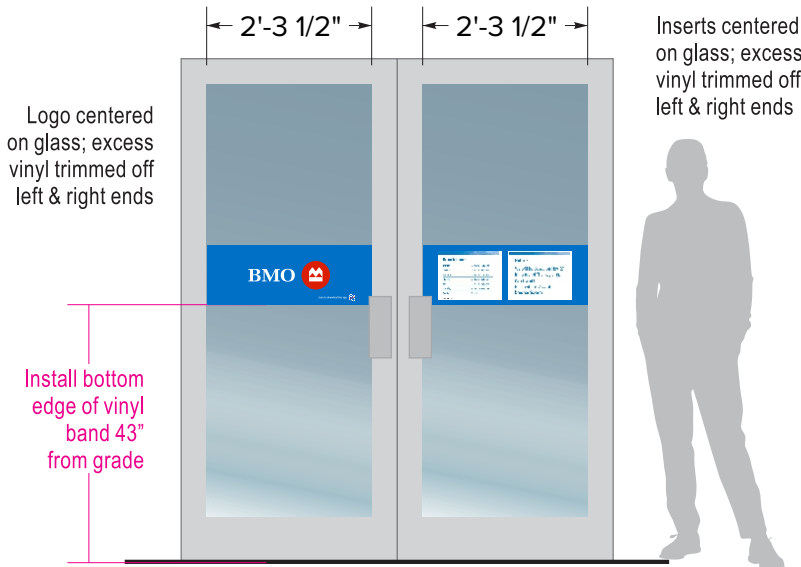
- Black
- White



Single Door with Crash Bar

S4.1

Remove existing logo, hours, caution and ADA accessible vinyl, clean off any remaining residue. Apply new vinyl to first surface.



Double Door

Scale: $\frac{3}{8}" = 1'-0"$



COLOR PALETTE



Inserts to be provided by others

BEFORE



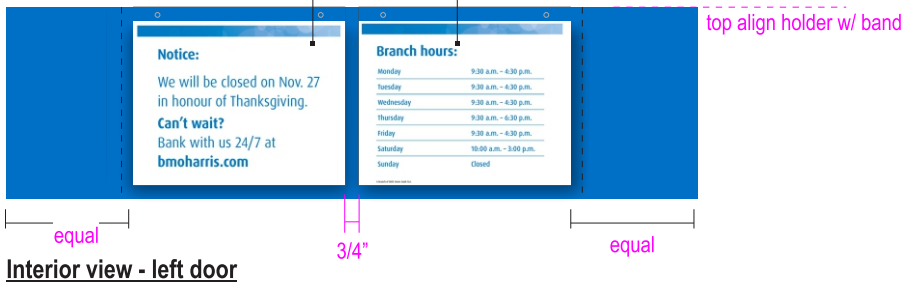
***To be used for doors 24"-36'**

DV-2-Panel-10



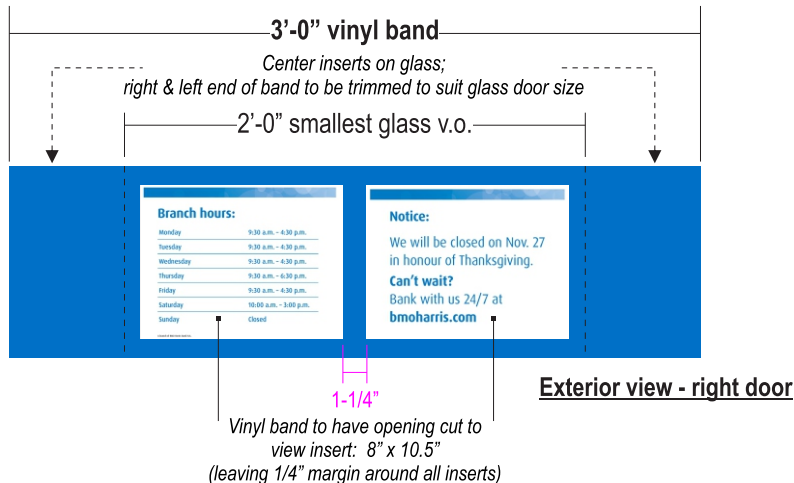
Exterior view - left door

9.25" x 11" Insert holders installed
on interior of doors with VHB tape at top edge
Conceal tape w/ 3/4" x 11" blue vinyl band



Interior view - left door

AFTER



Exterior view - right door

Vinyl band to have opening cut to
view insert: 8" x 10.5"
(leaving 1/4" margin around all inserts)



Interior view - right door

SCALE | 1:10

Drawing # C78863

OE	6372
----	------

Address: 201 Allen Street

City/ST: Random Lake, WI

Date: 4-18-2023

Designer: PV PM: BH

File Location: STND X
Drive/Clients/ CSTM



Revisions:

X
X
X
X
X

X
X
X
X
X



Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S4.2

Vinyl Decals (Qty. 2)

Remove existing vinyl. Clean residue. Apply new vinyl decals first surface as shown.

DIGITALLY PRINTED VINYL DECALS:

Digitally printed to match colors shown with
3M 3660-M Scotchcal Matte overlamine

- Black
- Pantone 012 Yellow
- Pantone 287 Blue

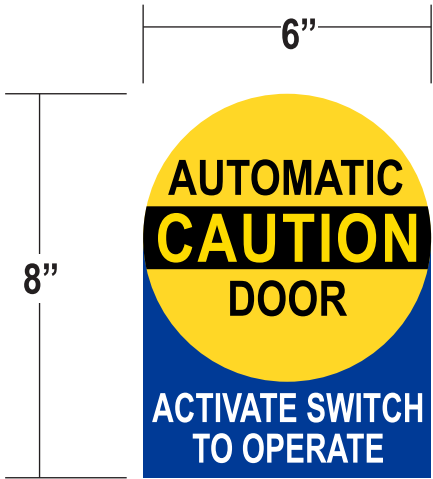
BEFORE



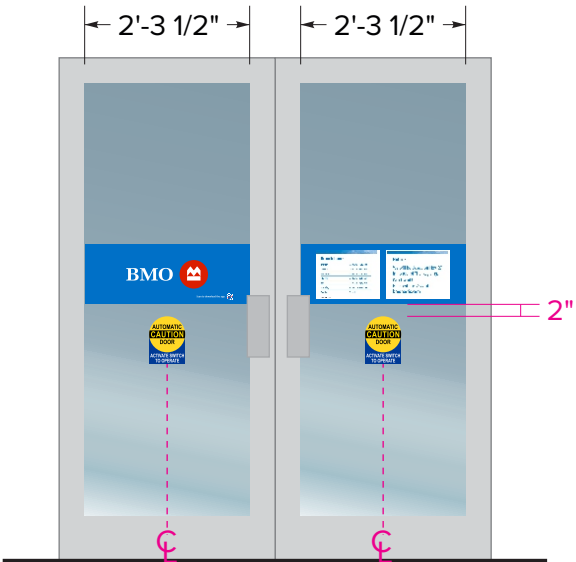
AFTER



VD-AUTO



Scale: 3"=1'-0"



Double Door

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

S4.3 Vinyl Decals

Apply new vinyl decals first surface as shown.

DIGITALLY PRINTED VINYL DECALS:

Digitally printed to match colors shown with 3M 3660-M Scotchcal Matte overlamine

- Black
- White

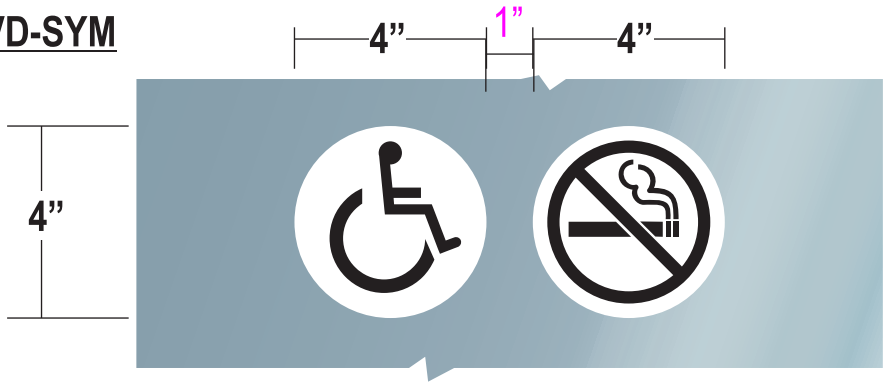
BEFORE



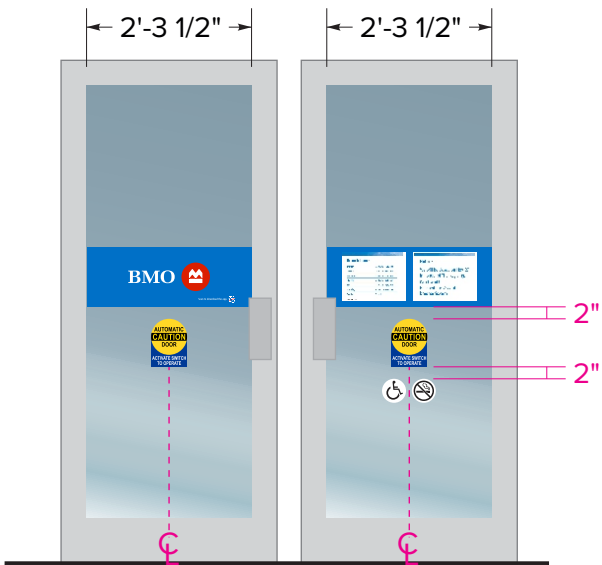
AFTER



VD-SYM



- Black
- White



Single Door with Crash Bar

S5

Leave As Is - Directional

Leave existing directional as is.



S6

Leave As Is - Directional

Leave existing directional as is.



Drawing #

C78863

OE

6372

Address: 201 Allen Street

City/ST: Random Lake, WI

Date: 4-18-2023

Designer: PV

PM: BH

File Location:
Drive/Clients/

STND ____
CSTM ____



AS



CR



EN

Revisions:

X	
x	
x	
x	
x	
x	

X	
X	
X	
X	
X	
X	



Underwriters
Laboratories, Inc.

Sign components to be in
strict UL compliance.

All dimensions are imperial
unless specified metric. Items
are scaled as noted when
printed on an 11x17 sheet.



S7

Drive Thru Window Vinyl - Banding

Remove existing vinyl. Clean residue. Apply new vinyl banding first surface as shown.

3M #7725-10 Opaque White with printed graphics

COLOR PALETTE

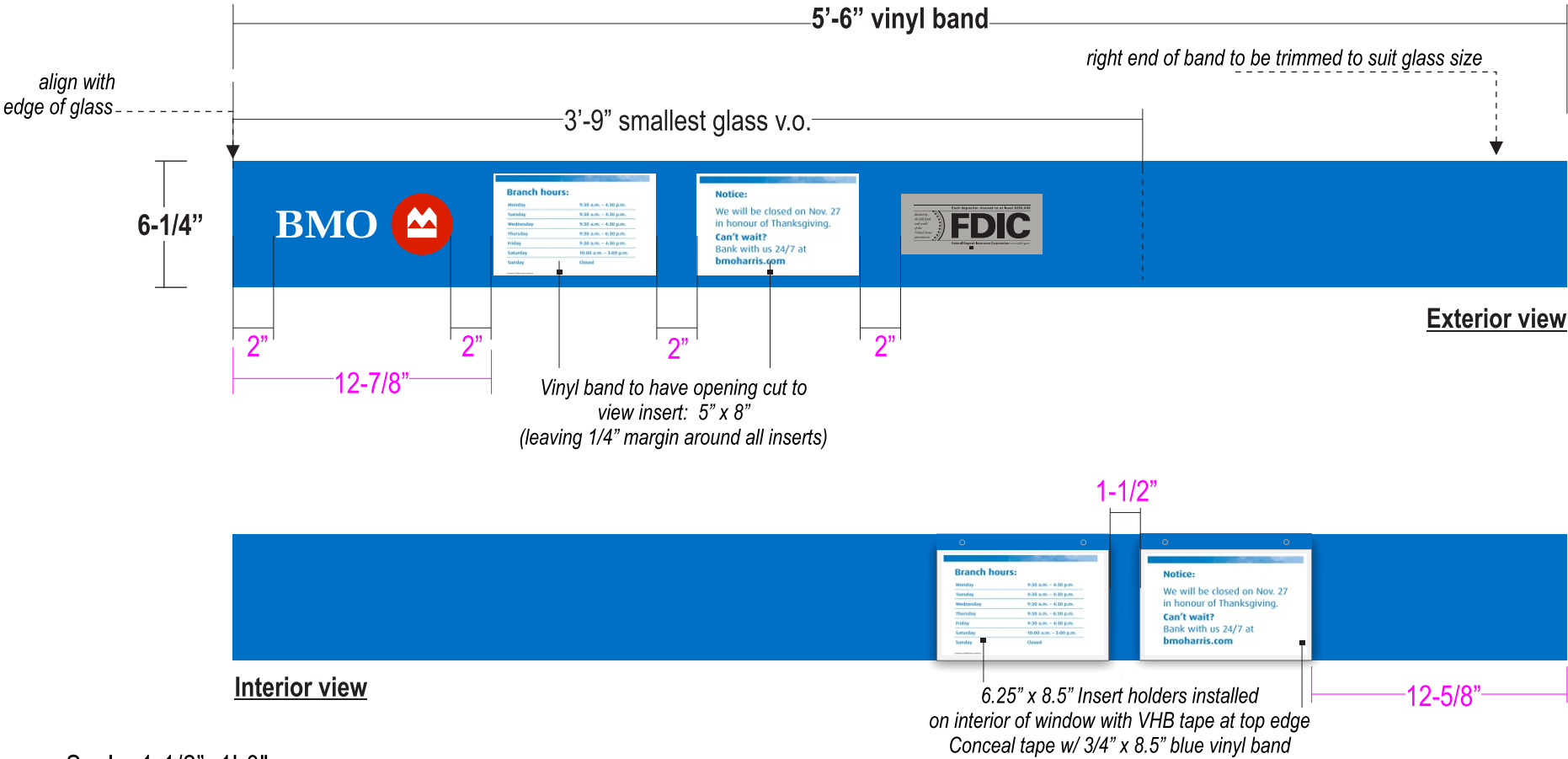
 Pantone 300 Blue

 Pantone 485 Red

Inserts to be provided by others

***Single & double windows without a drawer.**
To be used for windows 45"-66"

WV-DU

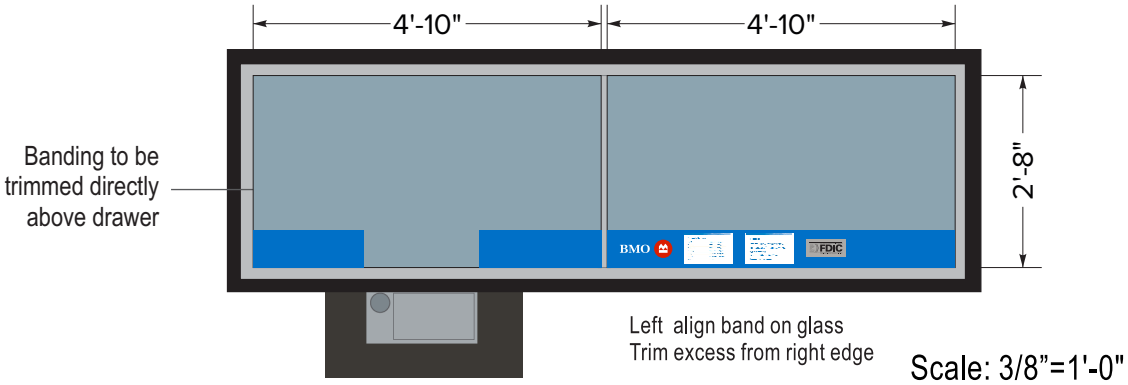


Scale: 1-1/2"=1'-0"

BEFORE



AFTER



S8

Leave As Is - Open/Close Sign (Qty. 4)

Leave existing signs as they are.
NOTE: Tech survey required to verify if signs are working properly.



Revisions:	
Added note - KB - 4.20.23	X
X	X
X	X
X	X
X	X
X	X

S9

Leave As Is - Clearance Panel

Leave existing clearance panel sign as is.



Drawing #

C78863

OE

6372

Address: 201 Allen Street

City/ST: Random Lake, WI

Date: 4-18-2023

Designer: PV PM: BH

File Location: STND ___
Drive/Clients/ CSTM ___

☐ AS ☐ CR ☐ EN

Revisions:

X	X
X	X
X	X
X	X
X	X
X	X



Underwriters
Laboratories, Inc.

Sign components to be in
strict UL compliance.

All dimensions are imperial
unless specified metric. Items
are scaled as noted when
printed on an 11x17 sheet.



S10

Leave As Is - Clearance Sign Pole

Leave existing clearance sign as is.



Drawing # **C78863**
OE **6372**

Address: 201 Allen Street
City/ST: Random Lake, WI

Date: 4-18-2023
Designer: PV PM: BH

File Location: STND ____
Drive/Clients/ CSTM ____
☐ AS ☐ CR ☒ EN

Revisions:	
X	_____
x	_____
X	_____
x	_____
X	_____
x	_____

 Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



S11

Leave As Is

No action required.



S12

Leave As Is - ATM

Leave existing ATM as is.



Drawing #

C78863

OE

6372

Address: 201 Allen Street

City/ST: Random Lake, WI

Date: 4-18-2023

Designer: PV PM: BH

File Location: STND ____
Drive/Clients/ CSTM ____

☐ AS ☐ CR ☒ EN

Revisions:

X	X
x	x
X	X
x	x
X	X



Underwriters
Laboratories, Inc.

Sign components to be in
strict UL compliance.

All dimensions are imperial
unless specified metric. Items
are scaled as noted when
printed on an 11x17 sheet.



CODES

Contact: Stephanie Waala

Title: Clerk/Treasurer

Phone: 920-994-4852

Email: clerktreasurer@randomlakewi.com

Website: https://www.randomlakewi.com/

Comment:

Municipality:

Zone Class: C=1

Codes Entry: 2023-04-19

Entered By:

Review Process (Days,Weeks):

Permit Fee:

Comment:

Permit Expiration:

Variance Allowed(?):

Pylon:

SQ Footage:

Max Height:

Comment:

Max Allowed:

Setback:

Monument:

SQ Footage:

Max Height: 6ft

Comment: Ground signs. Structure of sign not to exceed ten feet in length and six feet in height. Structure top not to exceed eight feet in height from mean centerline of road. Structure setback a minimum of ten feet from front lot line. Structure setback a minimum of 25 feet from side lot lines. Sign itself not to exceed 24 square feet in size. Sign to be indirectly lit. No flashing or blinking lights permitted. One ground sign permitted per business.

Max Allowed: 1

Setback: 8ft

Wall:

SQ Footage:

Max Height: 10ft

Comment: Building signs/wall signs. Sign shall be mounted parallel to wall. Sign shall extend no more than one foot outward from wall. Sign not to exceed 24 square feet in size. Sign shall not exceed ten feet in height. Sign shall not protrude beyond ends of building. Sign shall not have flashing or blinking lights. One wall sign permitted per business.

Max Allowed: 1

Directional:

SQ Footage:

Max Height:

Comment: No codes found- see docs

Max Allowed:

Logo Allowed:

Graphic/Vinyl:

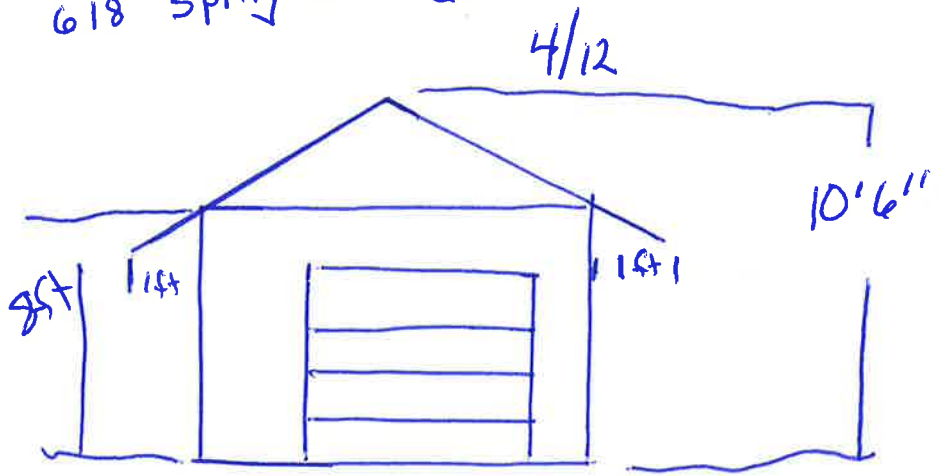
SQ Footage:

Percentage Allowed:

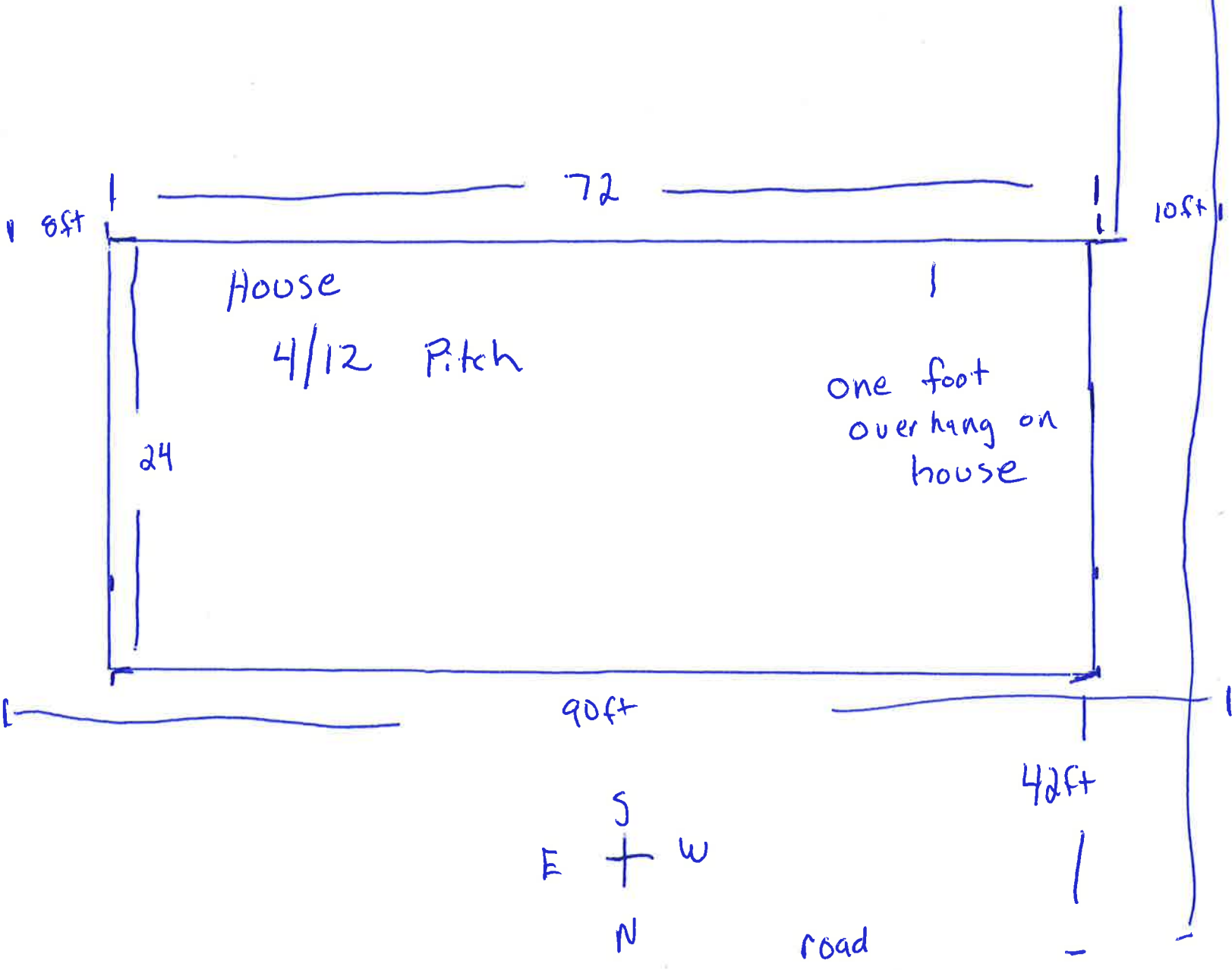
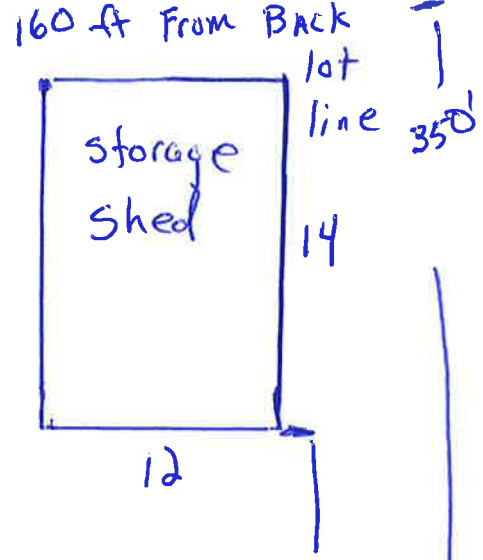
Max Allowed:

Job Location (<i>identify exact address</i>)					
Permit#					
Owner's Name <i>Keith Palmer</i>		Phone Number <i>926-607-6243</i>		Contact's Name (<i>When Relevant</i>) 	
Owners Address (<i>if different from above</i>) <i>618 Spring St</i>		City <i>Random Lake</i>		State <i>WI</i>	
Contractor's Name		License Number		Contractor's Contact Name	
Contractor's Address		City		State	
				Zip Code	
It is the responsibility of the permit holder to arrange for appointment times when entry is available for the required inspections If the inspector cannot access the work site or if the work is not visible, a re-inspection fee will be charged.					
Use of Building	Type of Work	Item	Size/Qty.	Fee	Amount
☐ Residential	☐ New	Residence (One & Two Family)		.30/sq. ft	
☐ Multi-Family	☐ Addition	Residential Additions		.30/sq. ft	
	☐ Alteration/Repair	Attached/Detached Garage		.25/sq. ft	
		Plan Review: House & Garage		.12/sq. ft	
		State Permit Seal (\$33.00 (State fee) + \$10.00)		\$43.00	
		Occupancy Permit (House & Garage)		.05/sq. ft	
		Remodeling (Includes Plan Review)		.20/sq. ft	
		Erosion Control		150.00	
		Decks & Porches		.20/sq. ft	
		Storage Sheds	1	30.00	
		Re-Roof		50.00	
		Re-Siding		50.00	
		Swimming Pools (above ground/in ground/spas)		80.00	
		Fence		30.00	
Required for exterior design, appearance and location (fences, accessory buildings, decks, porches, pools, etc.)		Plan Commission/Architectural Review Board Fee	1	280.00	<i>280.00</i>
		Expedited Meeting Fee (Nonrefundable)		100.00	
		Re-inspection Fee		75.00	
NOTES:					
Separate permits are needed for Electrical, HVAC, & Plumbing					
If any work is commenced before a building permit is obtained, all of the above fees shall be doubled.					
All calculations for square footage area are outside dimensions.					
I attest that the above information accurately describes the property and proposed work to be performed on it. I agree to comply with all Village of Random Lake and State of Wisconsin codes applicable to the occupancy and work stated above. I understand that any false misinformation may result in penalties prescribed in the Village of Random Lake ordinances.				SUB TOTAL:	
BASE FEE (add to subtotal):				\$40.00	
Applicants Signature: <i>[Signature]</i>		Applicants Name: <i>Keith Palmer</i>		Permit Total:	
OFFICE USE ONLY Permit Paid By: <i>ARC Committee fee pd cc #39013133 280.00 6/28/23</i>				Date	

Siding > match House
 roof
 soffit
 Keith Palmer 618 Spring Ct
 Facia door



Front view



Keith Palmer

618 Spring St

Siding - Double 4 - Vinyl
T&W horizontal

Soffit + Fascia
Dark Brown > Aluminum

Shingles Brown - Dimensional

GARAGE Door - DARK BROWN
raised Panel (no windows)

All to match house

[Download](#) [Full screen](#) [Print](#)



[Hide email](#) [Close](#)

House

LP Lynn Palmer
To: You

[Previous](#) [Next](#)
Fri 7/14/2023





Outlook

Search

Meet Now S [Icons] LP



Home View Help

View settings Messages Layout Density Immersive reader Print



Close Previous Next



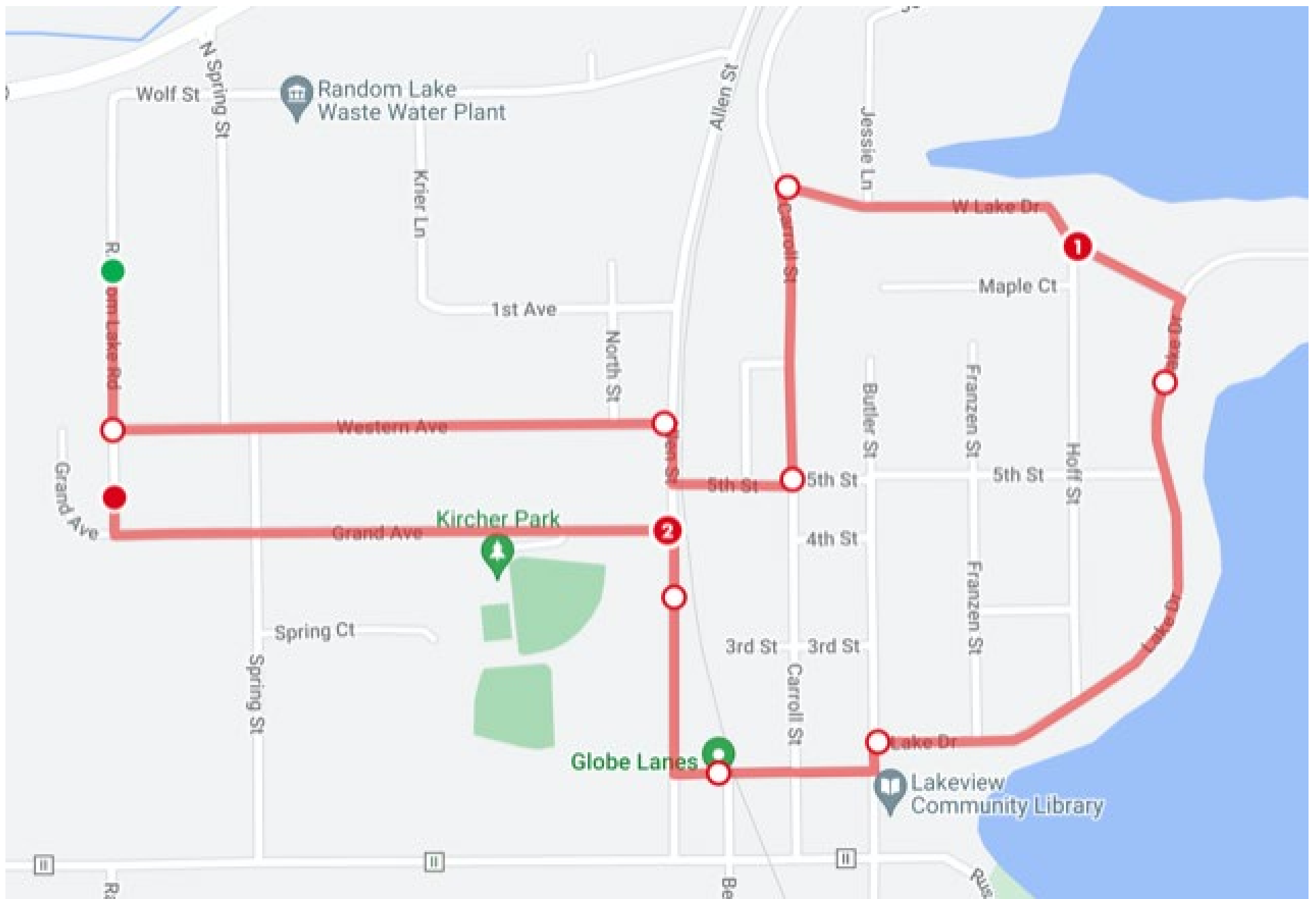
House



LP Lynn Palmer
To: You

Navigation arrows
Fri 7/14/2023 6:29 PM

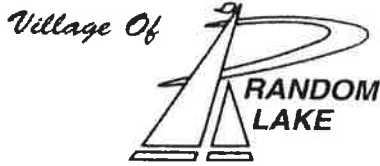




Fall Color Run

Saturday, September 23rd at 5:30 pm

Streets, Sidwalks and Other Public Places		
Street & Sidewalk Excavations & Openings Application Fee	\$10.00 \$200.00	7/17/2023
Obstructions & Encroachments Street Permit	\$5.00/4-day period No more than 3 in one calendar year	
Right-of-Way Excavation Permit Fee	\$200.00	12/4/2017
Degradation Fee	Refer to DPW for Fee Schedule	12/4/2017
Brush, Grass, and Weeds Removal Violation	\$100 per Occurance	6/5/2023
Brush, Grass, and Weeds Removal Cost Violation	\$75 minimum or actual cost (\$35 per hour, per person + \$30 equipment cost per hour)	6/5/2023
Subdivisions		
Perliminary Plat Review - Reapplication Fee	\$60.00 + \$5.00 per lot \$30.00 + \$5.00 per lot	12/4/2017
Final Plat Review - Reapplication Fee	\$60.00 + \$5.00 per lot \$30.00 + \$5.00 per lot	12/4/2017
Certified Survey Map Review Fee	\$50.00 + Recording Cost	12/4/2017
Park Fee	\$900.00 per lot	12/4/2017
Inspection Fee	Actual Cost	12/4/2017
Engineering Fee	Actual Cost	12/4/2017
Legal Fees	Actual Cost	12/4/2017
Erosion Control Fee		
- One & Two Family	\$140.00	
- Multi Family	\$140.00	
- Commercial/Industrial	\$170.00	12/4/2017
Penalty	\$250.00 + Prosecution Cost	12/4/2017
Traffic & Vehicles		
Street Permit	\$5.00/4-day period No more than 3 in one calendar year	
Disorderly conduct with a motor vehicle/watercraft	First Offense \$100.00 Each Offense Thereafter \$250.00	2/7/2022
Engine Braking Penalty	First Offense \$50.00 Each Offense Thereafter \$250.00	4/9/2018
Parking Violation	\$25.00 per Occurance	2/6/2023
Snow Removal Violation	\$100 per Occurance	2/6/2023
Snow Removal Cost Violation	\$75 minimum or actual cost (\$35 per hour, per person + \$30 equipment cost per hour)	2/6/2023
Golf Cart Permit	\$25 May 1st - April 30th	1/1/2022
Golf Cart Violation	\$50 first offense/ \$125 all additional	7/18/2022
Utility Charges		
Category A - Domestic Wastewater	\$12.55 per 1,000 gallons	5/1/2023
Category B - BOD (Biochemical Oxygen Demand)	\$2.66 per pound	5/1/2023
SS (Suspended Solids)	\$1.12 per pound	5/1/2023
LSB (Limited Sewer Backup)	\$0.34 per month	5/15/2023
Water - Monthly Public Fire Protection Service	\$10.73 for 5/8-inch meter	5/1/2023



APPLICATION – OPERATOR/BARTENDER LICENSE

License year: July 1, 2023 to June 30, 2024

TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

\$ 30.00 Operator License

\$ 15.00 Provisional License (60 days)

FEES ARE NON-REFUNDABLE

I, the undersigned, do hereby respectfully make application to the local governing body of the Village of Random Lake, County of Sheboygan, Wisconsin for a License to serve, from date hereof to June 30, 2024, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32 (2) and 125.68 (2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

1. New ☐ Renewal ☐ Date filing: 7.6.23
Prev. Lic. # 2021-73
2. Name: Jennifer L Schmitz
First Middle
3. Social Security No.: _____ Driver's License No.: _____
4. Home Address: 6869 Enge Dr. West Bend, WI. 53090
Street City/State Zip Code
5. Phone Number: (262) 707-0057 Ethnicity: white
6. Sex: M ☐ F ☒ Date of Birth: _____ Age: 44 Place of Birth: Ozaukee
7. Are you a citizen of the United States Yes ☒ No ☐
8. List all your residences for the past Two years to the date of application:
727 Western Ave. Random Lake, WI. 53075
Child Endangerment - specified no harm
9. Have you EVER been convicted of violating any: (Please note that any incomplete, inaccurate or untruthful information on any license application shall be cause for denial of such license. Including traffic laws.)
Federal Laws ANYWHERE? no
Wisconsin State Laws? yes
Laws of ANY other State? no
Ordinances of the Village of Random Lake? no
10. Specify offenses, giving date and places of convictions (if more space is needed use the back of this sheet):
OWIS - so long ago - can't remember dates
11. Where will you be serving/selling alcohol beverages?
Business Name: Random Lake Mini Mart

Clerk/Treasurer

Applicant's Signature

☐ APPROVED ___/___/___ ☐ REJECTED ___/___/___

Office Use Only

REASON: _____

☐ \$ 30.00 – OPERATOR LICENSE

☐ CASH

☐ CHECK # _____

LICENSE #: _____

☐ \$ 15.00 – *PROVISIONAL LICENSE (60 DAYS)

☐ CASH

☐ CHECK # _____

LICENSE #: _____

*TRAINING CERTIFICATE RECEIVED / /

96 Russell Drive, P.O. Box 344, Random Lake, WI 53075

Telephone: (920) 994-4852

Facsimile: (920) 994-2390

Website: www.randomlakewi.com



STATE OF WISCONSIN DEPARTMENT OF JUSTICE

Request Date: 7/6/2023

Report Date: 7/6/2023

This criminal background check was performed by searching the following data submitted to the Crime Information Bureau

Name: **SCHMITZ, JENNIFER**

Date of Birth:

Alias Names:

IMPORTANT EXPLANATION ABOUT HOW TO UNDERSTAND THIS RESPONSE

This response reports the results of a criminal history search conducted with the name, date of birth, and any other identifying data you provided. The identifying data you provided is printed above. If you submitted fingerprints with your search request see the statement below.

Read this entire explanation, the How to Read the Following Criminal History Report section and the Notice to Employers section. Read these sections carefully to understand how this response relates to the identifying data you provided.

Printed below these explanations is a Wisconsin criminal history record that has been identified as a possible match to the identifying data you provided.

A criminal history search based only on a name, date of birth, and other identifying data that is not unique to a particular person (like sex or race) may result in:

1. Identification of criminal history records for multiple persons as potential matches for the identifying data submitted, or
2. Identification of a criminal history record belonging to a person whose identifying information is similar in some way to the identifying data that was submitted to be searched, but is not the same person whose identifying data was submitted for searching.

The Crime Information Bureau (CIB) therefore cannot guarantee that the criminal history record below pertains to the person in whom you are interested.

You must carefully read the entire Wisconsin criminal history record below in order to determine whether the record pertains to the person in whom you are interested.

Do not just assume that the criminal history record below pertains to the person in whom you are interested.

Additional information about finger-based search submissions: Fingerprint-based background checks generally provide a more reliable result and are prone to fewer false matches due to the specific identifying features of fingerprints.

HOW TO READ THE FOLLOWING CRIMINAL HISTORY REPORT

The criminal history reported below is linked by fingerprints to the name appearing directly after these explanatory sections, following the label IDENTIFICATION. That name is the name that was provided by the fingerprinted person the first time his or her fingerprints were submitted to CIB; it may or may not be the real name of the fingerprinted person. That name is called the Master Name in these explanatory sections.

It is not uncommon for criminal offenders to use alias or fraudulent names and false dates of birth, sometimes known as identity theft. Other names used by the person identified who is the Master Name are listed in the Alias Names/Fraudulent Data section of the criminal history report below.

If the name you submitted to be searched is DIFFERENT from the Master Name below, the Wisconsin criminal history record below may belong to someone other than the person whose name and other identifying data you submitted for searching. If an alias or fraudulent name used by the person who is the Master Name is similar to the name you submitted for searching, that does not mean that the person whose name you submitted for searching has a criminal history. It means that the person associated by fingerprints with the Wisconsin criminal history below has used a name similar to the name you submitted for searching.

If the name you submitted to be searched is THE SAME as the Master Name below, the Wisconsin criminal history record below may belong to someone other than the person whose name and other identifying data you submitted for searching. That is because the Master Name is the name attached to the initial fingerprint submission to CIB that is associated with the reported criminal history, may have been an alias name or a name similar to the name you submitted for searching.

To determine whether the Wisconsin criminal history below actually belongs to the person whose name and other identifying information you submitted for searching, compare the information reported below to the other information you have obtained about that person. Inconsistencies may indicate that the criminal history reported below does not belong to the person whose name and other identifying information you submitted for searching. You may need to ask for clarification from the person whose name and other identifying information you submitted for searching.

Before you make a final decision adverse to a person based on the following criminal history record, in addition to any other opportunity you offer the applicant to explain the following criminal history record, please notify the applicant of:

1. His or her right to challenge the accuracy and completeness of any information contained in a criminal history record, and
2. The process for submitting a challenge.

The person should submit his or her challenge to CIB on Form DJ-LE-247. Form DJ-LE-247 is available free of charge on the Department of Justice website at <http://www.doj.state.wi.us/dles/cib/background-check-criminal-history-information> or by calling (608) 266-7314. A challenge may include a request for comparison of the fingerprints of the person submitting the challenge to the fingerprints on file that are associated with the Wisconsin criminal history record below.

The Wisconsin criminal history report below may not show all arrests for the person whose fingerprints are associated with the reported criminal history. However, the criminal history report contains all information that has been provided to the state criminal history database that may be released in response to your request.

The results of this search are effective and current for the date of this search only. A new search request should be submitted at a later time if an updated response is needed.

NOTICE TO EMPLOYERS

It may be a violation of state law to discriminate against a job applicant because of an arrest or conviction record. Generally speaking, an employer may refuse to hire an applicant on the basis of a conviction record only if the circumstances of the offense for which the applicant was convicted substantially relate to the circumstances of the particular job. For more information, see Wisconsin Statute 111.335 and the Department of Workforce Development's publication, Arrest and Conviction Records Under the Law.

Before you make a final decision adverse to an applicant based on the following criminal history record, in addition to any other opportunity you offer the applicant to explain the following criminal history record, please notify the applicant of:

1. His or her right to challenge the accuracy and completeness of any information contained in a criminal history record, and
2. The process for submitting a challenge.

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RECORD LAST UPDATED: 06/08/2023

IDENTIFICATION**JENNIFER LYNN SCHMITZ**

Female/White

Born in WISCONSIN; Citizen of USA

10/24/1978 ,

Height: 5'00" Weight: 140lbs;

Eye Color: Blue; Hair Color: Blonde Or
Strawberry

3473 N GRANT ST PORT

WASHINGTON, WI

STATE ID: WI759099

OFFENDER NOTICE:

PHOTO INFORMATION:

WI0460000 OZAUCREE COUNTY SHERIFF

02/27/2011 WI0460000 OZAUCREE COUNTY SHERIFF

**CRIMINAL HISTORY****CYCLE 01**

EARLIEST EVENT DATE: 01/31/1998

DATE OF OFFENSE: 01/31/1998

ARREST TRACKING NUMBER:

ARREST DATA

SUBJECT NAME: JENNIFER LYNN SCHMITZ

TYPE: ADULT ONLY

DATE: 01/31/1998

ARREST AGENCY: WI0460400 GRAFTON POLICE DEPARTMENT

CHARGE

SEQUENCE NUMBER: 01

STATUTE NUMBER: 450.11(9)(A) - PENALTY-FRAUD/OBTAINING PRESCRIPTIONS

LITERAL: PENALTY-FRAUD/OBTAINING PRESCRIPTIONS

NCIC CODE: 2589

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

CHARGE

SEQUENCE NUMBER: 02

STATUTE NUMBER: 961.573(1) - Possess Drug Paraphernalia

LITERAL: Possess Drug Paraphernalia

NCIC CODE: 3550

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

COURT

SUBJECT NAME: JENNIFER LYNN SCHMITZ

DATE: 06/01/1998

COURT: WI046013A - OZAUKEE CO DISTRICT ATTORNEY

COMMENTS:

CHARGE

SEQUENCE NUMBER: 01

STATUTE NUMBER: 450.11(9)(A) - PENALTY-FRAUD/OBTAINING PRESCRIPTIONS

LITERAL: PENALTY-FRAUD/OBTAINING PRESCRIPTIONS

NCIC CODE: 2589

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

DISPOSITION

LITERAL: CONVICTED

DISPOSITION DATE: 06/01/1998

DISPOSITION: CONVICTED

CHARGE**SEQUENCE NUMBER: 02****STATUTE NUMBER: 961.573(1) - Possess Drug Paraphernalia****LITERAL: Possess Drug Paraphernalia****NCIC CODE: 3550****COUNTS: 1****CLASSIFICATION:****CHARGE SEVERITY: MISDEMEANOR**

DISPOSITION**LITERAL: DISMISSED****DISPOSITION DATE: 06/01/1998****DISPOSITION: DISMISSED****SENTENCING****DATE: 06/01/1998****CASE NUMBER: 98CM00097****COURT: WI046013A - OZAUKEE CO DISTRICT ATTORNEY****CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER: 01****SENTENCE: PROBATION****BEGIN DATE: JUNE 01, 1998****LENGTH: 1 YEAR****COMMENTS:****CYCLE 02****EARLIEST EVENT DATE: 02/27/2011****DATE OF OFFENSE: 02/27/2011****ARREST TRACKING NUMBER: 46001000238042****ARREST DATA****LOCAL IDENTIFICATION NUMBER: 00106306****SUBJECT NAME: JENNIFER LYNN SCHMITZ****TYPE: ADULT ONLY****DATE: 02/27/2011****ARREST AGENCY: WI0460200 PORT WASHINGTON POLICE DEPT****CHARGE****SEQUENCE NUMBER: 01****STATUTE NUMBER: 346.63(1)(A) - OPERATING WHILE INTOXICATED**

LITERAL: OPERATING WHILE INTOXICATED

NCIC CODE: 5404

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

PROSECUTION

CASE NUMBER:

PROSECUTOR: WI046013A

CHARGE

LOCAL IDENTIFICATION NUMBER: 46001000238042

SEQUENCE NUMBER: 01

STATUTE NUMBER: 346.63(1)(A) - OPERATING WHILE INTOXICATED

LITERAL: OPERATING WHILE INTOXICATED

NCIC CODE:

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

DISPOSITION

LITERAL: OTHER

DISPOSITION DATE: 02/28/2011

DISPOSITION: CHARGE ISSUED

CHARGE

LOCAL IDENTIFICATION NUMBER: 46001000238042

SEQUENCE NUMBER: 02

STATUTE NUMBER: 346.63(1)(B) - PROHIBITED ALCOHOL

CONCENTRATION

LITERAL: PROHIBITED ALCOHOL CONCENTRATION

NCIC CODE:

COUNTS: 1

CLASSIFICATION:

CHARGE SEVERITY: MISDEMEANOR

DISPOSITION

LITERAL: OTHER

DISPOSITION DATE: 02/28/2011

DISPOSITION: CHARGE ISSUED

COURT**SUBJECT NAME: JENNIFER LYNN SCHMITZ****DATE: 06/21/2011****COURT: WI046000J - OZAUKEE CO CIRCUIT COURT****COMMENTS: CCAP DISPOSITION****CHARGE****LOCAL IDENTIFICATION NUMBER: 46001000238042****SEQUENCE NUMBER: 01****STATUTE NUMBER: 346.63(1)(A) - OPERATING WHILE INTOXICATED****LITERAL: OPERATING WHILE INTOXICATED****NCIC CODE:****COUNTS: 1****CLASSIFICATION:****CHARGE SEVERITY: MISDEMEANOR****DISPOSITION****LITERAL: CONVICTED****DISPOSITION DATE: 06/21/2011****DISPOSITION: CONVICTED****CHARGE****LOCAL IDENTIFICATION NUMBER: 46001000238042****SEQUENCE NUMBER: 02****STATUTE NUMBER: 346.63(1)(B) - PROHIBITED ALCOHOL
CONCENTRATION****LITERAL: PROHIBITED ALCOHOL CONCENTRATION****NCIC CODE:****COUNTS: 1****CLASSIFICATION:****CHARGE SEVERITY: MISDEMEANOR****DISPOSITION****LITERAL: DISMISSED****DISPOSITION DATE: 06/21/2011****DISPOSITION: DISMISSED****SENTENCING****DATE: 06/21/2011****CASE NUMBER: 452011CM000141**

COURT: WI046000J - OZAUKKE CO CIRCUIT COURT

CONVICTED OFFENSE:

CHARGE SEQUENCE NUMBER: 01

SENTENCE: FINE

COMMENTS: \$500 APPLIED TO FINE. COURT GRANTED PAYMENT PLAN FOR THE REMAINING \$685 IN THE AMOUNT OF \$50 PER MONTH COMMENCING 8/1/11 UPON COMPLETION OF APPLICATION FORM AT CLERK OF COURT'S OFFICE. IF DEFENDANT FAILS TO COMPLETE APPLICATION, FINANCIAL OBLIGATIONS WI

SENTENCING

DATE: 06/21/2011

CASE NUMBER: 452011CM000141

COURT: WI046000J - OZAUKKE CO CIRCUIT COURT

CONVICTED OFFENSE:

CHARGE SEQUENCE NUMBER: 01

SENTENCE: JAIL

BEGIN DATE: JUNE 21, 2011

LENGTH: 20 DAYS

COMMENTS: DEFENDANT IS GRANTED PRIVILEGES SET FORTH IN WIS STATS 303.08.

SENTENCING

DATE: 06/21/2011

CASE NUMBER: 452011CM000141

COURT: WI046000J - OZAUKKE CO CIRCUIT COURT

CONVICTED OFFENSE:

CHARGE SEQUENCE NUMBER: 01

SENTENCE: LICENSE REVOKED

BEGIN DATE: JUNE 21, 2011

LENGTH: 16 MONTHS

COMMENTS:

SENTENCING

DATE: 06/21/2011

CASE NUMBER: 452011CM000141

COURT: WI046000J - OZAUKKE CO CIRCUIT COURT

CONVICTED OFFENSE:

CHARGE SEQUENCE NUMBER: 01

SENTENCE: IGNITION INTERLOCK

BEGIN DATE: JUNE 21, 2011

LENGTH: 16 MONTHS

COMMENTS:

SENTENCING**DATE:** 06/21/2011**CASE NUMBER:** 452011CM000141**COURT:** WI046000J - OZAUKEE CO CIRCUIT COURT**CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER:** 01**SENTENCE:** ALCOHOL ASSESSMENT**COMMENTS:**

CYCLE 03**EARLIEST EVENT DATE:** 05/02/2022**DATE OF OFFENSE:** 05/02/2022**ARREST TRACKING NUMBER:** 60992205020014**ARREST DATA****LOCAL IDENTIFICATION NUMBER:** 52591**SUBJECT NAME:** JENNIFER LYNN SCHMITZ**TYPE:** ADULT ONLY**DATE:** 05/02/2022**CASE NUMBER:** S22-06039**ARREST AGENCY:** WI0600000 SHEBOYGAN COUNTY SHERIFF**CHARGE****SEQUENCE NUMBER:** 01**STATUTE NUMBER:** 948.21(2) - NEGLECTING A CHILD**LITERAL:** NEGLECTING A CHILD**NCIC CODE:** 3806**COUNTS:** 1**CLASSIFICATION:****CHARGE SEVERITY:** FELONY**PROSECUTION****CASE NUMBER:****PROSECUTOR:** WI060013A**CHARGE****LOCAL IDENTIFICATION NUMBER:** 60992205020014**SEQUENCE NUMBER:** 01**STATUTE NUMBER:** 948.21(2) - NEGLECTING A CHILD**LITERAL:** NEGLECTING A CHILD

NCIC CODE:
COUNTS: 1
CLASSIFICATION:
CHARGE SEVERITY: MISDEMEANOR

DISPOSITION

LITERAL: OTHER
DISPOSITION DATE: 05/03/2022
DISPOSITION: CHARGE ISSUED

CHARGE

LOCAL IDENTIFICATION NUMBER: 60992205020014
SEQUENCE NUMBER: 02
STATUTE NUMBER: 948.21(2) - NEGLECTING A CHILD
LITERAL: NEGLECTING A CHILD
NCIC CODE:
COUNTS: 1
CLASSIFICATION:
CHARGE SEVERITY: MISDEMEANOR

DISPOSITION

LITERAL: OTHER
DISPOSITION DATE: 05/03/2022
DISPOSITION: CHARGE ISSUED

COURT

SUBJECT NAME: JENNIFER LYNN SCHMITZ
DATE: 01/12/2023
COURT: WI060000J - SHEBOYGAN CO CIRCUIT COURT
COMMENTS: CCAP DISPOSITION

CHARGE

LOCAL IDENTIFICATION NUMBER: 60992205020014
SEQUENCE NUMBER: 01
STATUTE NUMBER: 948.21(2) - NEGLECTING A CHILD
LITERAL: NEGLECTING A CHILD
NCIC CODE:
COUNTS: 1
CLASSIFICATION:
CHARGE SEVERITY: MISDEMEANOR

DISPOSITION**LITERAL: CONVICTED****DISPOSITION DATE: 01/12/2023****DISPOSITION: CONVICTED****CHARGE****LOCAL IDENTIFICATION NUMBER: 60992205020014****SEQUENCE NUMBER: 02****STATUTE NUMBER: 948.21(2) - NEGLECTING A CHILD****LITERAL: NEGLECTING A CHILD****NCIC CODE:****COUNTS: 1****CLASSIFICATION:****CHARGE SEVERITY: MISDEMEANOR****DISPOSITION****LITERAL: DISMISSED****DISPOSITION DATE: 01/12/2023****DISPOSITION: DISMISSED READ IN****SENTENCING****DATE: 01/12/2023****CASE NUMBER: 592022CM000231****COURT: WI060000J - SHEBOYGAN CO CIRCUIT COURT****CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER: 01****SENTENCE: PROBATION****COMMENTS:****SENTENCING****DATE: 01/12/2023****CASE NUMBER: 592022CM000231****COURT: WI060000J - SHEBOYGAN CO CIRCUIT COURT****CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER: 01****SENTENCE: PROBATION****BEGIN DATE: JANUARY 12, 2023****SENTENCE INDICATOR: PROBATION BY JUDGMENT****LENGTH: 2 YEARS****COMMENTS: EARLY DISCHARGE AT RECOMMENDATION OF AGENT IF OBLIGATIONS FULFILLED AFTER 18 MONTHS.**

SENTENCING**DATE:** 01/12/2023**CASE NUMBER:** 592022CM000231**COURT:** WI060000J - SHEBOYGAN CO CIRCUIT COURT**CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER:** 01**SENTENCE:** COSTS

COMMENTS: IF PROBATION IS REVOKED AND SENT TO JAIL OR DISCHARGED WITH OUTSTANDING FINANCIAL OBLIGATIONS, A CIVIL JUDGMENT SHALL BE ENTERED AGAINST THE DEFENDANT IN FAVOR OF RESTITUTION VICTIMS AND/OR GOVERNMENTAL ENTITIES FOR THE BALANCE DUE. ALL AVAILABLE ENFORCEMENT ACTIONS WILL BE USED TO COLLECT THE DEBT.

SENTENCING**DATE:** 01/12/2023**CASE NUMBER:** 592022CM000231**COURT:** WI060000J - SHEBOYGAN CO CIRCUIT COURT**CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER:** 01**SENTENCE:** COURT ORDERED CONDITION**COMMENTS:** GOOD FAITH EFFORT TO SEEK/MAINTAIN EMPLOYMENT.**SENTENCING****DATE:** 01/12/2023**CASE NUMBER:** 592022CM000231**COURT:** WI060000J - SHEBOYGAN CO CIRCUIT COURT**CONVICTED OFFENSE:****CHARGE SEQUENCE NUMBER:** 01**SENTENCE:** COURT ORDERED CONDITION

COMMENTS: NOT TO CONSUME ALCOHOLIC BEVERAGES, ILLEGAL DRUGS OR POSSESS DRUG PARAPHERNALIA. NOT TO BE ON THE PREMISES OF ANY TAVERN OR BUSINESS WHOSE MAIN PURPOSE IS THE SALE OF ALCOHOLIC BEVERAGES. NO CONTACT DIRECTLY OR INDIRECTLY WITH VICTIMS WITHOUT AUTHORIZATION FROM AGENT WITH ADVANCED PERMISSION OF TH

SENTENCING**DATE:** 01/12/2023**CASE NUMBER:** 592022CM000231**COURT:** WI060000J - SHEBOYGAN CO CIRCUIT COURT**CONVICTED OFFENSE:**

CHARGE SEQUENCE NUMBER: 01

SENTENCE: UNKNOWN SENTENCE CODE

**COMMENTS: COUNSELING/ASSESSMENTS/TREATMENT DEEMED
APPROPRIATE BY AGENT. COOPERATE WITH FAMILY COURT.**

**PARENTING CLASS. AODA AND FOLLOW THROUGH. PROVIDE DNA
SAMPLE AND BE RESPONSIBLE FOR THE COST.**

CONTRIBUTING AGENCIES

~~WI0460000-OZAUKEE COUNTY SHERIFF~~

WI041015Y-WI CRIME LAB - MILWAUKEE

WI0460400-GRAFTON POLICE DEPARTMENT

WI0460200-PORT WASHINGTON POLICE DEPT

WI046013A-OZAUKEE CO DISTRICT ATTORNEY

WI0600000-SHEBOYGAN COUNTY SHERIFF

WI060013A-SHEBOYGAN CO DISTRICT ATTORNEY

WI046013A-OZAUKEE CO DISTRICT ATTORNEY

WI046000J-OZAUKEE CO CIRCUIT COURT

WI060000J-SHEBOYGAN CO CIRCUIT COURT

End of Rapsheet



Master Planning Downtown Design Space Needs Assessment

Village of Random Lake

July 12, 2023

Ingenuity, Integrity, and Intelligence.

www.AyresAssociates.com



July 12, 2023

Brian Dounda
Executive Director
Sheboygan County Economic Development Corporation
508 New York Avenue, Room 209
Sheboygan, WI 53081

Re: Planning Services for a community master plan, downtown amenities, and a space needs assessment

Dear Brian,

On behalf of Ayres, I'm thrilled to submit the attached proposal to work on three key planning studies for the Village of Random Lake. Ayres has the experience, and unique sensitivity, to handle your property master planning, amenities/streetscape design, and space assessment needs. As you'll see in the following pages, we have a skilled team and have worked on several similar projects.

I, Amanda Arnold, would serve as your project manager. I am an urban planner with years of municipal experience, serving major cities to small townships. I have served as an administrator of a small township that was experiencing tremendous growth and change, so I understand many of the challenges that Random Lake is facing. In addition to managing growth and change, I helped facilitate the development of a new town hall and public works building, so I have the hands-on experience you need for your space needs assessment.

Even better, I'm part of a skilled team that can provide all the technical expertise your projects demand. Our team is made up of urban planners, landscape architects, engineers, and economic development specialists. Our resumes are attached, along with an overview of how we would approach your three interrelated but separate projects.

I would be happy to discuss the attached draft scope and cost with you to ensure that it meets your needs, and once it does, we would follow up with a formal contract. Ayres could begin work on your corridor plans as soon as August.

Sincerely,



Amanda Arnold, AICP
Urban Planner
ArnoldA@AyresAssociates.com

PLANNING & DEVELOPMENT

Downtown & Urban Planning & Design | Comprehensive Planning | Grant & Loan Assistance | Economic Development | Brownfield Redevelopment | Public Involvement | Branding | Environmental Services | Land & Site Development

ARCHITECTURE/ INTERIOR DESIGN SERVICES

Design Documents | Sustainable Design and LEED Certification | Construction Administration | Specifications | BIM Renderings | Construction Documents | Feasibility Studies | Interior Design | Furniture, Fixtures, and Equipment Selection

CIVIL ENGINEERING

Site, Street, and Utility Design | GIS Mapping | Development Plan Review | Stormwater Planning and Design | Environmental Permitting | Construction Staking | Complete Streets

LANDSCAPE ARCHITECTURE

Park Planning and Design | 3D Computer Visualization and Animation | Ecosystem Services | Trail Design | Wayfinding | Sustainable Site Design | Streetscape Design

ADDITIONAL SERVICES

Structural Engineering | Environmental Engineering | Survey/Aerial Mapping | Transportation Engineering | Water Resources

Who is Ayres?

With a team of 350+ innovative problem-solvers nationwide, we stand with integrity behind thousands of projects that strengthen communities and our country's infrastructure, economy, and environment.

Clients notice our project managers' ability to translate and transform every detail into actionable, understandable, smoothly coordinated pieces of a successful project. Side-by-side with our client partners, our project managers serve as the confident, communicative navigators at the helm of each project.

Their tools and expertise include civil and municipal engineering, transportation, structural design and inspection, river engineering and water resources, architecture, mechanical/electrical/plumbing engineering, landscape architecture, environmental, geospatial, planning and development, and telecommunications and SUE.

Planning + Development

While Ayres has been around for over 64 years, the Planning and Development Services division is approximately 7 years old. With our experiences rooted in public sector planning, our team of industry leaders strive to provide a creative and customized approach to a community's needs.

Our Development Services Division is made up of planners, landscape architects, and environmental scientists located in Wisconsin, Colorado, Wyoming, and Florida. We work seamlessly across locations on a variety of projects.

Where the future is uncertain, our team sees opportunity to cultivate a vision. Transforming the spark of an idea into a series of actionable steps makes achieving a brighter future possible. From concept to construction, we're more than your project partner – we're the knowledgeable navigator to see you through the process.

Primary Contact

Amanda Arnold, AICP

(O) 608.443.1200

(C) 612.236.7807

(F) 608.299.2184

Email: ArnoldA@

AyresAssociates.com



Project Staff and Roles

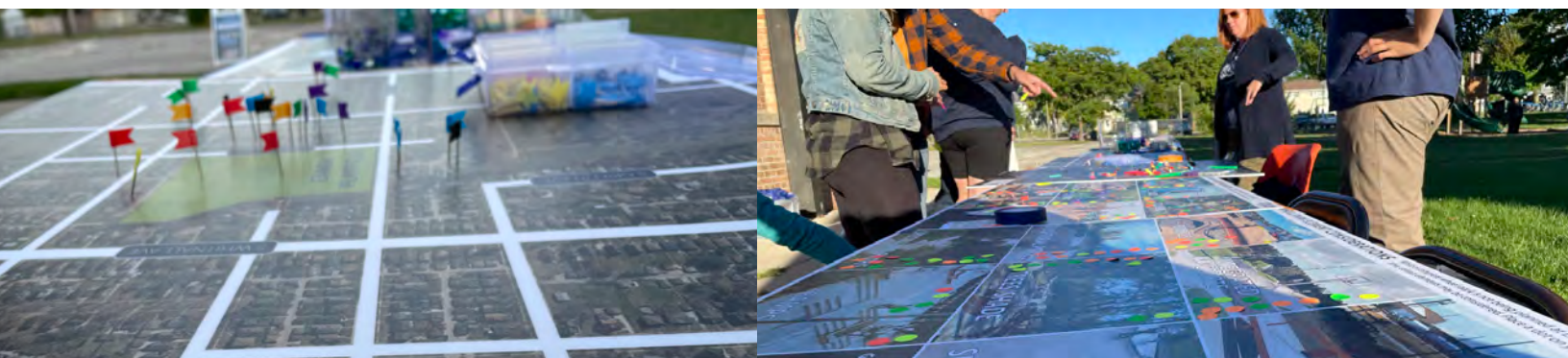
Amanda Arnold, AICP, will be the project manager and provide urban planning expertise. Amanda has produced multiple comprehensive, corridor, and neighborhood plans. She has worked in large cities like Minneapolis as well as small rural communities like Verona, Wisconsin. Her experience ranges from the regional level to the site-specific, as well as working on boundary agreements with developers and shared services as a Town Administrator throughout her career. Most recently, she has worked on a downtown plan for Stoughton; a corridor plan for Rib Mountain; a community development plan for Marinette; and a series of downtown workshops for multiple communities in the Fox Valley. As a former municipal planner, Amanda knows what it takes to create a vision and implement it. Amanda is known for her skills in public involvement and consensus building. In addition, she has recently helped several communities implement their visions by securing millions of dollars in grant funding.

Chris Silewski, PLA, is a registered landscape architect who will focus on your downtown streetscape needs, as well as the other project elements. Chris enjoys working on plans for streets that accommodate pedestrians and bicyclists in a way that everyone is comfortable, and provides a welcoming environment. He has completed concepts for downtown improvements for Marinette and Hortonville in Wisconsin and several communities in Florida. He has a passion for community engagement and will help build consensus for the project options.

Mike Payant, PE, has extensive experience in civil engineering for local governments and residential and commercial development – both as a private sector consultant and as a city engineer. Among the areas of expertise, Michael offers our valued clients utility and roadway design and analysis, site development, capital planning, and infrastructure management. His project experience includes stormwater management, erosion control planning and design, infiltration/inflow studies, feasibility studies, facilities planning, industrial park and subdivision development, and construction management.

Mike Scholl will provide economic development expertise. He is a certified economic development professional with extensive experience in redevelopment financing and Tax Incremental Districts. He served as the economic development manager of Loveland, CO, and has brought many projects from concept to construction.

Aaron O'Keefe, is our GIS and mapping specialist, who will be supported by other talented graphics and design professionals.





Amanda Arnold, AICP

Urban Planner

Total Experience

27 Years

Certifications

American Institute of Certified Planners, AICP

Education

MA, Urban and Regional Planning, University of New Orleans

BA, Landscape Architecture, Ball State University

Amanda began her career as a project manager in the City of Lafayette, Indiana's Community and Redevelopment Department. Since then she has held a variety of public sector positions, having worked for a regional planning commission, a transit authority, a township, and cities including Minneapolis. Amanda joined Ayres in early 2020 and now provides consulting based on her vast experience, including completing comprehensive plans, overseeing capital improvement projects, coordinating with neighborhood groups, and reviewing subdivision and site plans. In addition, her experience as a municipal administrator provides her with a solid understanding of all municipal operations.

Amanda's responsibilities include municipal planning, grant strategy and funding implementation, community outreach, research, data analysis, economic development, and land use. She has a passion for community development and outreach. She is a skilled project manager with a strong record of building consensus and facilitating change.

She researches and analyzes data related to social, housing, commercial development, economic, population, environmental, and land use trends. She develops comprehensive, Main Street, and other urban plans and conducts downtown redevelopment studies.

Select Experience

- Rib Mountain Drive/Corridor Study/Master Plan, Rib Mountain, WI
- ECWRPC – Small Business and Community Technical Assistance Program, Multi County, WI
- Downtown Planning, Wildwood, FL
- Marinette Community Development Plan, Marinette, WI
- Comprehensive Outdoor Recreation Plan Update, Outagamie County, WI
- Brillion Iron Works Redevelopment Project, Brillion, WI
- Downtown Planning Services, Stoughton, WI
- Development Code Update, Greeley, CO
- Economic Development Planning, Upton, WY
- Comprehensive Plan, Town of Verona, WI*
- Boundary Agreement, Town/City of Verona, WI*
- Subdivision Ordinance, Town of Verona, WI*
- Uptown Small Area Plan, City of Minneapolis, MN*
- Land Capacity Analysis, City of Minneapolis, MN*
- Plan for Sustainable Growth, City of Minneapolis, MN*

* while under previous employment



Chris Silewski, PLA Landscape Architect

Chris brings creative and thoughtful input into the design process from conception to construction. Over the past 10 years, he has focused on creating dynamic, place-specific designs that incorporate a sense of wonder. His innate interests in community outreach, local typology, art, ecology, and regional design make him a valuable resource to any project aimed at engaging the public in creating a place-specific destination. This creative approach is balanced by his priority of analyzing existing conditions and discovering how a site's assets can accentuate and dovetail with the project goals and objectives. You can rest assured no opportunities are overlooked in Chris' engaging design process.

Total Experience

16 Years

Registrations

Professional Landscape
Architect, MN, FL, WI

Education

BS, Environmental Design,
North Dakota State University

BLA, Landscape Architecture,
North Dakota State University

Select Experience

- Rib Mountain Drive/Corridor Study/Master Plan, Rib Mountain, WI
- ECWRPC – Small Business and Community Technical Assistance Program, Multi County, WI
- Altoona River Prairie Development, Altoona, WI
- Downtown Planning, Wildwood, FL
- Palatka Planning, Palatka, FL
- Economic Development Planning, Upton, WY
- Erickson Park, Chippewa Falls, WI
- Pasco County Suncoast Trail Bicycle/Pedestrian Overpass Planning Study, New Port Richey, FL
- Trinidad Downtown Strategic Plan, Trinidad, CO
- Beaver Creek Reserve Campus-Wide Master Plan, Fall Creek, WI
- Boyd Park Master Plan, Eau Claire, WI
- Cannery District Concept Plan, Eau Claire, WI
- Lac Courte Oreilles Ojibwa Community College Campus Master Plan, Hayward, WI
- West Riverside Concept Plan, Eau Claire, WI
- Lake Altoona County Park Plan, Altoona, WI
- Roberts Rolling Meadows Park Master Plan, Roberts, WI
- Fort Littlegreen Master Plan, Waukesha, WI
- Sauk Valley Community College Campus Master Plan, Dixon, IL
- Lake Altoona County Park Plan Updates, Altoona, WI
- Lincoln Park North Pond Playground, Chicago, IL
- Lake Front Pine Park, Phelps, WI
- L.E. Phillips Memorial Public Library Building Expansion, Eau Claire, WI



Total Experience

37 Years

Registrations

Registered Professional
Engineer, WI

Education

MBA, Business Administration,
Marquette University

BS, Civil Engineering, Marquette
University

Michael Payant, PE Manager – Engineering Services

Michael joined Ayres in 2016 and manages engineering services provided out of the Waukesha office. He has extensive experience in civil engineering for local governments and residential and commercial development – both as a private sector consultant and as a city engineer. He is responsible for developing and maintaining relationships with southeast Wisconsin clients. Among the areas of expertise Michael offers our valued clients are utility and roadway design and analysis, site development, capital planning, and infrastructure management. His project experience includes stormwater management, erosion control planning and design, infiltration/inflow studies, feasibility studies, facilities planning, industrial park and subdivision development, and construction management.

Michael is active in many area organizations and supports Ayres' expanded involvement in those professional and community groups.

Select Experience

- New Berlin 2022 Malone Park Design, New Berlin, WI
- Buchner Park Pool Design and Construction, Waukesha, WI
- Barstow Street/Riverfront Street Improvements, Waukesha, WI
- Village Park Phase 1, Menomonee Falls, WI
- UW-Madison South Campus Utility Improvements, Madison, WI
- UW-Madison Johnson Street/Steam Condensate, Madison, WI
- UW-Madison Lakeshore Utility Piping Replacement, Madison, WI
- Menomonee Falls Ann Avenue Reconstruction, Menomonee, WI
- Menomonee Falls Main Street Reconstruction, Menomonee, WI
- Menomonee Falls Garfield Drive Reconstruction, Menomonee, WI
- Menomonee Falls Cleveland & Patton Water Main Design and Construction Observation, Menomonee Falls, WI
- Waukesha West St. Paul Avenue Reconstruction (Mountain Avenue to Madison Street), Waukesha, WI
- Watertown Benton Street Reconstruction, Jefferson, WI
- Menomonee Falls Streets – Roosevelt Drive, St. Regis Drive, and St. Francis Drive – Water Main and Storm Sewer Relay, Construction Observation, Menomonee Falls, WI



Mike Scholl

Planning and Economic Development Professional

Mike joined Ayres in 2019 and brought two decades of nationwide planning experience with consultants, community groups, and most recently as economic development manager for the City of Loveland, CO. More than five years as a legislative assistant to U.S. congressmen adds to the depth of Mike's understanding of planning, from funding through community implementation.

Among Mike's experience are strategic planning, downtown redevelopment, brownfield remediation, grant writing, and comprehensive economic development. Mike's vision and persistence have brought success to many development projects.

Total Experience

29 Years

Certifications

Economic Development Finance Professional, National Development Council

Education

BA, Political Science; MS, Public Policy; and MS, Urban Planning, University of Michigan

Select Experience

- Evans Master Plan, Evans, CO
- Estes Park CO Community Development 2021
- Cheyenne LEADS Redevelopment Assistance
- Future of Housing in Craig, CO
- Rural Plains Communities Regional Affordable Housing Needs Assessments and Strategies
- Erie Maker Space Feasibility Study
- Estes Park CO Community Development 2022
- Estes Park CO Community Development 2020
- Aurora CO Grant Writing 2022
- Montezuma County Housing Assessment
- Public/Private Development Solutions for Block 7, Eau Claire, WI
- Brillion Iron Works Redevelopment Project, Brillion, WI
- Douglas Downtown Redevelopment Pro Forma, Douglas, WY
- Economic Development Planning, Upton, WY
- DOLA Strategic Planning 2019/2020, Various municipalities, CO
- LMSA Real Estate Development Assistance, Laramie, WY
- Community Development 2020, Estes Park, CO
- Developer Assistance, Douglas, WY



Total Experience

18

Education

BA, Cartography/GIS, University of Wisconsin-Madison

AS, Civil Engineering Technology, Madison Area Technical College

Aaron O'Keefe

GIS Specialist

Aaron provides mapping and GIS support to our engineers and planners. His experience includes the coordination of mapping efforts for projects such as outdoor recreation plans, bicycle and pedestrian plans, wayfinding signage plans, and traffic studies. Aaron develops GIS maps and databases that enable clients to layer different types of data on a geographic area. He strives to develop compelling and concise visualizations that enable clients to quickly and effectively discern complex information. Aaron is proficient in ArcGIS with Spatial Analyst, AutoCAD, M-Color, and Adobe products. Aaron also has prior experience in civil engineering and surveying and is proficient at preparing engineering and survey drawings, including site maps, profile drawings, and plat maps.

Aaron won the 2020 Wisconsin Land Information Association Best Brochure/Small Format Map award for his work on the DeForest Park & Trail Facilities Guide.

Select Experience

- Brooksville Parks and Recreation Master Plan, Brooksville
- Downtown Plan, Defuniak Springs
- Development Code, Englewood
- South Florida Avenue Master Plan, City of Lakeland
- Housing Assessment, Paonia
- Hopkins Park Concept Master Plan, St. Cloud
- St. Johns Avenue Reimagining, Palatka
- Spruce Street Linear Park Ditch Enclosure, Tampa
- Pasco County US 19 Roadside Beautification
- Comprehensive Outdoor Recreation Plan (CORP) 2021-2025 Update, Outagamie County
- CORP 2021 - 2025 Update, City of Wisconsin Rapids
- CORP 2010 Update, 2020-2025 Update, City of Burlington
- CORP 2018-2023 Update, Village of Pleasant Prairie
- CORP 2019-2023 Update, City of Stoughton
- CORP 2005, 2017-2022 Updates, City of Onalaska
- CORP 2015 and 2019 Updates, Village of DeForest
- CORP 2016-2020 Update, City of West Allis
- CORP 2015-2019 Update, Village of Maple Bluff
- CORP 2018 Update, City of Waukesha
- CORP 2018 Update, City of Mondovi
- CORP, 2016-2020 Update, Villages of Prairie du Sac and Sauk City

Project Understanding and Scope

Master Land Use Planning

It's our understanding that the Village is interested in conceptual master plans for two areas on the east side of Random Lake. The first is in the southwest quadrant of the intersection of Highway 144 and Highway 57 and the other is approximately a mile to the south on the west side of Highway 57. For both areas, the Village is seeking a conceptual land use plan that will describe potential future land uses, the necessary utilities, conceptual roadway layouts and traffic impacts, and natural resources impacts.

This work will involve coordination with property owners, Village leaders, and other stakeholders. Based on these conversations, Ayres will develop two conceptual plans for each site. These can be evaluated and refined into one preferred alternative for each location (Note that concepts will be developed based on available base data. This proposal does not include surveying or formal property research).

The final concept plans will be supported with a written report that summarizes considerations such as sequencing, infrastructure planning, permitting, and intergovernmental coordination.

Downtown Redevelopment and Streetscape Planning

We understand that the Village has invested in a downtown plan that identified potential ways to spur redevelopment. Ayres can build on that plan by updating it to accommodate recent development. The Bay Lakes Regional Plan Commission's walking plan will also need to be folded into an updated plan. Ayres will develop a conceptual streetscape master plan that will outline themes to connect the Village core. We will make recommendations related to amenities such as street furnishings, signage, and overall street design (our design will be based on existing base data and does not include surveying or construction documents.)

Space Needs Assessment

Many communities in Wisconsin are experiencing rapid growth and finding that their municipal facilities no longer meet the community's needs. This is compounded by the need for new technology and large equipment. Ayres staff will work with the Village staff to understand their current needs and outline needs to be accommodated in a future building. This analysis will result in a written report documenting existing conditions and future considerations (the scope could be expanded to include future conceptual building designs, but that is not included at this time.)

“Amanda and the Ayres team provided a wonderful service to the East Central region through the small community technical assistance program. They provided expert advice and guidance to eight communities throughout our region and developed unique strategies for each community given their needs and opportunities. I highly recommend working with their team.”

Kevin Englebert

East Central Wisconsin Regional Planning
Commission (ECWRPC)
Former Assistant Director

Project Experience

Master Planning

Ayres has a team of engineers who are experienced in all aspects of development. In addition, as a former municipal planner, Amanda Arnold, has reviewed and permitted a number of rural residential developments.

Downtown Redevelopment and Streetscape Planning

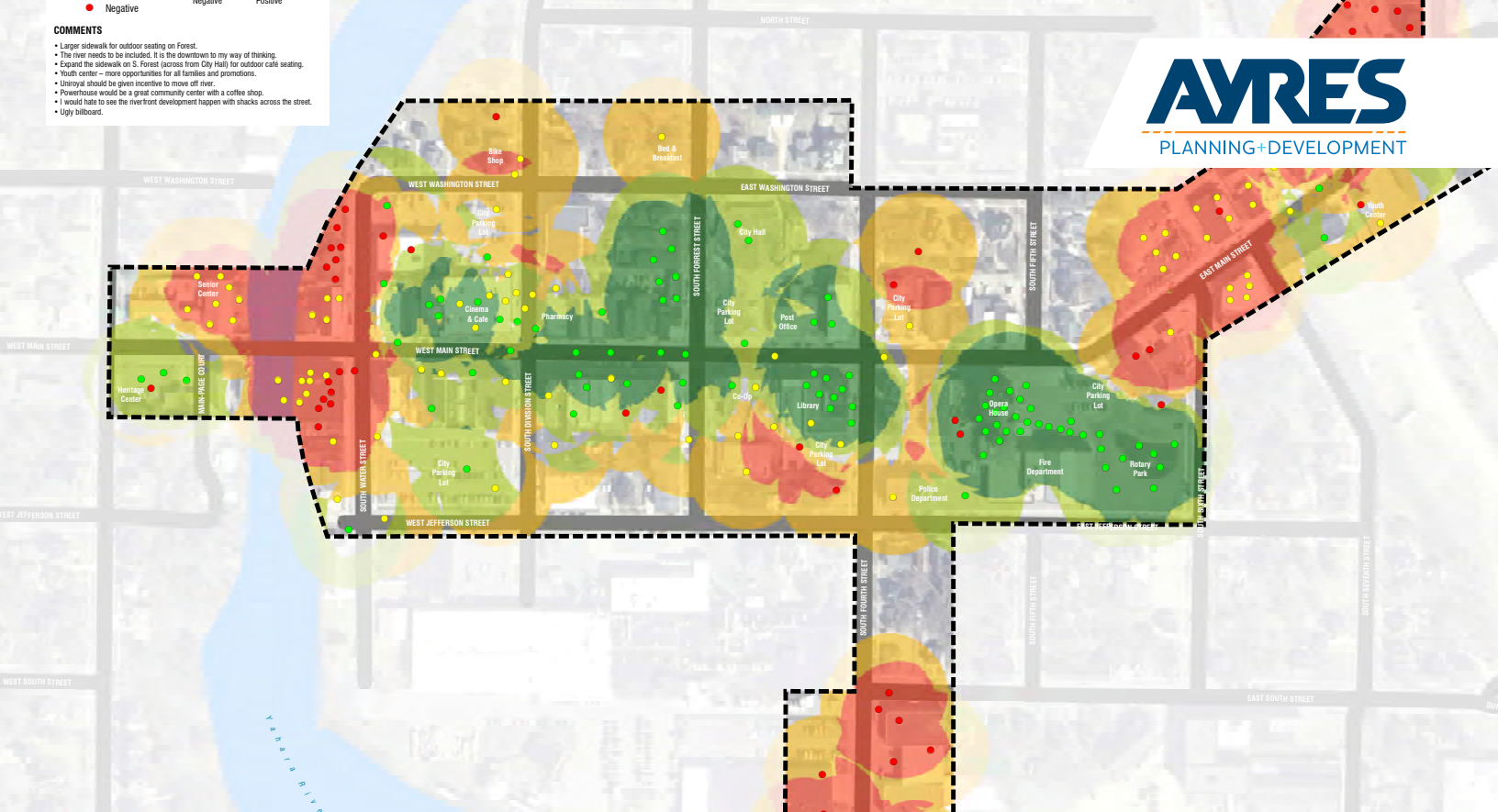
Ayres has completed redevelopment and streetscape planning for multiple communities in Wisconsin, Colorado, and Florida. Our projects have ranged from conceptual diagrams to full construction. Three recent studies included here are a downtown plan for Stoughton, Wisconsin, the design of a Main Street Plaza in Marinette, Wisconsin, and a day-long streetscape brainstorming session for Hortonville, WI.

Space Needs Assessment

Ayres recently completed a facility needs assessment for Outagamie County, and we are currently developing another for Sister Bay, Wisconsin. For each of these studies we evaluated the space needs for public works related operations and municipal management.



- COMMENTS
- Larger sidewalk for outdoor seating on Forest.
 - The river needs to be included. It is the downtown to my way of thinking.
 - Expand the sidewalk on S. Forest (across from City Hall) for outdoor cafe seating.
 - Youth center – more opportunities for all families and promotions.
 - Unimproved should be given incentive to move off river.
 - Powerhouse would be a great community center with a coffee shop.
 - I would hate to see the riverfront development happen with shacks across the street.
 - Ugly billboard.



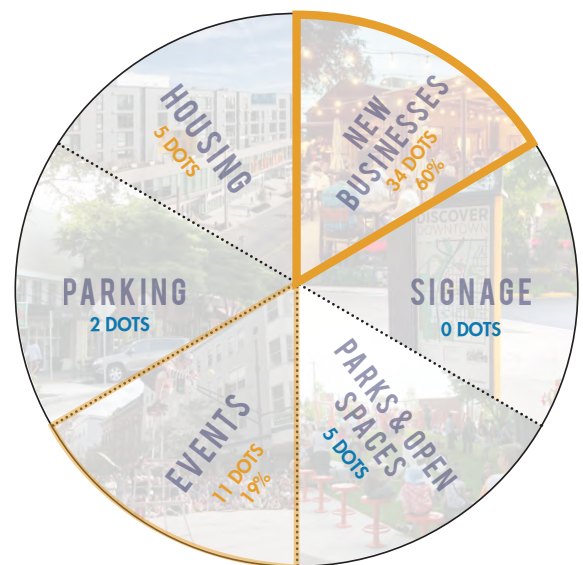
STOUGHTON DOWNTOWN PLANNING

Stoughton, WI

Ayres produced a market-based, downtown revitalization and improvement plan for the City of Stoughton in early 2020. The plan was written to solicit and collect feedback from downtown stakeholders, identify strategies and opportunities to advance economic development downtown, and update planning for the eastern end of Main Street.

The Ayres team collected input about opportunities for redevelopment, revitalization, and business operations through stakeholder interviews, an online community survey, an evaluation of Stoughton's current market conditions, and a public input meeting. We then produced a comparison of Stoughton's existing market with national trends and averages. We reviewed the spending and purchasing behaviors of survey respondents and compared that with other successful communities nationwide.

We then focused on improvements to Main Street and made recommendations related to streetscape design, wayfinding and branding, infill and redevelopment, and parking. Lastly, we provided an implementation plan which outlined funding opportunities and strategic partnerships.



Summary of Vision Board Public Input Meeting #1 responses.

Information

- **Client:** City of Stoughton
- **Reference:** Jamin Friedl, Director of Finance, 608.873.6691, jfriedl@ci.stoughton.wi.us





MAIN STREET RECONSTRUCTION

Marinette, WI

In any community, downtown is where history, culture, and community collide. It is where we should fly our community flags with pride and showcase what is important to us. Located along Lake Michigan, Marinette has a deep connection with the water. From the recreational uses to the economic opportunities, life in Marinette revolves around the lake. Bringing a sense of water and shipbuilding was the main drive to revitalizing Main Street.

By closing down a dangerous intersection, the design team was able to carve out additional outdoor space (shipwright plaza) for events and gatherings. Throughout the entire streetscape and bleeding into the shipwright plaza is the subtle use of colors and materials that pull inspiration from Marinette's long history of shipbuilding. The result is a streetscape and outdoor space that promotes community resilience and economic vitality for downtown.

Revitalizing Marinette's Main Street required efficient teamwork among all parties involved. Community needs were met through consultation with the design team, who also upheld budgetary and safety regulations. Coordination among various departments and contractors was vital. This project exemplifies the success of working together to achieve a shared goal.

Information

- **Client:** City of Marinette
- **Contact:** Brian Miller, Director of Public Works, 715.732.5135, bmiller@marinette.wi.us

ECWRPC TECHNICAL ASSISTANCE 2021

Various Locations, WI

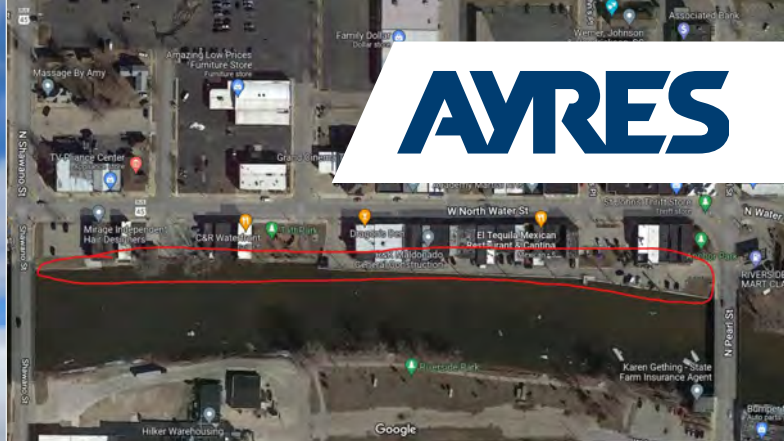
The East Central Wisconsin Regional Planning Commission (ECWRPC) received a federal grant to provide its communities technical assistance ranging from zoning recommendations to master planning. Ayres was selected to provide a variety of tools over a series of short one-day workshops.

Ayres assisted the ECWRPC in structuring a program to deliver wide-ranging assistance to as many communities as possible. Our team developed marketing materials to explain the program and cultivate interest among localities. After deployment of a short video and informational flyers, 26 applications were received from communities seeking assistance, and Ayres helped develop selection criteria to help the ECWRPC narrow the pool to eight communities.

For each locality Ayres put together products and tools that could also be used to aid other communities facing similar challenges. This toolkit approach will help advance planning excellence in the region in the future. Communities and products included:



- Façade recommendations for **Scandinavia**
- A conceptual riverfront development plan for **Winneconne**
- Alley activation concepts for **Kaukauna**
- Zoning recommendations for **Ripon**
- Streetscape plans for **Hortonville**
- A master plan for the **Marquette County** fairground
- Organizational planning for **Seymour**
- Downtown building use and plaza plans for **Omro**



ECWRPC TECHNICAL ASSISTANCE 2022

Various Locations, WI

Upon the successful completion of a technical assistance program designed for communities in the East Central Wisconsin Regional Planning Commission area in 2021, Ayres was brought back to do the program a second time in 2022.

Once again Ayres assisted the ECWRPC with designing and implementing the program. With this round the application process was enhanced. We asked more questions to better understand what the communities who would receive the assistance needed. We also narrowed the focus to four full-day workshops to provide a more robust experience for the participating communities. Lastly, we brought in additional staff with great talent for helping communities visualize their projects through sketches and other graphics.

For each community we hosted a morning brainstorming and visioning session, a "walk-about" through the downtown, an afternoon work session, and final presentation. Communities and products included:



- A marina plan with downtown connections for **Shawano**
- A unique waterfront alley concept for **New London**
- A concept for the revival of a downtown market square for **Berlin**
- A new trailhead and downtown improvements for **Campbellsport**

References

Kara Homan

Former Director of Development and Land Services, Outagamie County
(now with the City of Appleton)
100 N. Appleton Street
Appleton, WI 54911
920.832.6408
kara.homan@appleton.org

Kevin Englebert

Former Deputy Director, East Central Wisconsin Regional Planning Commission
(now with Outagamie County)
3rd Level, 410 S Walnut St
Appleton, WI 54911
920.915.0796
Kevin.Englebert@outgamie.org

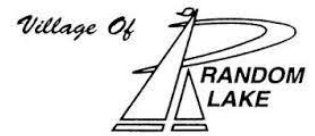
Mark Geller

Town Chair, Town of Verona
7669 County Highway PD
Verona, WI 53593
MGeller@town.verona.wi.us



PROPOSAL

Community Master Plan, Downtown Amenities and Space Needs Assessment



Prepared for:
Village of Random Lake

c/o: SCEDC

508 New York Avenue
Sheboygan, Wisconsin 53081



909 NORTH 8TH STREET, SUITE 101
SHEBOYGAN, WISCONSIN 53081
fehrgraham.com



July 11, 2023
Village of Random Lake
Attn: Bryan Doudna, Executive Director, SCEDC
96 Russell Drive
Random Lake, WI 53075

Dear Mr. Doudna,

Studio GWA and Fehr Graham enthusiastically submit this proposal for professional consulting services for the creation of a Community Master Plan, downtown improvements, and a Space Needs Assessment for the Village of Random Lake. If selected, we would work with village board staff, property owners, and other stakeholders to create a guiding document for orderly, cohesive development - one that maximizes the highest and best use of each respective parcel while maintaining the character befitting a small, charming community.

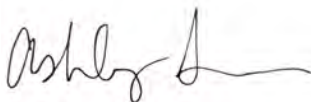
Studio GWA is a design firm offering architecture, urban design, land use planning, and development finance services for public- and private-sector clients alike. From local Main Street buildings to iconic regional landmarks, our portfolio represents over four decades of redevelopment experience in communities throughout the Midwest. Balancing form and function is paramount in our work, and we're proud of our ability to help nonprofit clients forecast their space needs in the most efficient, effective way possible.

Fehr Graham's mission is to improve the quality of life for our clients in the communities where they live and work by providing collaborative, insightful, results-driven solutions. What separates Fehr Graham is that we truly have a small-firm feel with large firm capabilities. Our ability to provide development planning for both greenfield sites and contaminated sites results in a comprehensive approach to executing the master plan. Equally, we're proud of the fact that our team is small, local, and accessible, just a phone call or a short drive away.

In addition to our project examples, our submittal includes a brief description of the knowledge, skills, and abilities that our team can bring to this project. Our team includes licensed architects, certified planners, community development professionals, and licensed engineers. Beyond our credentials, we think you'll find our team to be responsive, personable, and enthused at the prospect of working in your community.

Thank you for the opportunity to submit our proposal, and we look forward to the possibility of serving the Village of Random Lake.

Sincerely,



Ashley Sarver
AICP
Partner, Senior Urban Planner
Studio GWA



Matt Dahlem
PG
Branch Manager
Fehr Graham



Designing **versatile**, **livable**, and **sustainable** places for people.

Studio GWA is a creative, visionary team that believes in engaging the community through design. We are well-versed in urban and architectural design, economic development, real estate development, planning, placemaking, and other services that have benefited communities throughout the Midwest.

We have earned a reputation for revitalizing existing buildings in a way that emphasizes their historic character and reinforces their traditional context. Our team of architects, designers, and historic tax credit consultants brings a wealth of preservation knowledge and experience to bear on projects like this. This ensures that each of the plan selections in the final document—from material selection, to repair, to replacement—is based not only on our understanding of historic resources but also in our applied practice in the field.

Since 1982, Studio GWA has contributed to focused community change by taking an on-the-ground approach. We continue to partner with individuals, organizations, and communities to develop a shared ownership and appreciation of history, one that creates a legacy for future generations.

AT A GLANCE

A Certified
**Women's
Business Enterprise**
(WBE)



CONTACT INFORMATION

Ashley Sarver, AICP
Partner & Senior Urban Planner
aholverson@studiogwa.com
P. 815-963-1900
www.studiogwa.com

LOCATIONS

Monroe:
1107 16th Avenue
Monroe, Wisconsin 53566

Rockford:
200 Prairie Street, Suite 201
Rockford, Illinois 61107

COMPANY INFORMATION

Full Legal Name: Gary W. Anderson
and Associates, Inc.
Date Established: 1982
Total number of staff: 14

OUR STRENGTHS



MASTER PLANNING



FINANCIAL FEASIBILITY



ARCHITECTURE

Business Organization - Fehr Graham

History

Fehr Graham was founded in September 1973 by professional engineers Allen Fehr and Joseph Graham. The firm was established by the merger of these two individuals' practices established in 1965 and 1962, respectively. Today, we proudly serve our valued clients from 12 office locations: Aurora, Champaign, Freeport, Marion, Rockford, Rochelle, and Springfield, Illinois; Cedar Rapids, Manchester and West Union, Iowa; and Monroe and Sheboygan, Wisconsin.

Professional Staff

Our staff of 200 is comprised of a wide range of experts, including professional engineers, landscape architects, professional geologists, environmental scientists, safety professionals, engineers-in-training, professional land surveyors, community planners and development specialists, engineering and environmental technicians, field inspectors, grant writers, and support technicians and assistants. Our staff has hands-on experience and applicable registrations and licenses in their areas of discipline.

Organization

Fehr Graham is a Limited Liability Company. It is owned by Trilon Group. Its principals are:

- » **Mick Gronewold, PE**
- » **Joel Zirkle, PG**
- » **Noah Carmichael, PE**
- » **Matthew Johnson, PE, SE**
- » **Nate Kass, PE, PLS**
- » **Jason Stoll, PE**
- » **Seth Gronewold, PE**
- » **Todd Shankland, CPA**
- » **Ryan Wicks, PE**

Office Locations

ILLINOIS

Aurora

230 Woodlawn Avenue
Aurora, IL 60506

Champaign

1610 Broadmoor Drive
Champaign, IL 61821

Freeport

101 West Stephenson Street
Freeport, IL 61032

Marion

103 Airway Drive, Suite 3
Marion, IL 62959

Rochelle

515 Lincoln Highway
Rochelle, IL 61068

Rockford

200 Prairie Street, Suite 208
Rockford, IL 61107

Springfield

2160 South Sixth Street, Suite D-1
Springfield, IL 62703

IOWA

Cedar Rapids

200 5th Avenue SE, Suite 100
Cedar Rapids, IA 52401

Manchester

221 East Main Street, Suite 301
Manchester, IA 52057

West Union

128 South Vine Street
West Union, IA 52175

WISCONSIN

Sheboygan

909 North 8th Street, Suite 101
Sheboygan, WI 53081

Monroe

1107 16th Avenue
Monroe, WI 53566



CONTACT

Matt Dahlem, PG

Branch Manager
mdahlem@fehrgraham.com

909 North 8th Street, Suite 101
Sheboygan, Wisconsin 53081
920.453.0700
fehrgraham.com

Project Scope



A SMALL COMMUNITY, PLANNING FOR THE FUTURE

We understand that the project consists of a master development plan that can facilitate orderly, cohesive growth within the Village boundaries. This includes the 123-acre undeveloped lakefront property and the Highway 57 property. Additionally, the Village is seeking a downtown redevelopment plan and a space needs assessment for Village Hall and Public Works facilities. We also understand that the project must integrate previous and ongoing planning efforts, including enhancements proposed by the downtown task force as well as the Walking Plan by the Bay Lakes Regional Planning Commission. Put together, these projects can build a framework for a growing community, all without compromising the small-town charm that the Village enjoys today.

A SMALL FIRM FEEL WITH LARGE FIRM CAPABILITIES

Our team includes architects, community planners, development specialists, and engineers that bring a variety of strengths to this project:

As **architects** with a portfolio specializing in downtown redevelopment, we are uniquely positioned to provide concept plans that reflect the character of the community.

As **community planners**, we understand the interrelationship between the private and public realm, and can illustrate concepts that can help build consensus and maximize the potential of a given site.

As **community development specialists**, we also understand funding sources, like the Community Enhancement Fund-Random Lake, managed by the Sheboygan County Economic Development Corporation, that can be used on development projects and the importance of planning the project to accommodate these additional financial resources.

As **engineers**, we understand the challenges municipalities face in creating amenities that are safe, sustainable, and cost-effective. Such amenities are the foundation for a healthy, growing community, and we work with clients like you every day to help that strong, lasting foundation.

Beyond our skill set, we bring a decades-long commitment to working in small towns throughout the Midwest. Studio GWA and Fehr Graham have a portfolio of complex projects that have improved the quality of life in small communities just like yours, and we are thrilled at the prospect of serving your community.



PROJECT SCOPE

Task 1: Introduction + Project Kickoff

Kickoff Meeting. We will begin by conducting a project kickoff meeting with the Project Team. We anticipate this meeting to include Village staff and other potential stakeholders, including Village board members, business owners, property owners, and more. The meeting will allow us to:

- Affirm the overarching goals and objectives for this project;
- Understand the history, challenges, and opportunities facing the Village;
- Gain insight on plans and policy documents;
- Learn more about the available resources that the Village and other entities (e.g. SCEDC) have for analysis; and
- Begin forming a list of stakeholders for inclusion in our stakeholder engagement strategy.



Walking Tour. Following the kickoff meeting, the Team will take part in a walking tour of the overall plan area as well as tours of the Village Hall and Public Works facilities (owned and leased), the undeveloped lakefront property, and the property adjacent to Highway 57. We find that walking tours are an effective, dynamic way for us to absorb context-specific information from the Team that will shape future planning efforts. The discussion from the kickoff meeting and findings from the walking tour may result in the Team modifying the work plan and schedule; this is typical, and we are prepared to adjust accordingly.



Task 2: Plan Review, Data Collection and Analysis

Review Existing Plans, Policies. We will conduct a full review of existing plans, municipal ordinances and policies, and other relevant material. This will be done in correspondence with Village staff in order to understand the implementation progress being made with any active, ongoing plans.

Quantitative Data Collection, Analysis. We will begin this task by submitting a Data Request Memo to the Team. The memo will ask entities such as the Village and the Bay Lake Regional Planning Commission to furnish information that will be essential for our assessment of existing conditions, such as shapefiles or database files. Our focus will remain on the plan area, but with considerations for adjacent land uses and overall community context. This will inform recommendations regarding development efforts in each of the focus areas.



Task 3: Stakeholder Engagement

Stakeholder Engagement Strategy. We will work with the Team to develop a Stakeholder Engagement Strategy for the project. The strategy will be a memo that outlines all engagement-specific milestones throughout the project. We anticipate a list of potential stakeholders will be created by the Team, and we are prepared to work with them to bring the list to final completion. In the meantime, we foresee inviting stakeholders from the following networks and organizations to participate:

- Property owners
- Private business owners and employees
- Business-related organizations (e.g. Chamber of Commerce)
- Community-based organizations (e.g. Nonprofits, churches)
- Regional developers
- Residents and interested community members
- Government entities



Focus Groups and Interviews. The Stakeholder Engagement Strategy would include a total number of four focus groups and interviews for the project. We will work with the Team to determine the participants of each focus group and interview. We anticipate this list to include owners of the recently-purchased Lakefront property, owners of the Highway 57 property and adjacent owners, Village staff in regards to the space needs assessment, and more. This qualitative information will be helpful in forming scenarios and, ultimately, plan recommendations.



Our team is well-equipped to incorporate various tools to reach audiences virtually and will be prepared to deliver in-person, virtual, or hybrid meetings to ensure safety, accessibility, and efficiency.

Community Open House. This would include a series of stations where participants gain information about the project status and can provide input on various recommendations and scenarios that we present.



Task 4: Development Plan, Lakefront Property

The current site is a blank slate with strategic opportunities. The lakefront access with highway proximity means this site can offer a variety of experiences. We will begin with a base understanding of the site through analysis which will include:

Analysis. We employ staff with academic and job experience in hydrogeology, chemistry, biochemistry, geophysics, environmental science, risk-based corrective action, media sampling, and soil, groundwater, surface water, soil gas and air quality monitoring. We also have in-house engineering capabilities in land development, water, wastewater, bridges and roads. We will integrate our



engineering and environmental consulting services to maximize the Village's and the owner's vision of developing this site.

Concept Plans. We will work with the owner to understand their vision. To assist them, we will consider the potential of the site, especially for its commercial and residential opportunities. We will also incorporate the feedback we hear from the community on their desires for this key community property. Below outlines key considerations for the concept plan:

- Market analysis based on existing studies, stakeholder interviews, and market observations.
- Access and connectivity to nearby areas, including walking/biking paths and roadways.
- Views of the nearby natural area, lake, and of downtown.
- Environmental considerations and the preservation of the ecology of the lake and the wetlands that feed it. This includes considerations of the area's resilience to flooding and wetland delineation activities. The objective of wetland delineation is to identify potentially jurisdictional wetlands on the property. The wetland delineation will be completed in accordance with the state and federal manuals, regulations, and accepted practices. The proposed scope for this wetland delineation is outlined below:
 - Conduct site reconnaissance to observe and evaluate readily accessible exterior areas of the property during the growing season.
 - Review available wetland resource materials, such as National Wetland Inventory maps, Natural Resources Conservation Service wetland maps, United States Department of Agriculture Soil Survey of Manitowoc County, Wisconsin Department of Natural Resources Surface Water Data Viewer and/or other local resources for the site.
 - Complete a Wetland Delineation Report including a professional opinion on the presence of jurisdictional wetlands. However, official jurisdictional status is determined solely by the Army Corps of Engineers.
- Layout and lot sizes. There needs to be a balance between the cost of the infrastructure improvements required to serve new development and the benefits that the new development can provide the community. Long-term sustainability for the community can be reached by finding a healthy balance between density and market demand.
- Establish potential partnerships. Large sites like this often take many partners to become a successful development, each partner working within their specialty to achieve the overall vision. We anticipate our engagement sessions and conversations with community members to help identify the key players and potential partnerships. Over the years, we have developed relationships with a network of developers. We are happy to help make connections to broker future potential partnerships that achieve the goal.
- Phasing potential. Given the size of the site, it may best to approach in a phased manner to observe the market's absorption of the buildings, and to help cash flow the later phases.
- Cost estimates. We will provide high-level cost estimates for the private development as well as the public infrastructure improvements to provide an order of magnitude and Tax Incremental District (TID) implications.

Deliverables will include:

1. Narrative description of the above considerations, their implications, and impact on design.
2. A site plan that shows:
 - a. Building size, locations, and type,
 - b. Roadway connectivity within and around the site,
 - c. Potential phasing, and
 - d. Property line divisions.
3. Two renderings showing a birds-eye perspective view from various locations on the site
4. High-level cost estimates.

Task 5: Development Plan, Highway 57 Property

We will work with the property owner, Village, and stakeholders, to identify the highest and best use of each parcel. The key access along Hwy 57 and the existing infrastructure makes this a natural progression of development. This plan will assist in planning for annexation potential and TID funding. We will begin with a base understanding of the site through analysis which will include:

Analysis. The complexities of developing this site into commercial and industrial uses will require a team approach. Assembling the right team that understands challenges from an architectural, planning, engineering, survey and environmental perspective can be done seamlessly with our team. Drainage, water, sewer, site improvements and adjacent infrastructure will all be part of successfully redeveloping this site. We will provide plans and specifications needed for local plan review and bidding purposes. We understand the cost of construction and can provide insight into the costs early in the planning process so that what gets planned can be completed. We have often found plans are made with no real understanding of the costs. The sooner the discussion is started about costs, the better decisions will be made throughout the project. We can provide surveying services to support the site development, but we also have 3D laser surveying capabilities. If need be, the 3D laser can be used for site design and for scanning the exterior and interior of any building with no as-built drawings. We can also provide engineering structural analysis of buildings at a preliminary or detailed level.

Concept Plans. Similar to the lakefront property, as we work with the property owner we will keep in mind key considerations that will affect the highest and best use including:

- Market analysis based off existing studies, stakeholder interviews, and market observations.
- Access and connectivity to nearby areas, including walking/biking paths and roadways.
- There needs to be a balance between the cost of the infrastructure improvements required to serve new development and the benefits that the new development can provide the community. Long-term sustainability for the community can be reached by finding a healthy balance between density and market demand.
- Establish potential partnerships. Large sites like this often take many partners to become a successful development, each partner working within their specialty to achieve the overall vision. We anticipate our engagement sessions and conversations with community members to help identify the key players and potential partnerships. Over the years, we have developed relationships with a network of developers. We are happy to help make connections to broker future potential partnerships that achieve the goal.
- Phasing potential. We will analyze the site's potential benefit for undergoing the development plan in a phased manner.
- Cost estimates. We will provide high-level cost estimates for the private development as well as the public infrastructure improvements in order to provide an order of magnitude and TID implications.

Deliverables will include:

1. Narrative description of the above considerations, their implications, and impact on design.
2. A site plan that shows:
 - a. Building size, locations, and type,
 - b. Roadway connectivity within and around the site, and
 - c. Property line divisions, as relevant
3. Two renderings showing a birds-eye perspective view from various locations on the site.
4. High-level cost estimates.



Task 6: Downtown Redevelopment Planning

Streetscape + Public Realm Improvements. Amenities such as street lighting, landscaping, seating, and curb bump-outs are just a few potential improvements that signify a distinct, cohesive, and welcoming district, and we are prepared to bring a variety of options to the Team for discussion and possible inclusion. Based on comments and recommendations from the downtown task force, we will produce high-level concept designs of streetscape elements that complement the adjacent land uses and align with other plans, studies, and proposed improvements. Village staff and stakeholder feedback is especially crucial here, as it is important to propose streetscape improvements that are not only feasible but practical for a wide variety of users. This section of the final document may include sketch plans, renderings, cross-sections, aerial plan views, keyed maps, and more.

Facade Improvements + Exterior Concept Designs. We understand that the downtown task force has identified several key opportunity sites to further catalyze redevelopment. We'll begin by understanding the attributes that the task force determined were instrumental to the redevelopment potential of each key site, and augment them further with the following tasks:

- Development funding opportunities;
- Pro forma financial feasibility of select sites; and
- Policies and programs to facilitate redevelopment objectives.

We understand that the key opportunity sites may consist of both existing buildings and new-construction buildings on vacant sites. To that end, we can illustrate façade improvements for select buildings as well as create conceptual designs for a new-build scenario, both of which would include architectural typologies befitting the character of the downtown.

Contaminated Redevelopment Sites Within the Downtown Corridor

The library block and downtown corridor have seven known contaminated sites within the Taskforce identified potential TIF District boundaries, and there may be more unknown contaminated properties within this area as well. We have first hand knowledge of cleaning up a contaminated property within this corridor. We environmentally assessed, engineered and remediated the Random Lake Oil Company site at 224 Allen Street, and were successful at getting the property closed through the Wisconsin Department of Natural Resources with no further investigation or remediation required, which positioned the site for future redevelopment. Our ability to address environmental impacts and site design issues seamlessly allows us to provide great value to you. In many instances, the cleanup can be compatible with the end-use redevelopment. Our goal isn't just to simply assess and clean up a property; rather we feel a successful project is one where that contaminated property is redeveloped, and becomes an asset to the community instead of a liability.

For these known or unknown contaminated properties within the library block and downtown corridor, we assemble a team that includes a firm Principal, a Project Manager and technical staff that handle assessment and cleanup planning. By having a Principal and a Project Manager, the Village or SCEDC can call and talk to someone at the firm at any time for any reason. Internally, we hold weekly staff meetings to review project workload and assignments. These meetings would also include Studio GWA. Our fieldwork is organized through a master schedule where the entire team can see activities, staff and available resources. Community planners / development specialists and marketing staff are also part of our team to assist with funding administration and effective communication. Another layer of value we bring from the development side is we have in-house state licensed lead and asbestos inspectors in case we need to demolish any buildings and in-house state licensed tank system site assessors in case any unknown USTs are discovered during redevelopment / construction activities. We will keep you compliant and in code with state regulations.

Because of the amount of engineering we do for municipalities, it is common for us to not only do the environmental assessment and survey at a development site, but to also provide the site design engineering

services and construction observation seamlessly. And with our local presence, we can accomplish these tasks in a timely fashion.

Walking Plan Integration. We understand that the Bay Lakes Regional Plan Commission will be working on a walking plan concurrently with our planning efforts, and we can work closely with the commission to ensure that the document is unified and cohesive.

Task 7: Space Needs Assessment

Existing Conditions Analysis. The Space Needs Assessment will include an existing conditions analysis of the Village Hall and Public Works facilities. The analysis will incorporate a summary of observations gathered during the walking tour and information gathered through village staff interviews regarding current inefficiencies, future space requirements and layout preferences, and more. The existing conditions analysis will also include an estimate of existing square footage of Village Hall and Public Works facilities.

Concept Plans and Estimates. Using the data gathered in Task 7.1, we will develop a conceptual design for a joint Village Hall and Public Works facility. The design will include a concept layout and floor plan assuming a new-construction scenario with key variables supporting the design, including:

- The imperative to streamline city services under one roof; and
- The current and projected growth in the community.

The plans will include square footage estimates (in total, and broken down by key spaces/uses), and will include cost estimates. We understand that site analysis and selection are not requested at this time.

Task 8: Plan Presentation and Finalization

Present Draft Plans to Village Board. This task will include a presentation of the draft plan to the Team for discussion. This will be considered a '95%' draft plan of each element—the undeveloped lakefront property, the Highway 57 property, downtown, and the space needs assessment—and will be sent to the Team prior to the presentation for their review. Edits at this stage are typically minimal, given that the Team and stakeholders are given the opportunity to provide input on key deliverables throughout the project.

Plan Finalization and Submittal. Upon receiving final input from the Team, we will finalize the plan for a final presentation to and adoption by the Random Lake Village Board. The final deliverable will be a printed and digital document of the plan as well as select isolated assets (e.g. maps) that village staff can use to facilitate the development process.



Roles and Responsibilities



Ashley Sarver, AICP, Partner and Senior Urban Planner with Studio GWA, will be the Project Manager. She will assist with development planning, stakeholder engagement, data analysis, and more.



Aaron Holverson, AIA, Partner and Senior Project Architect with Studio GWA, will serve as the Design Manager and will be assisting specifically with visual concept creation.



Caryssa Buchholz, AIA, Project Architect with Studio GWA, will lead the Space Needs Assessment for village facilities.



Michael Smith, AICP Candidate, Urban Planner with Studio GWA, will assist with document creation, stakeholder engagement, downtown amenities and walking plan integration, plan and policy review, and more.



Matt Dahlem, PG, Branch Manager with Fehr Graham, will lead the engineering/development pieces of the Village's project. He works with developers regularly and will use his prior experience to develop your parcels into useable, taxable properties.



Tom TeBeest, PE, Senior Project Engineer with Fehr Graham, will serve as the Senior Project Engineer. He will complete the site and utility designs.

Key Personnel - Studio GWA

Ashley Sarver, AICP

Partner, Senior Urban Planner

Ashley is an urban planner with a background in municipal economic development. She has the ability to analyze market conditions and consider the overall context to develop a plan for new construction and adaptive reuse. With a passion for community and neighborhood development, she mixes her knowledge of development tools with community outreach to develop a pathway to achieving community goals.

Ashley is well-versed in both federal and state historic tax credit programs. She has helped public- and private-sector clients alike integrate the tax credits into their capital stack while ensuring each project meets the Standards for Rehabilitation.



AREAS OF FOCUS

Economic Development
Community Engagement
Development Feasibility Studies

Local, State, and Federal Incentives
Historic Tax Credits Consulting
Corridor Planning

SELECTED EXPERIENCE

Redevelopment Planning

- Sterling Riverfront Redevelopment Planning • Sterling, IL
- Fordam Forward/Purpose Built Communities Planning • Rockford, IL
- Madison Street Corridor Planning and Financial Feasibility • Rockford, IL
- Economic Resiliency Planning and Corridor Study • Baraboo, WI
- Keith Creek Corridor Study • Rockford, IL
- Downtown Revitalization Plan • Danville, IL*
- Mount Morris Streetscape Planning • Mount Morris, IL

Historic Documentation

- National Register Historic District Nominations • Aurora, IL, Mount Morris, IL, and others
- National Register Part 1 and 2 documentation, multiple locations

** Active projects at the time of submittal.*

EDUCATION

University of Illinois, Urbana-Champaign
Bachelor of Arts in International Studies,
Minor in Spanish, 2010

University of Illinois, Chicago
Master of Urban Planning and Policy, 2013

National Trust for Historic Preservation
Training in Historic Real Estate Finance

AWARDS

2019 '40 under 40' nominee, Rockford
Chamber of Commerce
Named one of Rockford Register Star's
"People to Watch in 2017"

AFFILIATIONS

American Planning Association
American Planning Association, IL Chapter
I Bike Rockford, President
Natural Land Institute, Board Member

FIRM TENURE

Ashley has worked with Studio GWA for 9 years.



Aaron Holverson, AIA

Partner, Senior Project Architect

Aaron manages projects from initial conversation, through design to completion. With a background in historic renovation, project management, and carpentry, Aaron uses his diverse experience and education to develop a holistic approach to each project. In addition to his work on the design side of the profession, Aaron spent many years on project sites as a carpenter and project manager.

Aaron holds a Master of Architecture degree from Judson University with an emphasis in Traditional Architecture and Urbanism. He is a licensed Architect, is NCARB certified, a member of the Congress for New Urbanism, and a member of the Historic Preservation Commission in Monroe, Wisconsin.



AREAS OF FOCUS

Project Management
Mixed-Use Development
Construction Administration

Urban Design
Historic Preservation & Renovation

SELECTED EXPERIENCE

Historic Renovation, Adaptive Reuse

Old McHenry County Courthouse, Cultural & Commercial • Woodstock, IL
Keefer House Hotel, Hospitality • Hillsdale, MI
Dawn Theater, Commercial • Hillsdale, MI
Lock and Mule, Commercial • LaSalle, IL
Kaskaskia Hotel, Mixed-Use • LaSalle, IL
Company 251, Mixed-Use • Aurora, IL
Moveable Feast, Commercial • Wheaton, IL
Monroe Arts Center, Cultural • Monroe, WI
Flannery's, Multi-family & Commercial • New Glarus, WI

EDUCATION

Judson University
Master of Architecture, 2011

Judson University
Bachelor of Arts in Architecture, 2009

LICENSING

Illinois • #001-025281
Georgia • #RA015248
Wisconsin • #12500-5

AFFILIATIONS

American Institute of Architects (AIA)
National Council of Architectural Registration
Boards (NCARB)
The Congress for New Urbanism (CNU)
Historic Preservation Commission, Monroe,
Wisconsin
Main Street Monroe

FIRM TENURE

Aaron has worked with Studio GWA for 6 years.



Caryssa Buchholz, AIA

Project Architect

Caryssa is an architect with a specialization in historic preservation and sustainability which allows for a broad range of project experience ranging from interior buildouts to residential to institutional and commercial architecture. She has a passion for showing the potential of the existing building stock through problem solving, plan iteration, and incorporation of sustainable elements with the utmost intention of proving existing buildings can be just as efficient as new construction.



AREAS OF FOCUS

Historic Preservation/Renovation Adaptive Reuse	Exterior Evaluations Sustainability - LEED/Passive House Design
--	---

SELECTED EXPERTISE

Historic Renovation/Adaptive Reuse

- Colman Yards • Rockford, IL*
- Dixon Theatre • Dixon, IL*
- Chicago Housing Authority, Multiple Sites • Chicago, IL
 - Hansberry
 - Armour Square
- Museum of Science of and Industry • Chicago, IL
- Fort Massac • Metropolis, IL (HSR)
- Morton Arboretum • Lisle, IL (HSR)

Sustainability

- Yannell PHIUS+ House • Chicago, IL (Passive)
- Maryville University • St. Louis, MO* (LEED)

New Construction

- Chicago Park District, South Shore Beach House • Chicago, IL

EDUCATION

University of Wisconsin, Milwaukee
Bachelor of Science in Architecture
Minor in Art History, 2012

School of the Art Institute in Chicago,
Master of Architecture
Certificate in Historic Preservation, 2014

LICENSING

Illinois • #001-024933

AFFILIATIONS

American Institute of Architects (AIA)

FIRM TENURE

Caryssa has worked with Studio GWA for 2 years.

**projects completed with another firm*



Michael Smith, AICP Candidate

Urban Planner

Michael is an urban planner whose work at Studio GWA includes master planning, corridor planning, transportation planning, and stakeholder engagement. With over ten years of experience in the nonprofit sector, he understands how critical stakeholders are in co-developing work products that are authentic and inclusive. Michael recognizes the interwoven relationship between each place and space and works with stakeholders to ensure that redevelopment plans are cohesive, balanced, values-driven, and consensus-based.



AREAS OF FOCUS

Community Engagement
Technical Writing
GIS

Corridor Planning
Marketing and Communications
Active Transportation Planning

SELECTED EXPERIENCE

Redevelopment Planning

- Sterling Riverfront Redevelopment Planning • Sterling, IL
- Economic Resiliency Planning and Corridor Study • Baraboo, WI
- Keith Creek Corridor Study • Rockford, IL
- Downtown Revitalization Plan • Danville, IL*

Historic Documentation

- Historic American Buildings Survey (HABS), Downers Grove
- National Register Part 1 and 2 documentation, multiple locations

** Active projects at the time of submittal.*

EDUCATION

Judson University

Bachelor of Arts in Religious Studies, 2005

Northern Illinois University

Certificate in Public Administration, 2018

University of Illinois at Chicago

Master of Urban Planning and Policy,
Transportation Concentration, 2018

AFFILIATIONS

American Planning Association
I Bike Rockford, Volunteer

FIRM TENURE

Michael has worked with Studio GWA for 3.5 years.





Matt Dahlem, PG

Branch Manager



EDUCATION

M.S. in Environmental Engineering and Engineering Management

University of Wisconsin-Madison, 2014

M.S. in Geology

University of Kentucky, 2003

B.S. in Geology

University of Wisconsin-Madison, 2000

PROFESSIONAL LICENSE

Professional Geologist

Wisconsin #1279-13, 2010

CERTIFICATIONS

Occupational Safety and Health

Administration (OSHA) Hazardous Waste Operations and Emergency Response 40-Hour Technician Training OSHA 29 CFR 1910.120/1926.65

Hazardous Waste Supervisor #05-16008

Excavation Competent Person Safety Training

PROFESSIONAL ASSOCIATION

American Society of Civil Engineers (ASCE) – Wisconsin Section Board of Directors (2015–2019, 2020–Present)

Matt Dahlem's technical background in engineering and hydrogeology helps him take redevelopment projects from initial site assessment through construction. Matt understands state environmental regulations, site investigation and remediation, regulatory compliance, due diligence, site redevelopment, legal support, risk reduction, project management, budget control, resource management and environmental engineering design. Matt interacts with multilevel government agencies and environmental attorneys for contaminated site regulatory compliance.

- Project Management
- Environmental Engineering
- Engineering Geophysics
- Phase I/II Environmental Site Assessments
- Site Work Plans
- Site Investigations
- Remedial Action Design and Reporting
- Vapor Assessments and Vapor Barrier Design
- Wisconsin Department of Natural Resources (WDNR) Offsite Liability Exemption Applications
- WDNR Historic Fill Site Development or Licensed Landfill Exemption Applications
- WDNR Voluntary Party Liability Exemption (VPLE) Applications
- Soil and Water Management Plans for Site Redevelopments
- Dense/Light Non-Aqueous Phase Liquid Soil/Bedrock/Groundwater Investigations
- Hydrogeological Mapping
- Water Quality Studies
- Feasibility Studies
- Due Diligence
- Aquifer Evaluations
- Polychlorinated Biphenyl (PCB) Investigations
- Sediment Removal Studies
- Paleoenvironmental Reconstructions
- Frac Sand Mining Resource Management
- Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) Agricultural Chemical Cleanup Program (ACCP) Investigations and Claims
- Dry Cleaner Environmental Response Fund (DERF) Investigations and Claims



Thomas J. TeBeest, PE

Senior Project Engineer



EDUCATION

B.S. in Civil Engineering
University of Wisconsin –
Milwaukee, 1997
University of Wisconsin – Platteville

PROFESSIONAL LICENSES

Professional Engineer
Wisconsin #35011-6, 2001

CERTIFICATIONS

Wisconsin Department of Transportation
Materials Coordinator Training

Tom TeBeest coordinates with utilities and railroad and cooperates with Department of Transportation (DOT). He provides quality and efficiency to clients. Tom designs streets, and sewer collection, water distribution systems and stormwater management facilities. He has been successful in utility system modeling and reviews private developments for client communities.

Tom is experienced in Capital Improvement Plans, grant writing, preparation of estimates and funding applications. He works with our CAD department to provide quality deliverables to our clients.

STATE HIGHWAY 60 UTILITY IMPROVEMENTS*

Village of Arlington, Wisconsin

Tom managed the design and construction of water, sanitary sewer, and sidewalk improvements in cooperation with DOT highway reconstruction. This project included coordination with Canadian Pacific Railroad to complete boring and casing operations beneath a railroad crossing.

FIRE STATION SITE DESIGN*

Cedarburg, Wisconsin

Tom served as the Site Design Engineer where he designed the site plan and stormwater detention basin. He reviewed numerous stormwater facilities for new developments as a consultant to the Town board.

WATER UTILITY IMPROVEMENTS*

- » Village of Cambridge, Wisconsin
- » Village of McFarland, Wisconsin

NORTH STAR ROAD DESIGN AND CONSTRUCTION OVERSIGHT*

Cottage Grove, Wisconsin

STREET RECONSTRUCTION/DESIGN*

- » West Nelson Street, Village of Deerfield, Wisconsin
- » City of Dodgeville, Wisconsin
- » Siggelkow Road, Village of McFarland, Wisconsin
- » Main Street and Beloit Street, Village of Orfordville, Wisconsin

DOWNTOWN REDEVELOPMENT*

Deerfield, Wisconsin

BOARDWALK AND MIXED-USE PATH DESIGN*

- » Rock River Boardwalk, City of Jefferson, Wisconsin
- » McDaniel Park Improvements and Bike Trail Connection, Village of McFarland, Wisconsin
- » Scenic Wetland Bike Trail and Boardwalk Village of McFarland, Wisconsin
- » STH 60 Bike Path, Town of Cedarburg, WI

INDUSTRIAL PARK EXPANSION DESIGN*

North Industrial Park, City of Jefferson, Wisconsin
Grain Avenue Improvements, Tomah, Wisconsin
Custom Site Design for Industrial Customer, Tomah, Wisconsin

Resilient Baraboo

Redevelopment Planning • Community Engagement



a plan for recovery.
a framework for revitalization.



The City of Baraboo selected Studio GWA and Redevelopment Resources to develop Resilient Baraboo, an economic resiliency plan designed to help the community prepare, withstand, and recover from shocks to their economic system. The plan was data-informed from start to finish, with quantitative and qualitative data informing our strategies for communication protocols, risk mitigation, industry diversification, and much more. While the plan was city-wide in scope, our work focused on planning and redevelopment efforts in two Study Areas: Downtown Baraboo, and the South Boulevard corridor.

Baraboo's historic downtown is minutes away from Devil's Lake State Park, a destination that attracts over 3 million visitors from across the Midwest annually. Our approach began with the recognition that both downtown and Devil's Lake are distinct yet complementary, that any redevelopment efforts downtown must celebrate the natural amenities located on Baraboo's riverfront. Our work included site analysis, concept renderings, and public space improvements that visitors and locals alike would enjoy.

Beyond downtown, our team led a corridor study for South Boulevard that included multimodal transportation improvements, design and aesthetic guidelines, redevelopment scenarios, and much more. We also worked on a robust community engagement strategy including focus groups, interviews, open houses, and online surveys that gathered feedback from nearly 700 people.



Project Information



Pat Cannon

Executive Director,
Community Development Authority
Phone: 608-356-4822
Email: pcannon@cityofbaraboo.com



January-November 2022



Studio GWA Role:

Redevelopment Scenario Planning
Transportation Corridor Planning
Concept Renderings

Redevelopment Resources Role:

Stakeholder Engagement
Market Analysis
Economic Risk Analysis
Implementation Strategy

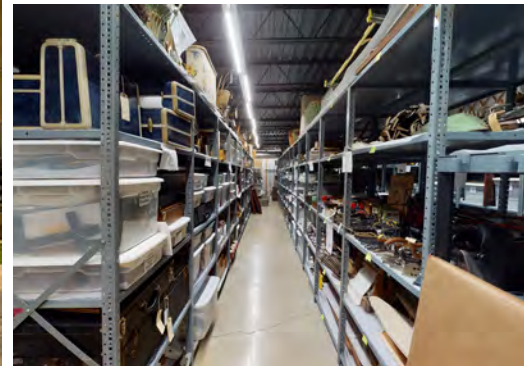


Project Team:

Ashley Sarver
Michael Smith
Aaron Holverson
Kristen Fish-Peterson
Dayna Sarver
Thomas Fish

McHenry County Historical Society

Space Needs Assessment • Scenario Planning



forecasting facility needs to help preserve a county's heritage



Studio GWA was selected by the McHenry County Historical Society ('MCHS') to conduct a Space Needs Assessment for their primary facility in Union, Illinois. The assessment was born out of a series of critical issues for the organization, including:

- Space constraints for the society's collections;
- Space optimization and circulation, especially within the research room and administrative offices; and
- Facility maintenance, repairs, and improvements.

We began by producing a digital scan of the building which served as the basis for our square footage calculations and concept layouts. From there, we worked with MCHS staff and board members to apply square footage estimates to two scenarios—one that prioritized more space for collections, and one that provided equal allocation to its other uses, such as exhibits and research. Each scenario included cost estimates and building massing, with additional analysis for considering a scattered-site approach or building an addition onto their current facility.

Our recommendation included a phased approach consisting of short-term improvements to conduct critical building repairs and a long-term plan of building an addition to securely store museum collections. This approach would enhance the visitor experience, improve working conditions, and allow board members to begin fundraising for the long-term improvements.



Project Information



Kurt Begalka

Executive Director

McHenry County Historical Society

Phone: 815-923-2267

Email: kurt@mchenrycountyhistory.org



March 2021-October 2021



Studio GWA Role:

Digital Scanning

Space Needs Assessment

Scenario Planning

Capital Improvement Planning



Studio GWA Team:

Jennifer Spencer

Ashley Sarver

Michael Smith

Keith Creek Corridor Study

Redevelopment Planning • Community Engagement



a comprehensive plan for mobility, redevelopment, recreation, and more.



Region 1 Planning Council partnered with Studio GWA, The Lakota Group, Strand & Associates, and Hey & Associates to conduct a corridor study of Keith Creek. The study creates a framework for improvements and developments throughout the Keith Creek watershed, which includes two branches of creek channel and over 14 miles of drainage area. The recommendations throughout the plan were centered around the following objectives:

- Increasing corridor resiliency;
- Mitigating flooding;
- Improving equitable access to transportation options;
- Highlighting Keith Creek as a unique natural resource; and
- Supporting economic development.

Studio GWA provided local expertise to the project, which was rooted in over twenty years of vision-casting, volunteering, and advocating for a revitalized creek that would become an asset in Rockford's oldest neighborhoods. Our team assisted with redevelopment scenarios, greenway planning, and community engagement. We aimed to elevate marginalized voices who have been disproportionately impacted by flooding and other negative events. Walking tours, listening sessions, and a block party yielded multiple opportunities for meaningful input.

The Keith Creek Corridor Study is the latest effort in creating a greenway that is vibrant, equitable, and resilient. View the final draft of the study [here](#).

Community Master Plan, Downtown Amenities, Space Needs Assessment



Project Information



Eric Tison

Project Coordinator,
Region 1 Planning Council
Phone: 815-319-4195
Email: etison@r1planning.org



August 2021-November 2022



Studio GWA Role:
Redevelopment Scenario Planning
Greenway Planning
Community Engagement
Plan Drafting

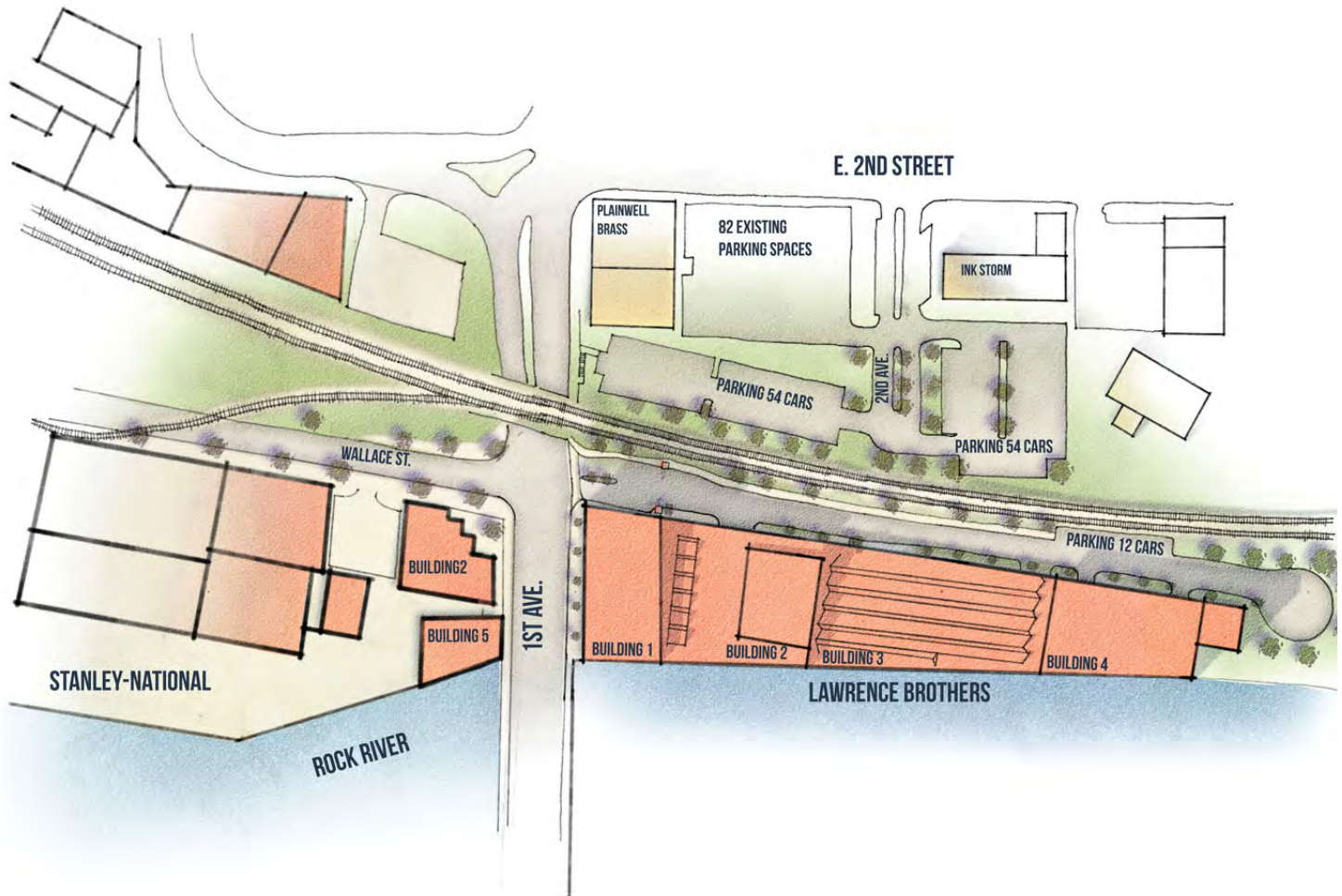


Studio GWA Team:
Ashley Sarver
Michael Smith
Gary Anderson



Sterling Riverfront

Schematic Design • Development Services • Community Engagement



revitalizing a key gateway to downtown Sterling, Illinois



Studio GWA was selected by the City of Sterling to create a redevelopment plan for nearly 400,000 square feet of vacant, former manufacturing buildings that have shaped the southern gateway to Sterling, Illinois for over 100 years.

The plan included a market analysis and financial feasibility study that outlined potential funding sources, identified viable and compatible uses, and discussed development phasing within both complexes. In addition to both in-person and virtual input sessions, our engagement efforts included a tour of successful adaptive reuse projects to help stakeholders see how historic manufacturing buildings can be repurposed in a variety of ways.





Both the stakeholder input and the market analysis formed the basis for a series of work products including:

- **Site Access Scenarios** to improve access to and between the complexes;
- **Conceptual Floor Plans** for the development of the buildings with proposed uses;
- **Visuals** that offer fresh perspectives of renovated, reactivated buildings; and
- **Financial Proformas** that determine financial feasibility and return on investment of the preferred scenario.

The report, “Riverfront Reimagined”, can be viewed at bit.ly/sterlingil.



Project Information



Scott Shumard
City Manager
Phone: 815-632-6621 (w)
Email: sshumard@sterling-il.gov



Studio GWA Role:
Redevelopment Planning
Pro Forma Analysis
Renderings
Community Engagement



September 2019-
June 2020



Studio GWA Team:
Ashley Sarver
Aaron Holverson
Michael Smith
Gary W. Anderson



Madison Street Corridor

Urban Design • Financial Feasibility Analysis





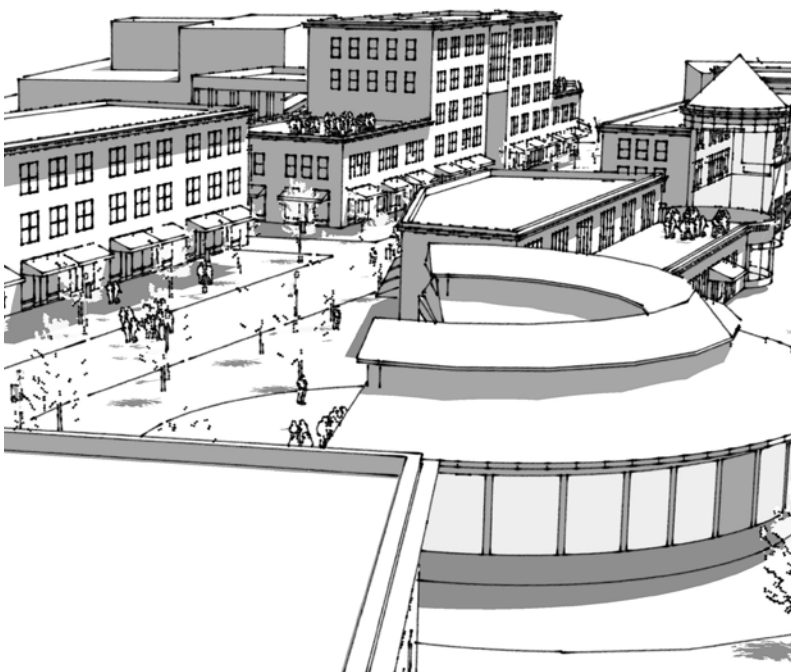
envisioning a redeveloped commercial corridor



A developer with an interest in multiple properties along the Madison Street corridor in Rockford asked for assistance in creating a redevelopment plan. The plan was to include a vision for the future use of the corridor while staying rooted in the economics of redevelopment.

Studio GWA conducted in-depth financial feasibility analyses for each building to determine what the market would support, what financing tools would be available, and what public-private partnership opportunities could be explored. We provided a plan that outlined the phased approach necessary to maximize the use of the corridor and provide the cash flow necessary to make the projects work.

The revitalization of this corridor through new construction and historic renovations has amazing potential for the Rockford community.



Project Information



Loyd Koch
Phone: 815-739-0502 (c)
Email: loydkoch@comcast.net



July 2017-
February 2018



Studio GWA Role:
Redevelopment Planning
Pro Forma Analysis
Urban Design



Studio GWA Team:
Ashley Sarver
Aaron Holverson



Hospital, senior living facility planned for new rural medical campus

DARLINGTON, WISCONSIN



CLIENT CONTACT

Kathy Kuepers
CEO
608.776.4466

PERIOD OF SERVICES

January 2021

CONTRACT VALUE

\$57,375

CONSTRUCTION VALUE

MHLC: \$43 million (estimate)
Lafayette Manor: \$34 million (estimate)

FUNDING

USDA Community Facilities Rural
Development Loan

PROJECT TEAM

PROJECT MANAGER

Jesse Duff, PE

SENIOR PROJECT ENGINEER

Derek Thompson, PE

SENIOR ENGINEERING TECHNICIAN

Ken Plowman

EHS SPECIALIST

Jenna Williams

AT A GLANCE

- » Schematic design.
- » Landscape design.
- » Funding coordination and reporting.
- » Phase I and Phase II ESAs.
- » Preliminary Architecture Report.

Memorial Hospital of Lafayette County (MHLC) and Lafayette Manor in rural Darlington, Wisconsin (population: 2,400), have served the community for decades.

Originally constructed in the early 1960s, the County-owned facilities lack many of the design elements of today's modern healthcare facilities. Despite multiple renovations and expansions, evaluations show both facilities have outlasted their useful life, and the small campus doesn't allow for growth or reconfiguration.

When Lafayette County discussed plans for a new hospital and senior living facility on a 36-acre site at the southwest corner of Highways 23 and K at the south end of town, they relied on Fehr Graham to help.

Fehr Graham partnered with Eppstein Uhen Architects (EUA) and Miron Construction to provide preliminary design plans for the healthcare campus. We worked as a team with a direct connection to MHLC staff to provide a preliminary building and site layout for an 80,000-square-foot, 24-bed hospital. We prepared plans for an ambulance garage, helipad and parking lot, too.

The team also provided preliminary design plans for a 72,000-square-foot senior living facility featuring residential areas with 50 skilled nursing beds, 18 assisted living beds and 12 memory care beds at the south end of the site.

Plans include building and parking lot layout, campus traffic circulation, grading plans and public utility extensions to serve the development.

Site aesthetics were important, so our landscape architects incorporated views, topography and natural landscaping while following a mission to promote health and connect the community. We developed ideas for a walking path around the campus and a meditation garden.

The hospital and senior living facility started at different times, but our team worked closely with both entities and County officials to ensure the projects were cohesive and the site accommodated them. Because MHLC and Lafayette Manor are County-owned, Fehr Graham and EUA presented to the Lafayette County Board of Supervisors to ensure transparency and answer questions.

Fehr Graham helped secure funding for the project by helping with the United States Department of Agriculture (USDA) Community Facilities loan application. We provided a preliminary design cost estimate and followed USDA loan requirements by completing and submitting Phase I and Phase II Environmental Site Assessments (ESAs) and a Preliminary Architecture Report.

Memorial Hospital and Lafayette Manor provide care for residents of Lafayette County and the surrounding area, but the aged facilities are outdated and, in some places, failing. Most resident rooms have had limited or no upgrades since original construction and don't meet today's design standards. The new healthcare campus will allow for improved facilities, better technology, modern spaces and competitive care. MHLC will retain its 160 employees, and construction will provide hundreds of local jobs.

This project is proceeding to the final design phase. The new hospital is expected to open in 2024.



Redevelopment project moves forward after environmental investigation

FOND DU LAC, WISCONSIN



CLIENT CONTACT

Jonathan Nesburg
Vice President of Development
j.nesburg@commonwealthco.net
231.360.7186

PERIOD OF SERVICES

August 2021 to Present

CONTRACT VALUE

\$124,733

PROJECT TEAM

PRINCIPAL

Joel Zirkle, PG

PROJECT HYDROGEOLOGIST

Dillon Plamann, PG

EHS SCIENTIST

Cole Lewis

AT A GLANCE

- » Phase I and Phase II ESA.
- » Asbestos and lead paint inspections.
- » Site investigation.
- » Survey.
- » Soil boring and monitoring well installation.
- » Soil and groundwater collection and analysis.
- » Site Investigation Report.
- » Environmental management and guidance.

The Commonwealth Companies and the City of Fond du Lac, Wisconsin, collaborated to reimagine a historic property and create plans for Brooke Street Lofts, a multiparcel redevelopment project that will offer multifamily housing. Fehr Graham investigated and assessed the property for contaminants.

The original property once served as Northern Casket Company, a four-story casket manufacturing building, and Winnebago Cheese Company, a two-story cheese processing plant. It also served as two residences and multiple minimally developed parcels. Built in 1919, the property is listed on the U.S. National Register of Historic Places.

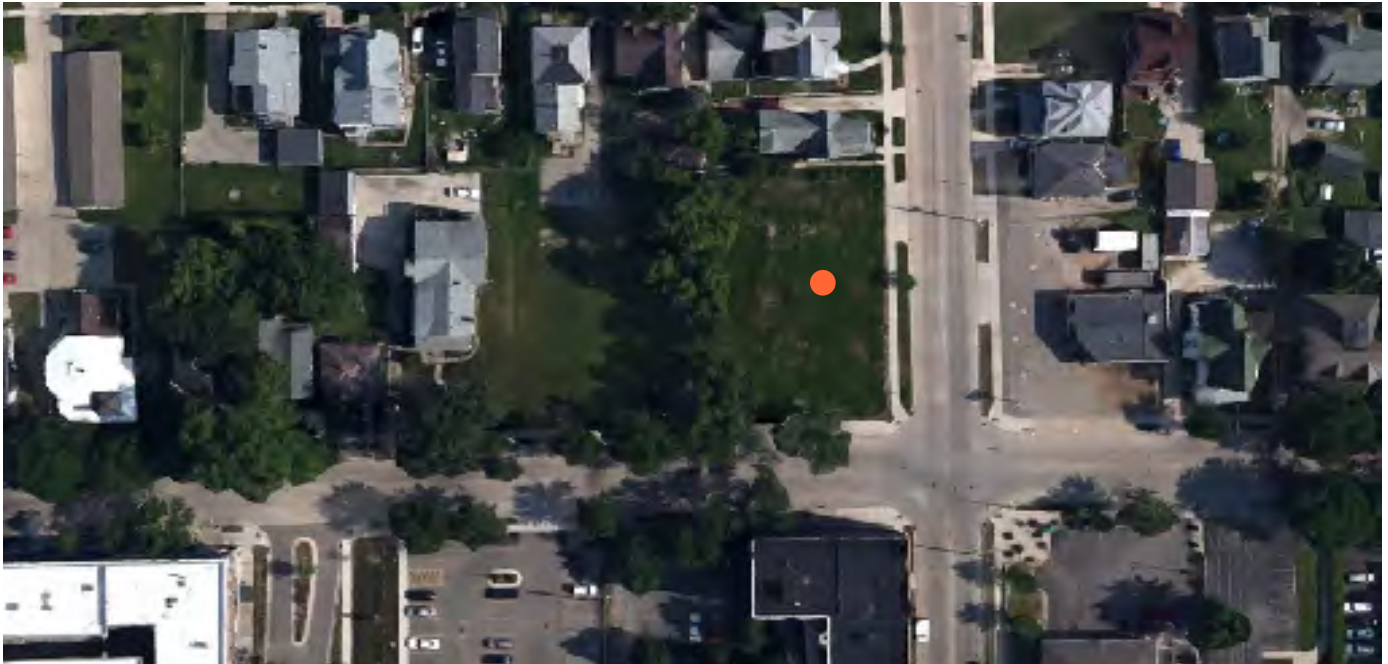
Our team kicked off the process with a Phase I Environmental Site Assessment (ESA) to determine the property's history and to identify any Recognized Environmental Conditions (RECs) and Business Environmental Risks (BERs) that could be associated with hazardous substances or environmental pollution. Phase I ESA results determined RECs were present and related to property history from railroad spurs and coal and lumber storage. BERs were also discovered, showing potential for asbestos in building materials and lead in paint.

Fehr Graham addressed the BERs by completing asbestos and lead paint assessments on property buildings to prepare for demolition or renovation. Inspection results were compiled in a report that included analytical methods and sample location maps, results, friable and nonfriable quantities of asbestos, lead-based and nonlead-based paint and a summary of other potentially hazardous materials.

Our team addressed the RECs by completing a Phase II ESA to determine property contamination for historical uses. Fehr Graham surveyed, installed soil borings and monitoring wells, and collected and analyzed soil and groundwater samples. We tabulated analytical results and compared them to regulatory standards, guidelines and public health recommendations based on the proposed residential land use. The Phase II ESA determined contamination was present and additional investigation was needed.

Our site investigation included surveying, installing soil borings and monitoring wells, and collecting and analyzing soil and groundwater samples. We determined the degree and extent of contamination was defined and prepared a Site Investigation Report to document field investigating, findings, conclusions and recommendations. Fehr Graham included tables and prepared geologic cross sections and figures to document the nature and extent of contaminants. Based on our findings, no remedial actions were warranted to address the contamination.

The \$16.6 million redevelopment project for 52 loft style apartments is ongoing. Fehr Graham continues to provide environmental management and guidance to ensure the project is completed within regulations, and to help protect the health and safety of people and the environment. The project will bring a historic structure back to life and add valuable housing to the community.



Remedial action clears former gas station site

FOND DU LAC, WISCONSIN

A gas station in the City of Fond du Lac, Wisconsin, operated from the 1940s to 2008. The property flooded in June 2008 and water entered the five leaded and unleaded gasoline underground storage tanks (USTs). The tanks were no longer used but the convenience store continued to operate until it closed in 2009. The property sat empty until 2011, when the City acquired the property and hired Fehr Graham as its environmental consultant. We completed a Phase I Environmental Site Assessment (ESA) in 2011 and a subsequent Phase II ESA in 2012. Fehr Graham formed a scope of work to investigate, delineate and remediate the site. Fehr Graham also entered the site in the Wisconsin Department of Natural Resources (DNR) Voluntary Party Liability Exemption (VPLE) program. In 2012, the buildings were demolished, USTs were removed, and approximately 2,105 tons of contaminated soil were removed from the property and properly discarded. The property was then restored as a grass field.

From August 2013 to August 2014, Fehr Graham completed post-remedial excavation and quarterly groundwater sampling within the monitoring well network for Volatile Organic Compounds, Polycyclic Aromatic Hydrocarbons and lead. The monitoring revealed that groundwater did not exceed the NR140 Enforcement Standards for any compounds. We also found that contaminant concentrations were stable or decreasing over time. Fehr Graham applied for and received case closure from the Wisconsin DNR in November 2016. Fehr Graham also got the City a VPLE Certificate of Completion (COC), which transferred the future environmental liability of the site to the Wisconsin DNR.



CLIENT CONTACT

Dyann Benson, AICP
Community Development Director
920.322.3440
dbenson@fdl.wi.gov

PERIOD OF SERVICES

2011 to 2016

PROJECT TEAM

BRANCH MANAGER

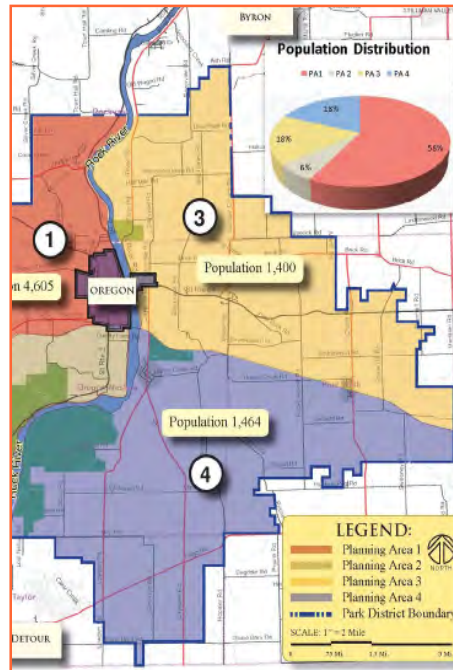
Matt Dahlem, PG

ENGINEERING TECHNICIAN

Megan Hansen

AT A GLANCE

- » Completed Phase I and Phase II ESA.
- » Completed Site Investigation Activities.
- » Completed Remediation.
- » Obtained Site Closure.
- » Obtained COC through DNR VPLE Program.



Oregon Park District Master Plan creates framework for improvements

OREGON, ILLINOIS

The Oregon Park District needed to complete a five-year Capital Improvement Plan to qualify for funding for park maintenance and improvements. Officials wanted to provide the most functional and desired elements based on public input. The Park District hired Fehr Graham in 2015 to survey the community and prepare a five-year Master Plan for its 12 parks and more than 150 acres of land. We conducted extensive research, managed subconsultants and prepared an Americans with Disabilities Act (ADA) audit and a five-year Master Plan.

The Master Plan provided the District “road map” to make the parks ADA-compliant and established priority for other improvements to the facilities like ramps, crosswalks and playground materials. During the five-month process, we helped conduct public presentations, and three public surveys to create the “needs assessment” for the park distribution, recreation facilities, recreation programs and trails. The Master Plan provides the framework for physical improvements and program development for the parks for five years.



CLIENT CONTACT

Erin Folk
Executive Director
815.732.3101

SIZE

150 Acres

PARK FEATURES

- » Baseball diamond.
- » Shelter.
- » Grill.
- » Gazebo.
- » Playground.
- » Open play area.
- » Basketball court.
- » Walking trail.
- » Dog run.
- » Fitness.
- » Play pods.
- » Canoe Portage.
- » Skate park.
- » Splash pad.
- » Amphitheater.
- » Soccer fields.
- » Fishing.

AT A GLANCE

- » Assessed facilities.
- » Coordinated public input.
- » Completed ADA audit.
- » Prepared five-year Master Plan.

PROJECT TEAM

PROJECT MANAGER
Kent Henschen, ASLA



Hononegah High School campus design

ROCKTON, ILLINOIS

Hononegah High School wanted to increase the curb appeal and make the Rockton, Illinois, campus more inviting and attractive for students, faculty and visitors. The Fehr Graham team submitted recommendations for a high-level comprehensive look of the exterior conditions including trees and plantings, walkways, parking lots, building entries and plaza areas. The scope of work also included recommendations to improve pedestrian circulation through walkway connections and wayfinding.

The Fehr Graham team evaluated the site in the context of the current school addition and expansion projects, as well as anticipated long-term master plan development. Plan graphics were developed to illustrate the exterior site and landscape recommendations along with a list of potential stand-alone projects categorized by high, moderate, or low cost.

HONONEGAH COMMUNITY HIGH SCHOOL

CLIENT CONTACT

Justin Krueger
Finance Director
815.624.5010

PERIOD OF SERVICES

November 2017 to December 2017

CONTRACT VALUE

\$3,000

PROJECT TEAM **PROJECT MANAGER** Kent Henschen, ALSA

AT A GLANCE

- » Designed landscape enhancements.
- » Prioritized recommendations.
- » Developed a master plan.



Master Plan created to improve quality of life SHABBONA, ILLINOIS



CLIENT CONTACT

Marc Cinnamon
Village Trustee
815.824.2247

PERIOD OF SERVICES

April 2019 to Present

CONTRACT VALUE

\$32,250

CONSTRUCTION VALUE

\$2.2 million

FUNDING

ITEP (\$1.3 million)

PROJECT TEAM

PRINCIPAL

Jason Stoll, PE

PRINCIPAL

Seth Gronewold, PE

SENIOR COMMUNITY DEVELOPMENT SPECIALIST

Bridgette Stocks

AT A GLANCE

- » Landscape architecture.
- » Civil engineering.
- » Master Planning.
- » Traffic engineering.
- » Secured ITEP funding.

The Village of Shabbona, Illinois, has a downtown corridor that runs along U.S. Highway 30, which has been a source of pride for the community. However, the dilapidated downtown is in dire need of reconstruction. Village officials receive regular complaints of speedy traffic and streets that lack walkability, making them unsafe for pedestrians.

By hiring Fehr Graham to reimagine the downtown streetscape, the Village and its residents were heavily involved to create a Master Plan for improvements and were part of the project every step of the way. Together, we applied for grant funding, understood costs, visualized amenities and grasped the phased construction process.

Healthy downtown is key to strong community

Accessibility was a big focus and Shabbona's downtown is unique because it sits along a major Illinois Department of Transportation (IDOT) truck traffic route. Our team works regularly with IDOT rules and regulations to ensure all requirements were met.

Our team took on the challenge of helping improve the pedestrian experience. To curb speed traffic, we included a series of traffic calming devices, including street trees, bump-outs and specialty paved areas. Pedestrian areas include striping and crossing lights. Some changes that will attract people to downtown include a unified streetscape with interesting landscaping and site furnishings. High-quality, low-maintenance plants and trees will be selected by the Shabbona Horticultural Committee, and decorative light poles will be added for safety and beauty. The entire project will follow Americans with Disabilities Act standards.

Revitalization a team effort

One of Fehr Graham's specialties is helping community members understand the project scope outside technical terms. We were part of several community-led meetings and heard from vocal citizens in support of and in opposition to the project. We were there to help answer questions and alleviate rumor-mill-based concerns, but also listened to suggestions and worries and wants and needs at various stages to incorporate specific components and desires when possible. This helped ease concerns among concerned community members and business owners.

Our team used 3D modeling software and other programs to showcase improvements, so community members could easily visualize and understand the project. Conceptual plans and improvements were shown through colored renderings and perspectives.

Funding moves project forward

Once the Master Plan was complete, our Community Development Specialist worked closely with the Village to apply for an Illinois Transportation Enhancement Grant (ITEP) through IDOT. Village officials were thrilled to learn in early June 2021 they were awarded a \$1.3 million grant to help pay for the project. Final engineering for the full scope of improvements will begin soon.

Shabbona Lake State Park brings in 500,000 visitors annually and is a draw to visitors and guests, who will now have even more of a reason to stay and play in the downtown business district.

References - Studio GWA

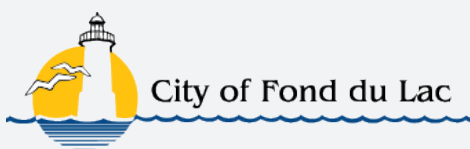
ORGANIZATION	NAME	PHONE	EMAIL	PROJECT	YEAR COMPLETED
City of Sterling	Scott Shumard, City Manager	815-632-6621	sshumard@sterling-il.gov	Sterling Riverfront Redevelopment Planning	2013-present
Madison Street Development	Loyd Koch	815-739-0502	loydkoch@comcast.net	Madison Street Corridor Planning	2017
McHenry County Historical Society	Kurt Begalka, Executive Director	815-923-2267	kurt@mchenrycountyhistory.org	Space Needs Assessment	2021
Baraboo Community Development Authority	Pat Cannon, Executive Director	608-356-4822	pcannon@cityofbaraboo.com	Baraboo Economic Resiliency Plan	2022
Region 1 Planning Council	Eric Tison, Project Coordinator	815-319-4195	etison@r1planning.org	Keith Creek Corridor Study	2022

References - Fehr Graham



City of Monroe

Alan Gerber
Director of Public Works
1110 18th Avenue
Monroe, Wisconsin 53566
608.329.2506
agerber@cityofmonroe.org



Redevelopment Authority of the City of Fond du Lac

Dyann Benson
Executive Director
160 S. Macy Street
Fond du Lac, Wisconsin 54936
920.322.3400
dbenson@fdl.wi.gov



OZAUKEE COUNTY FORWARD FOCUSED
Wisconsin

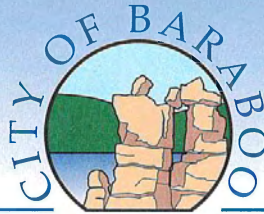
Ozaukee County

Kara Ottum
Transit Superintendent
741 West Oakland Avenue
Port Washington, Wisconsin 53074
414.331.6171
kottum@ozaukeecounty.gov



City of Oshkosh

Jim Collins
Transportation Director
215 Church Avenue
Oshkosh, Wisconsin 54903
920.236.5000
jcollins@ci.oshkosh.wi.us



February 14, 2023

Patrick Cannon
Executive Director, Community Development Authority
City of Baraboo
101 South Blvd.
Baraboo, WI 53913

608-355-7390

To Whom It May Concern:

The Baraboo Community Development Authority would like to recommend Studio GWA for their work related to community engagement, and corridor and implementation planning. The Authority recently worked with Studio GWA as they partnered with Redevelopment Resources for the development of our economic development-based plan on building a Resilient Baraboo. We gratefully received a grant from the United States Economic Development Administration to fund this project and Studio GWA and Redevelopment Resources helped us not only fulfill the grant requirements but set us forward with a plan of action for economic development strategies to build a resilient economy.

They were tactful and engaging in their in-person and virtual sessions with community members and equally professional in their presentations to the Commission and to Council. The visuals they provided helped cast a vision for future development and redevelopment possibilities within our corridors.

Please feel free to reach out if I can help provide any additional information.

Sincerely,

Patrick Cannon
Executive Director
Community Development Authority



CITY OF
STERLING
ILLINOIS

CITY MANAGER

Industrious. Inspired. Innovative.

February 13, 2023

To Whom It May Concern:

The City of Sterling has had a decades-long relationship with Studio GWA for their work related to the riverfront planning as well as some of the renovation projects within our downtown. Their team of architects, designers, and urban planners has helped our community capture a vision for reusing our riverfront buildings, visualizing that, and coordinating that vision with market demands. Through their recent work, they have helped plug us into a network of real estate developers who focus on big renovation projects, and that has led us to connecting with a master developer for the riverfront site. Their assistance with grant applications and prioritizing needs has been helpful in recent applications for federal funds.

It is important that our planning efforts are shaped by our community, from preliminary concepts to implementation, and we have found Studio GWA to be an excellent partner for engaging our community members in timely, meaningful ways. Their most recent efforts included an interactive walking tour of a riverfront building that gave over 100 participants the opportunity to share their memories of the building's former use and ideas for redevelopment as well.

Studio GWA is truly passionate about working in small- to mid-size communities like ours. We have always found them to be not only responsive, thorough, and professional in their work but also *sincerely interested* in making our community a better place.

If you have further questions about the qualifications of Studio GWA, feel free to contact my office at (815)632-6621.

Regards,

Scott Shumard
City Manager
City of Sterling

Sterling-IL.gov | 815-632-6621 | 212 Third Ave | Sterling, Illinois 61081



RMA Architects, Inc.
1050 S. Grider Street
Appleton, WI 54914
P (920) 364-9850
F (920) 882-6141

To whom it may concern:

I am writing this Recommendation Letter on behalf of Fehr Graham. I have personally worked with Fehr Graham since 2009. I was their client on one particularly difficult project in the Green Bay area, and they immediately impressed me with their sincere concern over project issues, details, and client commitment. As the Vice President of an Architectural firm, I have been in the field for over twenty-five years and have worked with a lot of environmental and engineering firms. Fehr Graham is the best I have worked with. Their forward-thinking approach and attention to detail is exceptional. Fehr Graham understands what needs to be completed for what task and works extremely well with municipal and governmental agencies to get the project completed on time and under budget.

Fehr Graham and their associates, especially Matt Dahlem, have the integrity, knowledge, and expertise to successfully manage any variety of environmental and engineering projects. Their ability to provide us with a high-quality product and follow through with developing key client relationships is outstanding. Fehr Graham works with the highest level of honesty and integrity and the quality of their work consistently exceeds expectations.

RMA Architects, Inc. has been extremely pleased with the work provided by Fehr Graham and looks forward to working with them again on the next project! I would highly recommend them any company looking to for an excellent environmental and engineering firm. Definitely hire Fehr Graham.

Respectfully,

A handwritten signature in black ink that reads 'Timothy F. Maertz'.



TIMOTHY F. MAERTZ AIA
PROJECT ARCHITECT/VP
RMA ARCHITECTS INC
Cell 920-450-3149 Office 920-364-9854
rmaarchitectsinc.com



1107 16th Ave.
Monroe, WI 53566
Phone: 815-963-1900
asarver@studiogwa.com
www.studiogwa.com

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

909 N. 8th St.
Suite 101
Sheboygan, Wisconsin 53081
Phone: 920-453-0700
fehrgraham.com

GRāEF

VILLAGE OF RANDOM LAKE

Community Master Plan
Downtown Amenities
Space Needs Assessment

July 11, 2023

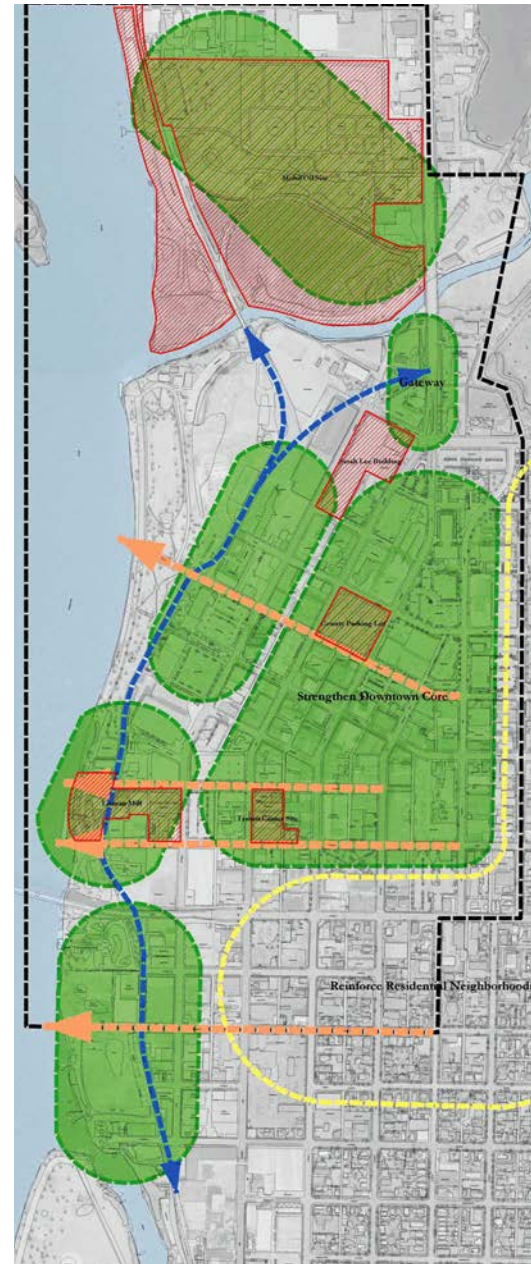


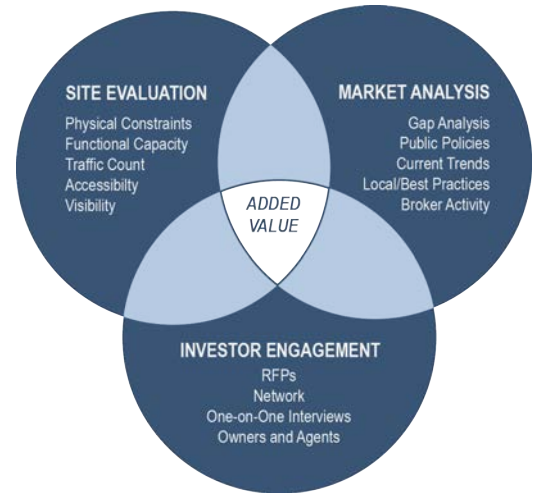


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July 11, 2023

***Crafting a vision.
Setting priorities.
Managing public investment.
Updating regulations.
Working with interested developers.
Designing and building authentic public places.***



These tasks are before the Village of Random Lake as your community embarks on a period of growth. It can be exciting, it can be daunting, and sometimes there is feeling that with growth comes the loss of the authentic parts that make it feel like home.

We get it.

Life in small communities is different. Life ebbs and flows in a way that pulls everyone together. People know each other. One accident or bad diagnosis, and the fishing tournament fundraisers and potlucks bring everyone together. Signs dot the area businesses congratulating the high school graduates by name. People pull together to get things done and keep their community thriving.

With new growth comes new housing types, new neighbors, and outside developers and investment that can help boost the local economy. Our team has expertise in both working with communities and working with developers. It's our point of view that good local economic development balances and brings together the vision of the community with market opportunities.

Our team brings decades of experience from both sides of the table—public and private—to help guide Random Lake to this next phase of its rich history. We look forward to the opportunity to work with you.

Craig Huebner, AICP
Project Manager
craig.huebner@graef-usa.com
414 / 266 9228

Patrick Skalecki, PE, LEED AP
Vice President | Principal
patrick.skalecki@graef-usa.com
920 / 405 3814

our core purpose

To improve the
physical environment
for the benefit
of society in a
sustainable manner.

GRAEF is a multi-discipline, planning, design, and engineering firm dedicated to serving public and private clients throughout the United States. For over 60 years, our ability to excel has been driven by integrity, quality, and our commitment to customer service. GRAEF began as an individual partnership structural engineering firm in 1961. Today, with more than 290 employees in ten offices in the Midwest, Florida and Turks and Caicos, GRAEF offers our clients a full range of consulting services.

GRAEF is ranked in Engineering News-Record (ENR) Top 500 Largest Design Firms and is ranked 28th in Building Design + Construction's (BD+C) list of the nation's Top Engineering-Architecture firms.



WE PROVIDE QUALITY CONSULTING SERVICES IN:

Planning + Urban Design
Traffic/Transportation Engineering
Landscape Architecture
Site/Civil Engineering
Geographic Information Services
Environmental Engineering

Field Services + Survey
Coastal Engineering
Mechanical, Electrical, Plumbing
Engineering & Commissioning
Structural Engineering
Industrial Architecture

AREAS OF PLANNING EXPERTISE:

Master Plans
Waterfront Redevelopment
Urban Design
Design Guidelines
Public Participation
Economic Development

Comprehensive Outdoor Recreation Plans
Resilience Planning
Bike and Pedestrian Plans
Traffic and Parking Studies
Grant Writing
Streetscape



PLANNING & URBAN DESIGN

COMMUNITY PLANNING & DEVELOPMENT EXCELLENCE

At GRAEF, your community is our community. Planning for a future we believe in and can be proud of is more than just our job — it is our way of life.

The GRAEF team combines the professional talents of planners, designers, architects, landscape architects, and GIS specialists. GRAEF specializes in preparing detailed plans and guidelines to manage development, enhance the community, and preserve the environment. These plans create pedestrian-friendly private and public developments while enhancing the value of surrounding properties.

GRAEF's clients include a variety of government agencies, as well as private developers seeking design excellence in the creation of public environments. Services include one-time project plans, ongoing consulting with local governments, and design support services to numerous agencies and consulting firms.

GRAEF recognizes the importance of establishing a good working relationship with both public officials and local citizens; facilitating dialogue with public agencies, community leaders and residents to create consensus-based plans.

GRAEF professionals have achieved national recognition for their urban design and planning expertise.

GRAEF's planners and urban designers emphasize four key principles in their work:

- Foster Community Citizenship and Pride
- Honor Local Heritage and Tradition
- Protect, Respect, and Appreciate the Environment
- Expand Social and Economic Well-Being



Our Expertise

Master Plans
Comprehensive Land Use Plans
Neighborhood Plans
Strategic Plans
Community Visioning Plans
Business District Improvement Plans
Park and Landscape Design
Design Guidelines and Form-Based Codes
Capital Improvements Planning
Tax Incremental Financing (TIF) Plans
Market Analysis
Traffic Calming
Economic Development
Promotional Strategies for Development
Ongoing Plan/Design Reviews
Tailored Public Participation Plans
Developer Solicitations
GIS

Facility Design Services

In-House Expertise | GRAEF works with clients to solve specific engineering challenges or we will take on a role to provide full project direction. You will receive a full-service project team that can provide a comprehensive menu of services to meet your every project requirement - reducing your community's overall risk and saving you time and money.

GRAEF will take a holistic approach to planning your public works or utility facility, considering all possible improvements and designs to achieve your long-term goals. We have the right resources and expertise to position this effort as a pillar of your community's infrastructure growth!

GRAEF's Commitment | The new facility will be your project - all decisions including scheduling, budget, and final design selection will be yours. GRAEF will act as a guide to help you make decisions that best serve the needs of your community. You will receive unparalleled personal attention to ensure that your project goals and schedules are met.



DPW Facility Hales Corners, WI

Redeveloped existing public works yard and constructed a new facility with associated parking and storage lots, access drives, as well as landscaping.



“Having worked closely with the GRAEF-USA organization for more than two years on various City of New Berlin projects, I have found them to be responsive, collaborative, creative, and professional in all my interactions with their staff.”

~ Dennis Horbinski
Alderman District 6, City of New Berlin
262 / 860 9052

Sewer & Water Facility Expansion, Franklin, WI

Designed addition to an outdated (1985) 2,800 sf building. Addition modified and increased the building area by 17,225 square feet. Specialty vehicles now be stored inside the 17 stall addition.



“The Village of Germantown needs a new Public Works Campus...The decision was made to bring in GRAEF's team, because the unique structure of their team enabled them to perform the overall encompassing design of the campus. GRAEF has all the required disciplines under one roof to handle the project from conception through construction. GRAEF's project manager (Mike Paulos) and lead architect (Wayne Tillmann) have worked closely with Village staff to develop a comprehensive and economical plan to address the Village's current and future needs.”

~ Larry Ratayczak, PE
Director of Public Works, Village of Germantown
262 / 250 4721

Fleet Maintenance Facility, Milwaukee County, WI

A new 2-story addition and renovation project at the Milwaukee County Fleet Maintenance Building that incorporated high efficient technologies including LED lighting, occupancy sensors, energy recovery ventilation, in-floor radiant heat, etc.



“Working with the GRAEF team on our City of New Berlin Streets and Parks building consolidation/ building analysis has been an excellent experience. Mike and Wayne... really take the time to understand the scope before beginning the project... Aside from being prepared and bringing a high level of creativity & coordination, they have always submitted deliverables and reports on time.”

~ Greg Kessler
Director of Community Development
City of New Berlin
262 / 797 2445

“GRAEF was selected not only because of a long outstanding history of successful collaboration, but because of the firm's capability to provide in-house multi-discipline design services. In my opinion, having a one stop shop, with all the necessary design disciplines under one roof, improves communication and expedites the design process.”

~ Michael J. Martin, PE, PLS , Retired
Director of Public Works, Village of Hales Corners
414 / 529 6165

Expertise Matrix

TYPE OF TASKS AND SERVICES PROVIDED	COMMUNITIES CURRENTLY SERVED WITH MONTHLY PLANING TASKS (POPULATION)						
	Village of Bristol (5,178)	Village of Union Grove (5,003)	City of Cudahy (17,796)	City of South Milwaukee (20,309)	Village of Whitefish Bay (14,631)	Village of Greendale (14,540)	Village of Hales Corners (7,562)
Prepare monthly plan reviews and recommendations	●	●	●	●	●	●	●
Prepare amendments for zoning and comprehensive plans	●	●	●	●	●	●	●
Conduct presentations for Plan Commission & community (surveys, workshops, websites)	●	●	●	●	●	●	●
Plan/design special projects (downtown, historic districts, corridors, neighborhoods)	●	●	●	●	●		●
Provide timely guidance for regulatory issues and opportunities	●	●	●	●	●	●	●
Help plan major project implementation and operationalizing	●	●	●	●	●		
Tailor invoices and reports to each community's administrative needs	●	●	●	●	●	●	●
Prepare applications to access funding, TIF, opportunity zones, and related items			●	●	●		
Assist in networking for targeted community economic development	●	●	●	●	●		
Assist with major public works, transportation, and utility projects			●	●	●		●
Lead role	●						
Support/coordination	●						

Village of Random Lake

Craig Huebner

AICP
Project Manager

DOWNTOWN STUDY AREA

Kristan Sanchez

AICP, Assoc. AIA
Redevelopment

Mary Kramer

Urban Design

LAKEFRONT & HWY 57 STUDY AREAS

Dominic Marlow

Urban Design

Brianna Fiorillo

Land Use Planning

MUNICIPAL SERVICES & DPW NEEDS ASSESSMENT

Wayne P. Tillmann

RA, NCARB, LEED AP
Architecture & Programming

Michael N. Paulos

PE, LEED AP, CDT
Space Needs Assessment

ADVISOR

Larry Witzling

PhD, AIA, PLA
Master Planning

**Education:**

Master of Architecture, 2012
Master of Urban Planning, 2012
University of Wisconsin-Milwaukee,
Milwaukee, WI
B.S., Architectural Studies, 2009
University of Wisconsin-Milwaukee,
Milwaukee, WI

Professional Certifications:

American Institute of Certified Planners

Professional Affiliations:

American Planning Association (APA)
Wisconsin Chapter of the American
Planning Association (APA-WI)

WHY CRAIG? *Craig is the Practice Team Leader for GRAEF's Planning + Urban Design studio. Craig's academic background is in both architecture and urban planning, and he has several years of experience working in both fields. His work experience includes comprehensive planning, neighborhood master planning, commercial redevelopment, streetscape corridor planning/design, urban design, park and open space planning, and design guidelines. In addition, Craig has extensive experience in the creation of innovative public participation plans for a variety of planning projects.*

URBAN DESIGN & PROPERTY DEVELOPMENT

Craig's experience in urban design includes developing design strategies for a variety of commercial corridors and specific properties as well as corresponding design guidelines. He has conducted detailed site analyses, including parking analyses, and used this information to develop achievable design solutions. Craig develops graphic maps, diagrams, and illustrations to communicate a range of urban design concepts and solutions.

Project examples include:

- Port Washington Downtown + Lakefront Plan
- National Avenue Corridor Strategic Plan
- Whitefish Bay Silver Spring Drive Master Plan
- Village of Bristol Ongoing Planning
- Drexel Town Square Regulating Plan
- Grafton Lumberyard Site Development
- Ansay Development Corporation: Saukville Northern Gateway

MUNICIPAL PLANNING

Craig has extensive experience acting as an extension of municipal staff in the role of ongoing planning consultant in over a dozen communities across Wisconsin. In this role, Craig analyzes existing land use and zoning codes and policies, understands and interprets municipal master plans and ordinances, prepares staff reports for private sector development approval procedures, assists in economic development tasks (TIF analysis, grant assistance, etc.), and leads special planning projects (master plans, design guidelines, incentive programs, ordinance amendments, site planning/design, etc.). Craig's experience in different municipalities allows him to share best practices found in other communities for current projects.

Municipal Clients:

- Village of Bristol
- Village of Union Grove
- Village of Whitefish Bay
- City of Cudahy



Professional Registration:

Registered Architect WI

Registered Landscape Architect WI

Education:

Ph.D., City and Regional Planning, 1976,
Cornell University, Ithaca, NY

Bachelor of Architecture, 1967, Cooper
Union, Manhattan, NY

Awards:

Planning Pioneer of the Year, American
Planning Association, 2017

Professional Affiliations

American Planning Association

American Institute of Architects

American Society of Landscape Architects

ASLA – Wisconsin Chapter

APA – Wisconsin Chapter

WHY LARRY? *Dr. Witzling was named the American Planning Association's Planning pioneer of the Year in 2017. This unique honor comes on top of five other national awards, and 40 years of exemplary work on local, state, and national projects. His professional achievements have been recognized by Progressive Architecture, the American Institute of Architects, the Congress for the New Urbanism, the American Planning Association and local state chapters and regional organizations. Prior to GRAEF, Dr. Witzling was President of Planning & Design Institute, Inc. (PDI), a firm he founded in 1988.*

Urban Design & Redevelopment

Larry's urban design and development projects span four decades, garnering several national awards. His projects range from downtown and neighborhood plans to the design of unique public places. His work is characterized by respect for the local context, community and a concern for blending traditional and time-tested concepts with innovative approaches that match today's needs. His expertise includes developing initial concepts, as well as assisting throughout the implementation process.

- Water Street Neighborhood – Racine
- Kenosha Downtown Design and Master Plan
- Milwaukee Regional Medical Center
- Wauwatosa Life Sciences District
- Milwaukee's Harbor District
- Transform Milwaukee's Five Industrial Districts
- Waukesha Central City Master Plan
- Drexel Town Square
- Neighborhood Plans throughout Milwaukee
- Allouez's Riverside Corridor
- Ashwaubenon Redevelopment
- Burlington Business Park Expansion
- South Milwaukee Downtown
- Plans for Milwaukee's Lakefront
- Kenosha's Downtown Plan
- West Bend Riverfront Development
- Milwaukee's Park East Development
- Stevens Point Downtown and Riverfront
- New Berlin's City Center
- West Allis Redevelopment

Economic Development

Larry has worked on economic development throughout Wisconsin. This work includes preparing analyses of TIF districts, generating concepts for new property development, estimating the value and benefit of area-wide development capacity, meeting with developers to promote new projects, negotiating project outcomes, conducting cost-revenue analyses, and conducting cost-of-service analyses. Larry's work emphasizes high quality private development that is feasible and can be readily implemented by property owners, business persons, and municipalities.

- East Troy's economic development plan
- Development capacity analysis for Wauwatosa's Life Sciences District
- TIF analysis for Drexel Town Square
- TIF analysis for Ashwaubenon subarea redevelopment
- TIF analysis in the Village of Twin Lakes
- TIF analysis for Milwaukee's Harbor District
- Cost-revenue analysis for freeway interchange development in Caledonia
- Cost of service analysis for the Town of Mukwonago conservation developments
- Freeway project development in the City of Sun Prairie
- Redevelopment for the City of Milwaukee
- Rivershores Development in West Bend
- Downtown Waukesha



Education

Master of Urban Planning, University of Wisconsin-Milwaukee

Master of Architecture,
University of Wisconsin-Milwaukee

B.S. Architectural Studies, University of Wisconsin-Milwaukee

Professional Certifications

American Institute of Certified Planners

Professional Affiliations

American Planning Association

American Institute of Architects

Kristan Grygiel Sanchez AICP, Assoc AIA Planner & Urban Designer

WHY KRISTAN? *Kristan is a planner and project manager with over 20 years of experience in the public and private sectors. She has worked in planning, economic development, urban design, and architecture on projects throughout the US. Her specialties center on urban re/development and strategies for communities to maximize both community value and economic value, combining the community vision with market opportunities. She bases her work in the community values and vision, sets goals, and works to establish a path to maximize opportunities. Kristan believes that good planning – the combination of vision and appropriate development standards – sets the framework for economic development success.*

Kristan has successfully led projects to redefine and plan downtown areas and has written zoning ordinances and procedures. She has served as planner and project manager on both sides of the table: as the client while development director for a municipality, and while working as a consultant hired by a community. Keeping the community goals at the center of the process is the key to a successful outcome of any project.

Sheboygan River Bend Neighborhood Plan – Project Manager and Planner: The former Mayline facility on Commerce Street ceased operations and became a site of potential interest to the development world. N 14th Street is one of the most highly trafficked corridors in the city and splits the neighborhood in two. These changes and conditions set the stage for dialog with constituents to better understand the concerns of the neighborhood and what techniques and strategies could be employed to keep the neighborhood stable and provide opportunities for growth along the highly desired riverfront property.

Sheboygan Harbor Centre Downtown Master Plan – Project Manager and Urban Designer: With this project, the city was looking to enhance placemaking and activation in the downtown neighborhoods. Working with residents, property owners and business owners the GRAEF team engaged with stakeholders using a variety of methods including facilitated small group sessions, one-on-one conversations and a digital survey. Update to the Harbor Centre District (downtown) Master Plan, focusing on creating district identities and public placemaking, interventions and connectivity elements for subdistricts including the Harbor District, Michigan Ave, Uptown, and Indiana Ave (“Fresh Tech” tech incubator area).

Michael J. Walsh Plaza, De Pere, WI – Project Manager and Lead Designer: The City of De Pere engaged GRAEF to provide public participation, design, and engineering for a block-long street adjacent to the primary downtown street in their historic downtown. Anchored by one of the most iconic landmark buildings in the city, the project goal was to create a special place that could be used by visitors and downtown employees; improve the quality of the pedestrian amenities; provide improved pedestrian and vehicular circulation; and reconstruct the public utilities, roadway, and sidewalk.

Calumet Downtown Public Space, Calumet, MI – Project Manager and Lead Designer: The Village of Calumet, Michigan (pop. 621) lies in an area rich in history and a National Park Service Heritage Site. “Main Street” (5th Street) was a once-thriving mecca for mining industry businesses and commerce, and today is working diligently to restore and rehabilitate the downtown buildings and public spaces through fostering new local investment. Our project is creating a special community gathering space in the heart of their downtown. The design centered around knowing the lifestyle and values of the community and integrating the kinds of spaces for meeting with neighbors and spending time outside with others. A small plaza space runs along the street edge and incorporates new street trees to replicate the former buildings that once held the street edge. Festoon lights overhead provide a key placemaking element during summer evenings and during the winter months when the sun sets early. A stage pavilion does double duty as a shade structure and performance space, fronting on a large grassy area for chairs and blankets. A key part of the design was understanding and researching the local materials. A local basalt rock—available locally from past mining days—was integrated into the design. This new space captures the spirit of the community while providing accessibility and gathering spaces that celebrates their history and future.



Education

Master of Urban and Regional Planning,
University of Colorado-Denver, 2001

Master of Urban Design, University of
Colorado-Denver, 2001

B.A. Urban and Regional Planning,
Minors: Geography and Urban Design,
Miami University, 1997

Intensive European Studies, Miami
University-Luxembourg, 1995

Current and Previous Professional Affiliations

Women in Design, Milwaukee, WI
American Planning Association – Illinois
Chapter

Women in Planning & Development,
Chicago, IL

WHY MARY? *Mary Kramer has a broad range of experience in both the public and private sectors in Wisconsin and Illinois. Her experience ranges from comprehensive and master planning projects with mid- and small-size communities; to transit facility development and corridor planning with Chicago's transit agencies. Her specific land planning work includes neighborhood corridor planning, streetscape planning and design, comprehensive planning, urban design, design guideline development, historic preservation district research and development, and planned development review. Her specific transit planning background includes BRT corridor planning, transit facility capital planning, multi-disciplinary team coordination and engagement, communication/signage design, transit-oriented development, and design guidelines.*

Silver Spring Drive Streetscaping and Economic Development, Village of Whitefish Bay, WI: Provided ongoing economic development services to the Village of Whitefish Bay for the Silver Spring Drive downtown commercial corridor. Worked closely with community Business Improvement District members and coordinated outreach efforts to Silver Spring Drive businesses, merchants, and users. Tailored economic efforts to set corridor placemaking priorities through public meetings and design charrettes, one-on-one interviews with business and property owners, and monthly coordination with staff, elected officials, and merchant stakeholders. Developed a toolkit of placemaking recommendations and associated costs to help Client set priorities, including conceptual design of wayfinding elements.

2040 Comprehensive Plan Update, City of La Crosse, WI - Project Manager: Project Manager for City of La Crosse's Comprehensive Plan update with multi-disciplinary subconsultant team. Provided all levels of project management including: weekly Client coordination, weekly media coordination, bi-weekly consultant coordination, schedule updates, on-call Plan Commission updates, and public engagement planning and outreach. Guided robust public engagement process to include online engagement tools, stakeholder focus group meetings, and individual one-on-one opportunities. Guided large subconsultant team analysis and data review to ensure direction and minimal duplication and coordinated concept and data overlap and dissemination. Developed document and exhibit design standards, guidelines and templates.

Egg Harbor HWY 42 Roadway Engagement, Village of Egg Harbor, WI: Developed a toolkit of streetscape recommendations and roadway improvement strategies for busy downtown County Highway commercial corridor while balancing needs of visitors, residents, and business owners. Coordinated with design team including roadway engineers, Village staff, and local elected officials. Developed and presented charrette materials and visual aids to educate and convey design recommendations to community stakeholders. Coordinated outreach schedule and efforts and developed visual materials. Toolkit used to guide design priorities for roadway reconstruction and guide decisions by community and elected officials on the future design of HWY 42.



Education

B.S. Environmental Conservation & Sustainability,

Summa Cum Laude, University of New Hampshire

Digital Marketing Certificate, Wharton School of the University of Pennsylvania Online

Brianna Fiorillo

Planner

WHY BRIANNA? *Brianna Fiorillo has a broad range of experience in community and environmental planning. Most recently, her experience includes ongoing planning services for the City of Cudahy, WI, and the Villages of Union Grove, WI, and Greendale, WI. Her work in these communities has included application reviews, Zoning Code and Comprehensive Plan Amendments and Updates, and more. Brianna is currently working with the City of La Crosse, WI on their Comprehensive Plan Update “Forward La Crosse”. Brianna has also recently completed work on the Oak Park, IL Climate Action Plan, “Climate Ready Oak Park” which featured a robust and creative community engagement process focused on reaching underrepresented community members. Brianna is a skilled communicator in all forms of media and has organized and conducted various public relations projects and campaigns as well as presentations at local, statewide, and regional meetings, conferences, universities, and industry events. She approaches each project with an eye for creativity, efficiency, and high client satisfaction.*

Forward La Crosse Comprehensive Plan Update (ongoing) - Project Manager The City of La Crosse is undergoing a Comprehensive Plan Update to guide the City over the next planning horizon. Brianna is serving as Secondary Project Manager and has played leading roles in creating and executing the community engagement process, SWOT Analysis, and future land use elements to date.

Greendale Planning Services (ongoing) - Project Manager: Brianna serves as the Project Manager for ongoing planning services in the Village of Greendale. Recently, her role has included creating recommendations for updating the “Greendale Originals” Design Guidelines.

Sheboygan Comprehensive Outdoor Recreation Plan, Sheboygan, WI - Planner: Current project, working with the City to draft an update to their current plan. The project focus has been to listen to the community and understand the priorities and issues raised during the public engagement and assess this information against the peer communities review. This will help the City guide decision making to identify priorities in its capital improvement planning and annual budgeting.

**Education:**

Master of City Design from University of Illinois at Chicago

BA Urban Studies; BA Architectural Studies from University of Illinois at Chicago

Professional Affiliations:

APA-IL Member

Dominic Marlow

Planner

WHY DOMINIC? *Dominic has diverse experience working with municipalities and government across the Upper Midwest to advance equitable and environmentally sustainable solutions for community development. As a commuting cyclist, he is dedicated to pursuing safe street design for all users. In his work, he seeks to manage the complexities of systems in the physical environment to improve public places and help cities become adaptable to new or unforeseen changes, such as those presented by climate change and socio-economic instability. Dominic is passionate about using design as a communication tool to help cities and communities envision the future they want to build.*

Comprehensive Outdoor Recreation Plan, City of Sheboygan, WI – Planner/Urban Designer:

Developed a community engagement and survey approach to assess current priorities for a range of topics from water-oriented recreation, environmental asset and watershed management, bike and pedestrian infrastructure equity, public safety, and green infrastructure. Modernized the community needs and park facilities analysis to reflect new metrics and standards published by the National Recreation and Parks Association (NRPA) in 2018 and 2022 to include a comparable communities assessment.

Brady Street Pedestrianization Study, City of Milwaukee, WI – Planner/Urban Designer:

Developed scenarios for pedestrianization of Brady Street in Milwaukee, a moderate to high traffic commercial corridor. Dominic worked to identify issues and opportunities for different “pedestrian-first design” approaches to respond to the high level of pedestrian fatalities from vehicle collisions along the corridor in recent years. **Ongoing*

Climate Planning and Vulnerability Assessment, Village of Oak Park, IL – Planner/Urban Designer:

Worked to deploy community-led climate action planning to develop a set of recommended actions to reach net-zero emissions by 2050. GRAEF developed and conducted a “social vulnerability to climate hazards” analysis to determine their co-indication and distribution within the Village. These vulnerabilities were the focus of in-person and virtual community engagement to determine human-centered experiences to inform the design of the recommended climate action scenarios.



Education:

Master of Architecture, 2012
Master of Urban Planning, 2012
University of Wisconsin-Milwaukee,
Milwaukee, WI
B.S., Architectural Studies, 2009
University of Wisconsin-Milwaukee,
Milwaukee, WI

Professional Registration:

Professional Engineer - WI

Professional Certifications:

LEED Accredited Professional -
(Leadership in Energy and Environmental
Design granted by the US Green Building
Council)

Construction Documents Technologist -
The Construction Specifications Institute

Professional Affiliations:

American Society of Civil Engineers
(ASCE)
American Public Works Association
(APWA)
Wisconsin Rural Water Association
(WRWA)
Wisconsin Water Association (WIAWWA)

WHY MIKE? *Mike is a principal and the Municipal Market Leader at GRAEF with experience on a variety of public works projects. For nearly 30 years, he has managed projects involving water distribution system modeling and design, sanitary sewer and storm sewer design, roadway design, and site development.*

Germantown Department of Public Works Facility Site Evaluation and Design, Village of Germantown, WI - Project Manager: GRAEF partnered with Germantown to develop a solution for their currently outdated and undersized Public Works Garage. After completing an assessment and inventory of the Village's site, vehicles, and equipment as part of the programming phase, it became apparent that the current DPW site was not large enough to accommodate the new building and outside spaces required for the present and into the future as Germantown grows. GRAEF assisted the Village to evaluate other potential properties within the Village to find a home for their new DPW building. In addition to the typical DPW yard functions, the Village was also interested in including the recycling center functions within the same site.

Village of Germantown Public Works Facility, Germantown, WI – Project Manager: Germantown broke ground on a new 140,000 public works facility. The \$44 million, 30-acre Village consolidation project includes site design and road design, designed concurrently and consisting of 100,000 CY of excavation, 7,500 SY paving, and 4,000 lineal feet of utilities. Operations, Water Department, Sanitary Department, and Recycling will all be moved into this new central location. GRAEF provided full-service design that included architecture, structural, surveying, environmental, and civil. The facility is expected to be completed July 2024.

Department of Public Works Facility, Village of Hales Corners, WI – Project Manager: The Village of Hales Corners partnered with GRAEF to redevelop the existing public works yard and construct a new facility with associated parking and storage lots, access drives, as well as landscaping. GRAEF provided all the technical services in-house, including civil, site, mechanical, electrical, planning, architecture, landscape architecture, structural, surveying, environmental, and fire protection. The one stop shop services translate to smoother project coordination, efficiency and cost savings to the Village.

New Berlin Department of Public Works Facility Needs Analysis, City of New Berlin, WI - Project Manager: The City of New Berlin determined it had outgrown its current Street Department facility. GRAEF completed a site evaluation and a detailed report identifying all the department's needs and space requirements. A complete equipment breakdown was also included in the final report. Design schemes with possible construction costs were also included in the report. The City was provided with the design considerations, solutions, and costs for their evaluation on how two sites were needed to fulfill their overall project goal.

St. Francis Municipal Highway Garage Needs Study, City of St. Francis - Project Manager: GRAEF assisted St. Francis in determining the needs of the Highway Department site and buildings for functionality and regulatory compliance. This included reviewing the placement of the existing buildings for functionality of mobility, outdoor storage, and safety. In addition, new layouts for buildings, outdoor storage, and mobility within the site, including a fueling and recycling center, were provided.

**Education:**

M.Arch, 1975, University of Wisconsin-Milwaukee, Milwaukee, WI

B.S., Architecture, 1973, University of Wisconsin-Milwaukee, Milwaukee, WI

Professional Registration:

Registered Architect - WI, MN

Professional Certifications:

NCARB Certified

LEED Accredited Professional

Construction Documents Technologist (CDT), Construction Specifications Institute

Professional Affiliations:

American Institute of Architects (AIA)

National Council of Architectural Review Boards (NCARB)

Wisconsin Certified Commercial Building Inspector (WCCBI)

Wayne Tillmann RA, NCARB, LEED AP Facilities Programming

WHY WAYNE? *Wayne brings over 40 years of experience to projects at GRAEF. He has experience managing projects with budgets from a few thousand dollars to those in the millions. He has significant experience working with clients and clearly understands how to share ideas, milestones, and complex ideas with them. He provides project team oversight, specification writing, and shop drawing review and can work with multiple subconsultants in an effective and efficient manner. His body of work and excellent management skills are valuable tools on any architectural design project.*

Department of Public Works Facility, Village of Germantown, WI – Project Architect:

New 130,000 square foot facility and updated outdoor spaces to add vehicle and equipment storage for the growing community. Village now has all disciplines under one roof, greatly benefiting the community from a cost, communication, and efficiency standpoint. The Germantown DPW site also includes a new salt shed, fueling station, and resident drop-off recycling center.

Hales Corners Department of Public Works, Hales Corners, WI – Project Architect:

Facility Needs Analysis to examine the condition of the existing facility along with how it meets the current needs of the DPW. The analysis found that the current needs requires a facility of approximately 24,000 square feet. The new DPW was constructed using precast concrete wall panels with integral brick veneer and upper stucco style finish.

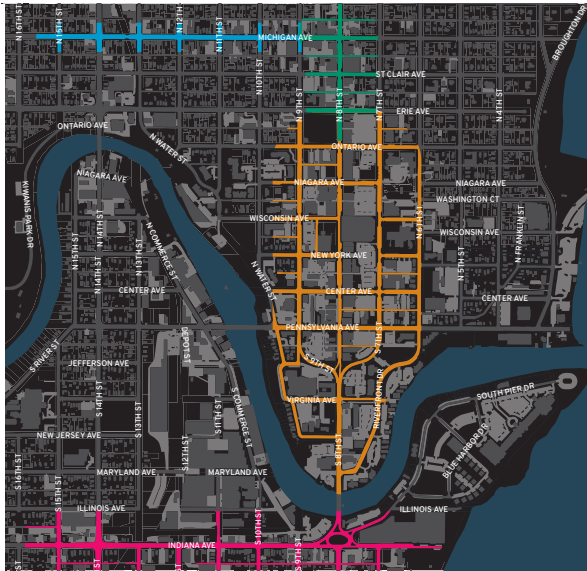
Franklin Water and Wastewater Facility, Franklin, WI - Project Architect:

The existing single-story sewer and water building is approximately 3,500 square feet. Due to community growth over the last decade, this structure was deficient in meeting the service and business needs of the department. The proposed addition will increase the overall facility to over 20,000 square feet. It will include large vehicle storage and service bay, mezzanine parts storage, offices, conference room, clerical work rooms, break room, toilet/locker rooms, and remodeling the existing building. The project team consisted of all GRAEF disciplines; architectural, structural, civil, landscaping, mechanical, electrical and plumbing.

Milwaukee Housing Authority- Exterior Investigation: The Housing Authority is located in several facilities. This building houses their maintenance operations. Being almost one hundred years old, it was a combination of the original building along with a recent addition. The addition was in sound condition, but the original building had not experienced consistent maintenance. This investigation examined all exterior materials from the grade to and including the roof. A report was created that identified all the deficiencies, along with proposed measures for reconstruction and corrective actions. The report resulted in the complete remodeling of the exterior.

New Berlin Department of Public Works Building and Cold Storage Buildings,

New Berlin, WI – Project Architect: Schematic design for improvements to the existing public works building.



SHEBOYGAN HARBOR CENTER DISTRICT MASTER PLAN

Downtown Sheboygan is steeped in cultural richness. A long-standing collaboration with the John Michael Kohler Arts Center (JMKAC) and other local organizations has resulted in the emergence of an arts and cultural district, the new City Green public gathering space, M.I.K.E. performance space, the Night Market, public art and murals, and new streetscape furniture. With this master plan update and activation project, the City's goal was to focus on placemaking, activation, improving mobility, and supporting new investment in the downtown neighborhoods.

A key part of the process was looking at the subareas within the downtown and the brand identity of each of those areas. Specific placemaking and activation strategies were developed around each of these branded subareas. Examples include: gateway markers at key multi-modal intersections, Michigan Avenue corridor analysis and rightsizing recommendation that includes pavement painting for traffic calming and to articulate intersections; introduction of tech-focused street furniture in the neighborhood off Indiana Avenue near the tech incubator; and in the downtown core closest to the JMKAC introducing sculptural art lighting at key nodes to connect areas of activated open space.

To create these subareas and brand identities, the team created economic profiles, met with businesses one-on-one, and conducted stakeholder discussions. The resulting deliverable focused on a user-friendly tool that could be used by both the City and its partners—businesses and property owners. The City is actively working on implementation of several of the recommendations.

Services:

- Downtown Master Planning
- Placemaking
- Plan Implementation
- Economic Development





MICHAEL J WALSH PLAZA



The Walsh Plaza project involved design of a new public space and the reconstruction of one block of roadway through the central business district of De Pere. The project goals were to create a special place that could be used by visitors and downtown employees; improve the quality of the pedestrian amenities; provide improved pedestrian and vehicular circulation; and reconstruct the public utilities, roadway, and sidewalk.

The site of a memorable fountain that was past repair, the project involved stakeholder and public engagement to plan for the future use and goals of this space. The direction for the design was to create a space for use by individuals and small groups, for things like a lunch break, cup of coffee, or small musical performance.

The existing mature honey locust trees created beautiful dappled shade and the intent was to retain the trees and provide seating against the backdrop of the historic landmark Union Hotel. A more activated space at the east end of the site is connected by an allée of trees in grates and flexible seating. The east end plaza contains a custom water wall-style fountain at one end and a custom kinetic wind wall sculpture at the other, both with coordinated color-changing LED lights.

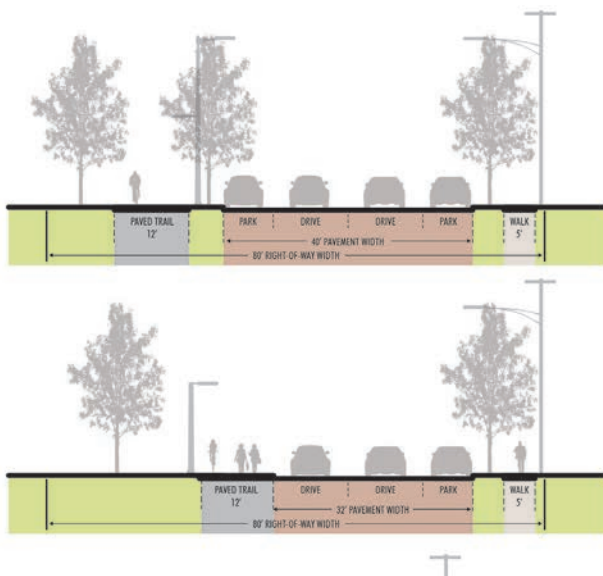
Design and engineering tasks included: topographic survey, design presentations and summaries, coordination with utilities, public and stakeholder meetings. Project scope included the public space design and a full street reconstruction: conceptual design and public engagement through construction documents.

Awards

American Planning Associate WI Chapter 2021
Planning Excellence Award for Urban Design

Services:

Public Space Design
Community Engagement
Streetscape Design
Design and Construction



SHEBOYGAN RIVER BEND MASTER PLAN

West of downtown, the River Bend neighborhood in Sheboygan lies north of Pennsylvania Avenue, in the peninsula bound on all sides by the Sheboygan River. Recently, a new development of townhomes along the river on N 15th Street illustrated signs of upcoming change in the neighborhood. The former Mayline facility on Commerce Street ceased operations and became a site of potential interest to the development world. N 14th Street is one of the most highly trafficked corridors in the city and splits the neighborhood in two. These changes and conditions set the stage for dialog with constituents to better understand the concerns of the neighborhood and what techniques and strategies could be employed to keep the neighborhood stable and provide opportunities for growth along the highly desired riverfront property. The GRAEF team engaged with city staff and neighborhood residents to discuss the changes developing in the neighborhood and help craft a vision to guide future development. Techniques employed were on-site meetings held in the neighborhood at varying times to provide better access to meetings for area residents.

Mixed-Use Retail/Residential Apartments, Adaptive Re-use, Townhomes

BLOCK 1: Mixed-Use Commercial/Residential

- 32 UNITS PER FLOOR (4-STORY=128 UNITS)
- 2.73 ACRES (46 UNITS/ACRE)
- 10-12K COMMERCIAL SPACE
- 132 COVERED PARKING; 60 SURFACE PARKING
- 4-8 TOWNHOMES & 1,250 SF COMMERCIAL (adaptive)

BLOCK 2 & 3: Townhomes & Adaptive Reuse Apartment

- 14-28 TOWNHOMES; 50 APARTMENTS (adaptive)
- 1.92 ACRES (33-40 UNITS/ACRE)
- 2-CAR GARAGE FOR EACH TOWNHOUSE; 1 STALL/APT. UNIT

Services:

Neighborhood Master Planning
Waterfront Planning
Streetscape Design

VILLAGE OF WHITEFISH BAY SILVER SPRING DRIVE PLACEMAKING STRATEGIES

In 2022 and early 2023, GRAEF provided economic development consulting services to the Village of Whitefish Bay with the goal of “Placemaking” along the Silver Spring Drive commercial corridor. Materials were developed and shared through visioning sessions, meetings, and interviews with commercial corridor merchants and property owners, Village Community Development Authority members and staff.

Economic Development

A variety of placemaking concepts were recommended along the Silver Spring Drive commercial corridor as key elements to enhance its economic success. A menu of concepts were selected based on the goal of achieving memorability, walkability, and sustainability. Real-world precedents were shared that fell into three categories applicable to the corridor:

- Streetscaping and public way
- Business and property owner improvements
- Alley improvements

Public Participation

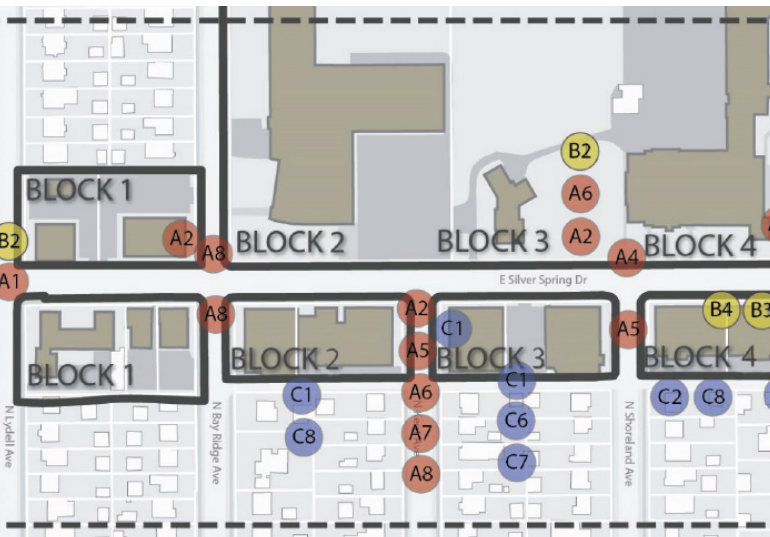
GRAEF’s public participation process included sharing the menu of concepts and visualization of possible locations at Village Community Development Authority public meetings and Business Improvement District meetings, interviewing corridor business merchants and property owners about what was important to them, and surveying those same stakeholders on a priority list of concepts. This variety of in person, online, public and confidential stakeholder interaction guided the visioning process and development of a priority list of improvements for decisionmaker consideration.

Visioning

GRAEF staff sketched and developed photo overlays of possible concept development within the corridor. The goal: help decision makers and stakeholders visualize improvements and how possible enhancements would physically impact the corridor. Through interviews, surveys, and visioning sessions a set of priorities were developed with costoptions to further guide next steps for economic enhancements within the commerical corridor.

Services:

Ongoing Planning + Urban Design
Economic Development
Placemaking
Plan Implementation



ASHLAND WATERFRONT PLAN



The City of Ashland, Wisconsin contracted with GRAEF to update their 2002 Waterfront Development Plan and their 2013 CORP. The City desired to update these plans to better serve the community and to help the city leaders and investors make informed decisions about future projects.

GRAEF was asked to provide planning and urban design services, as well as waterfront development planning, park & recreation planning, and green infrastructure planning. These tasks, in combination with economic development services and plan implementation strategies, provided the community with a well-defined roadmap going forward.

The project's planning encompassed the entirety of Lake Superior waterfront in Ashland and provided in-depth recommendations for each waterfront zone. These included more rural and natural areas to more urban and developed spaces. Critical redevelopment sites were identified to leverage ongoing waterfront and neighborhood investment efforts and plans for redeveloping the few remaining waterfront neighborhood sites capable of accommodating development were highlighted and evaluated for development options and potential.

Private development and public investment opportunities were considered for these development scenarios, in addition to the possibility of weaving-in additional amenities along the waterfront to draw the local population and tourism. Connectivity from the waterfront across U.S. Highway 2 to the city's increasingly vibrant downtown were also considered.

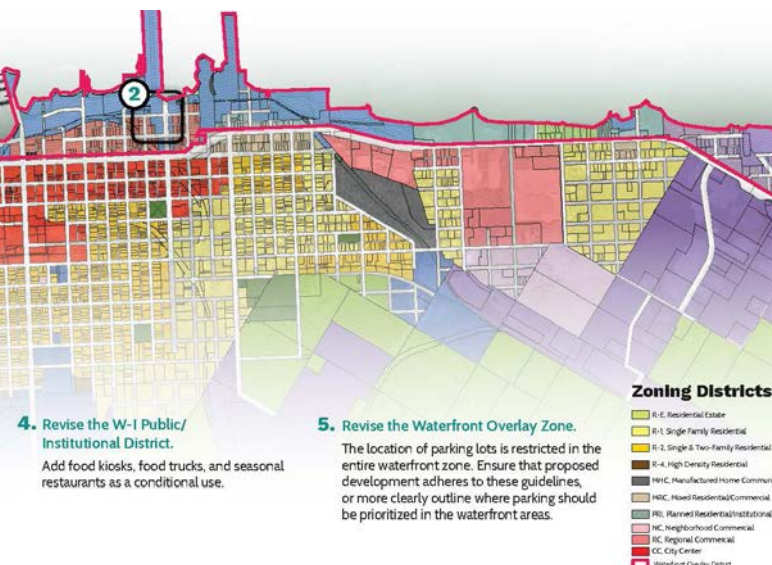
All parks were evaluated for the CORP update, where key sites including the City's Superfund site and the ongoing Oredock Park investments were highlighted, in addition to options for the City's underused park spaces. Additional opportunities for the City to reduce their annual maintenance costs on non-recreation, City-owned open spaces were also recommended.

Services:

- Planning & Urban Design
- Waterfront Development Planning
- Park & Recreation Planning
- Economic Development
- Plan Implementation
- Green Infrastructure

Awards

- American Planning Association Wisconsin Chapter 2020 Planning Excellence Award





BRISTOL PLANNING SERVICES

GRAEF has been providing consultant planning services to the Village of Bristol, Wisconsin since 2016. A great Wisconsin community, Bristol is located between Milwaukee and Chicago. They are proud to have excellent schools, community activities for people of all ages, and unmatched local events. As any community located in such a growing corridor, they experienced a need for assistance to meet the ever-growing planning and zoning questions that accompany a quickly developing area. Making good decisions that benefit the Village's future were paramount among their wishes.

Among the regular assistance GRAEF provides to the community is:

- Serve as the Village Planner
- Staff monthly Plan Commission meetings
- Staff monthly Village Board meetings (as requested)
- Prepare reviews/staff reports for the following:
 - zoning
 - land use
 - site plan
 - architectural plans
 - land divisions
 - conditional uses
 - ordinance amendments

GRAEF planners completed a Village Master Plan in 2020 that includes a mixed-use park/civic center for the village including a re-located village hall. GRAEF planners also completed a village-wide Land Use Plan in 2022 that included conceptual site concepts for "opportunity areas" within the village.

Services:

Ongoing Planning + Urban Design
Land Use Planning
Regulatory Planning
Community Engagement

Figure 3 - Housing Units by Tenure

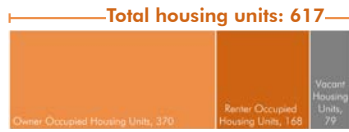
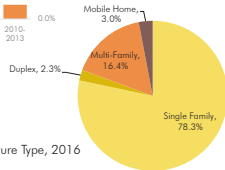


Figure 4 - Age of Structure by Year Built



Figure 5 - Housing Units by Structure Type, 2016

Source: (Top & Middle) U.S. Census 2012-2016 ACS 5-Year Estimates, DP02;
(Below) U.S. Census 2010



Housing

One of Marion's greatest assets is its neighborhoods and their housing stock. Housing in Marion is well maintained and compactly built, in the areas nearest to the Downtown area, in a walkable grid format. There are 617 housing units in Marion, and as of the 2010 Census, 538 of those units were occupied. The majority of occupied housing units are occupied by the owners, but 168 units are rented out. 78% of Marion's housing stock consists of single family homes. Units in multifamily buildings make up 16.4% of the housing stock. Duplex homes and mobile homes make up the smallest portion of the housing stock.

Housing development in Marion since 2000 has been very slow. Of the existing housing stock in Marion, only 5% was built between 2000 and 2013. The largest portion of Marion's housing stock was built before 1939 (22%) and in the 70s (21.2%).

As has been discussed elsewhere in this plan, housing development in Marion is not meeting the demand. Current residents are looking for different types of units, especially aging adults looking to downsize or move to assisted living within the Marion community. There are no assisted living or retirement community-style developments in Marion, so older adults are often forced to leave the Marion community in order to find housing that meets their needs.

MARION COMPREHENSIVE PLAN

Marion, Wisconsin (pop. 1,324) had been working with an outdated comprehensive plan from the early 2000's, and the plan was a large, data-heavy volume without clear implementation or guidelines. Our team's task was to refresh the comprehensive plan based on the community vision and important issues to the community today. It required a major overhaul and out of the process produced a nimble, usable document full of the ideas and vision of where Marion of today was focused.

Like many small communities, City Hall administration has only one full time employee, so it was important that the plan was understandable and usable by everyone: elected officials, boards and commissions, and residents. The land use chapter includes a matrix of future land uses that that the Planning Commission uses routinely at their monthly meetings. The plan eliminates jargon and instead focuses on straightforward explanations and a document full of rich graphics to relay information.

Marion will: Grow the local economy while supporting the existing workforce, businesses, and employers

Work to understand the needs of Marion's workforce and create plans to address those needs with local employers in order to retain workers in Marion and attract new talent.

Engage with Marion's workforce through surveys and direct outreach to employers to identify issues and areas of support needed

Identify suitable areas for industrial development and advertise land to potential new industries and employers.

Conduct feasibility studies and schematic development scenarios for new industrial development in key locations in the Marion community.

lead: City staff, local employers
investment: existing contracts and staff
impact: ●●●

lead: City staff, consultant planners
investment: new contract for feasibility studies
impact: ●●●●

Marion will: Promote and support development, housing, and renovation that meets the needs of all Marion residents and contributes the Marion community

Create a pattern of land uses that allows for preservation and expansion of residential, commercial, and industrial development in Marion while minimizing conflict between adjacent uses.

Ensure that Marion's zoning map and ordinances are updated to reflect community goals and the planned future land use whenever possible.

Allow for mixed-use districts in Marion to bolster residents' access to housing and amenities.

Create mixed use zoning districts in Marion to allow proximity between land uses that can co-exist without conflict, such as housing with small businesses or commercial uses.

lead: City staff, Plan Commission
investment: existing contracts and staff
impact: ●●●●

lead: City staff, consultant planners
investment: new contract for zoning re-write
impact: ●●●●

Services:

Comprehensive planning

Land use planning

Economic development

Mayor's Statement

Growing up in a small town gives one a different perspective on life. Greeting each one you meet, waving to the cars as they pass by is a part of every day existence.

Living in a small town requires a deep connection to community that is rarely experienced by those who choose to live in the "big city." If you want your small town to survive then you have an obligation to contribute to its survival.

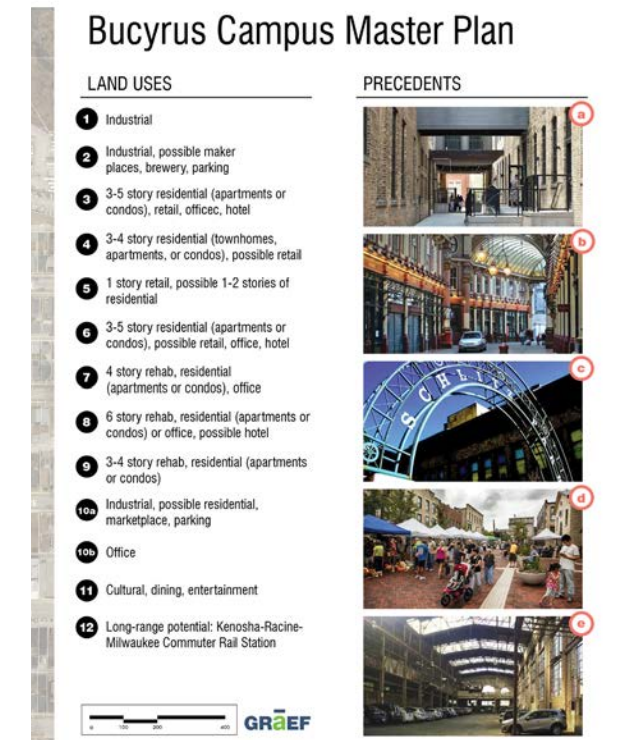
It requires a spirit of self-sufficiency and volunteerism that does not expect city government to take care of all one's needs.

To economically grow is a worthy goal and a blessing. Supporting what we have is a priority. Recognizing the need to change is a necessity. Planning wisely for the future is ensuring viability.

Patricia Mielke, Mayor

-

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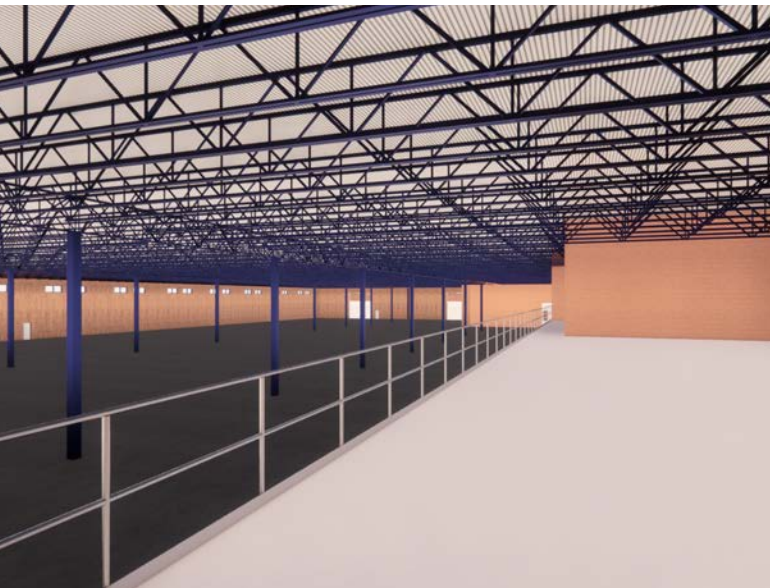


VILLAGE OF GERMANTOWN PUBLIC WORKS FACILITY

GRAEF partnered with Germantown to develop a solution for their currently outdated and undersized Public Works Garage. After inventorying the Village's vehicles and equipment as part of the programming phase, it became apparent that the current DPW site was not large enough to accommodate the new building and outside spaces required for now and into the future as Germantown grows.

GRAEF assisted the Village to evaluate other potential properties within the Village to find a home for their new DPW building. In addition to the typical DPW yard functions, the Village was also interested in including the recycling center functions within the same site. We recently held a kick-off meeting as we enter the construction document phase for the new 130,000 square foot DPW facility with Germantown staff and all the GRAEF disciplines who will be involved with the design.

GRAEF staff included architecture, civil, structural, mechanical, electrical, plumbing, landscape architecture, and survey. Moore Construction Services is providing cost estimating for the project to ensure that we are within the Village's budget. Having the ability to have all the disciplines under one roof, at local office, greatly benefits the Village from a cost, communication, and efficiency standpoint. The Germantown DPW site will also include a new salt shed, fueling station, and resident drop-off recycling center. This project will be the largest project in the Village's history once completed.



Services:

- Industrial Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Landscape Architecture
- Survey



PROJECT UNDERSTANDING

There are four “areas of focus” listed in the RFP (referred to as the Study Areas in the proposal):

- Undeveloped lakefront property (122.79 acres)
- Highway 57 property (2 parcels, 59176746388 and 59176746360)
- Village space needs
- Library block and downtown redevelopment

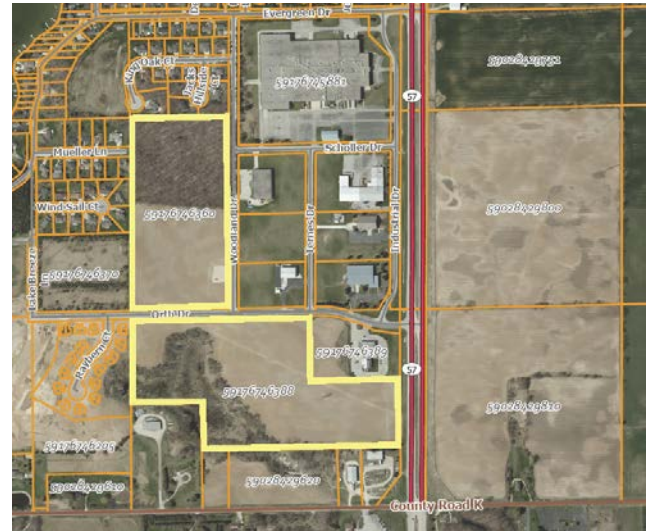
In our proposal, we are organizing this work into three sections:

1. Land use planning (land use, transportation/connectivity, density and intensity of development).
2. Downtown redevelopment and placemaking.
3. Municipal services / DPW programming.

The “Study Areas” for Sections 1 & 2 are:

- A. Undeveloped lakefront property (122.79 acres)
- B. Highway 57 property (2 parcels, 59176746388 and 59176746360)
- C. Downtown

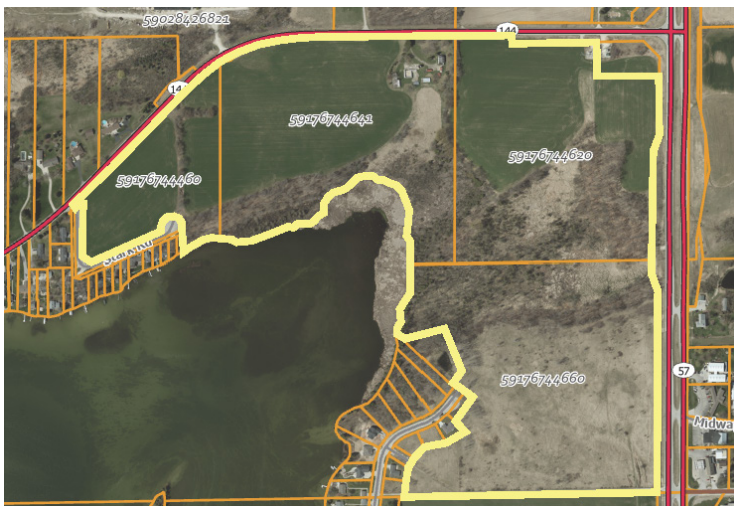
Note: In the following narrative some tasks will be village-wide or take into account factors across the village, such as the data collection and SWOT analysis. While there may be some recommendations that will be village-wide, our work will be focused on the above three Study Areas.



STUDY AREA B



STUDY AREA C



STUDY AREA A



SECTIONS 1 & 2: Land Use Planning, Downtown Redevelopment and Placemaking

DISCOVERY

1. Initiation | SWOT and Study Area Discussions

Our team begins the project with a data collection request with the Village and a “soft kick-off” conference call with Village/SCEDC staff. During the kick-off call, the team will discuss the overall project schedule and identify key milestones and public meeting dates. The GRAEF project manager will update the proposed project schedule which the team may use as a guide throughout the project.

The team will work with the Village to generate a series of base maps based on the data request and available information. The data collection from the Village and the maps will become the base for the meeting materials with the project team and stakeholders. This will include County GIS information, ESRI Business Analyst data, and U.S. Census data. Stakeholder groups will consist of Village/SCEDC staff, and key individuals (business and/or property owners; community organizations).

At the stakeholder meetings, the GRAEF team will facilitate a discussion related to opportunities and weaknesses of the Study Areas, known as a “SWOT” analysis. The meetings will also review precedents for placemaking (public space concepts and tactical activation concepts) to assist the team during the project. Following the meetings, the GRAEF team will use the information from the data collection and interpret the stakeholder discussions into a graphic SWOT analysis diagram to summarize findings.

- a. Meetings: up to six (6) stakeholder meetings with property owners, business owners, and the Village/SCEDC staff; meetings to be a mix of in-person and virtual, scheduled based on stakeholder needs. Note on in-person vs. virtual meetings for this phase: our team typically plans a day in town to meet and talk with stakeholders, and then conducts follow up calls/virtual meetings with others based on their preferences and schedules.
- b. Deliverables: SWOT analysis diagram.

2. Study Area Profiles | Existing Conditions and Study Area Identities

This task takes what we learned from the stakeholders and combines it with market/economic data, interviews with development and real estate professionals, and a site visit to begin uncovering the site-specific social, physical and economic elements of the Study Areas. Our understanding is that there is not a local or county housing study available, so the team will work with the village to understand the local housing through the village’s comprehensive plan, available building permit data, and combine this information with area comparable community information. At this high level of analysis, our team uses our knowledge from working with developers and the conversations with the local real estate and lending experts to provide best practice recommendations.

The team begins to identify the social spaces that are critical to the Study Areas and activation opportunities. While the activation and placemaking is intended to be focused in the downtown, community-wide placemaking is also important. A review of these findings are summarized in a meeting with Village/SCEDC staff; results from this meeting will be incorporated into the remaining work. It is envisioned that Tasks 2 and 3 will overlap each other in the schedule, and the two tasks will rely on and inform the other.

- a. Meetings: up to one (1) meeting with Village/SCEDC staff, via teleconference.

DOWNTOWN

3. Activation | Public Place and Activation Recommendations

While Task 2 focuses on market information, Task 3 will dive into the activation concepts for the Study Areas. This will be focused on the downtown area. The team will review the site conditions and what we’ve learned throughout the project and identify activation concepts for the downtown. The activation concepts are thought to be either physical place design concepts and/or “tactical activation.” The GRAEF team is using the term “tactical activation” as a play on the better-known tactical urbanism, but is meant to refer to temporary or permanent initiatives that meet Village standards and regulations.



During this task the team will meet with stakeholders in a workshop or charrette style meeting. Following the meeting the team will revise the activation concepts as needed and then review with Village/SCEDC staff. The place design concepts may be sketch-level concepts. The tactical activation concepts may be precedent examples combined with bulleted summaries.

- a. Meetings: up to two (2) meetings with Village/SCEDC staff, or stakeholders; one in-person and one teleconference.
- b. Deliverables: stakeholder workshop materials

4. Redevelopment | Recommendations About Redevelopment Opportunities

Task 4 will explore redevelopment opportunities within the Downtown Study Area, and how those sites interact with the surrounding neighborhood. Up to three (3) sites (up to 5 acres in size each) will be selected in cooperation with Village/SCEDC staff direction. Where appropriate, redevelopment site sketches will be developed. Part of this work will be to discuss broader strategies for neighborhood reinvestment, as we look at and discuss the future growth and changes expected and desired in this part of the village over the next 5-10 years. In light of these findings, a discussion with Village/SCEDC staff will highlight the existing site development concepts that either support or inhibit the type of desired growth in the neighborhood. This is expected to be a higher-level review and will include a matrix of regulatory changes needed to support desired future neighborhood growth and change and use typologies and visual preference-type images to illustrate the preferred type of growth. These findings will be integrated into the final deliverable.

- a. Meetings: up to two (2) meetings with Village/SCEDC staff, teleconference.

LAKEFRONT & HWY 57 PROPERTIES

5. Physical & Social Characteristics | Existing Conditions and Future Land Use

This step in the process expands on the base knowledge gained in the initial SWOT analysis, building base information on the demographics, housing, and physical and social characteristics of the neighborhood.

It is envisioned that Tasks 5 and 6 will overlap each other in the schedule, and the two tasks will rely on and inform the other.

- a. Meetings: None

6. Recommendations and Development Opportunities

While Task 5 focuses on the neighborhood characteristics, Task 6 will explore the development pattern within the Study Areas, and how those Study Area sites interact with the surrounding neighborhood.

GRAEF begins with an overall site analysis and which areas are most likely to be suitable for development in the near term. This is informed by the feasibility and timing of utility extensions, property owner discussions, and the conversations with market professionals (work done in Task 2). It also includes an understanding of the land, topography, visibility, and access and circulation opportunities.

An overall infrastructure framework is developed to organize the study area into streets and blocks, with concepts of how open space, connectivity and activated public spaces are arranged. From this, the team will develop a preferred layout. This concept will include specific building footprints, parking accommodations based on general land use assumptions, public realm features, and public places. GRAEF bases this concept on our detailed knowledge of successful property investment projects.

The recommendations will include a matrix of regulatory changes needed to support desired future neighborhood growth and change and use typologies and visual preference-type images to illustrate the preferred type of growth.

- a. Meetings: Up to two (2) meetings with Village/SCEDC staff, teleconference.



DELIVERABLES

7. Final Deliverables | Final Review and Round of Edits

During this task we envision a review period with Village/SCEDC staff to provide a set of comments and/or a markup. After a round of edits, the GRAEF team will provide a final deliverable back to the Village.

Note: the scope does not include public meetings, and does not include the adoption and/or approval process.

- a. Lakefront and Hwy 57 deliverable: Presentation and slide deck. Technical memo, to include: land use and zoning recommendations; planning-level proforma numbers to aid in TIF planning; lakefront site master plan and Hwy 57 site master plan (concept level infrastructure plans with development buildings and open space layout).
- b. Downtown deliverable: The intent of this task is to create a guide to deploy the placemaking projects and activation tactics and create a framework for decision-making and phasing for Village staff and officials. The guide is meant to provide ease of access to the concepts developed in this project for the public (business/property owners, community organizations, etc.).

SECTION 3: Village Space Needs

The RFP identifies the need for a new Village Hall and DPW facility. By incorporating both operations within one structure instead of two separate buildings, the Village should benefit from an overall construction cost savings. In general, this is the extent of design information as defined within the RFP. This is the starting point for the architectural portion of the Space Needs Assessment Report. The primary architectural focus is to develop a thorough design program that defines the current and future needs of both the Village Hall and the Department of Public Works. Solutions that satisfy only the existing needs would be shortsighted as the community grows. Therefore, communication between the Village's Administration and the DPW leadership along with GRAEF is critical in developing

an encompassing needs program. The following is the major objectives:

- Throughout the design/construction process, there are generally four phases. They are schematic design, design development, construction documents and construction. The needs assessment is really a programming phase, which occurs prior to the formal design/construction process. The information generated within this assessment is necessary before the schematic phase can be started. The more thorough the program, the more complete the schematic design solutions are.
- GRAEF will meet with key personnel from both the administration and the DPW. Will discuss what existing building/operations conditions work well and should be incorporated in a new facility.
- Also, define what shortcomings currently exist that need to be corrected, modified and/or are missing altogether. Also explore what future needs should be included in the new facility and/or provide a workable option for incorporating in future expansion.
- Once the needed spaces and areas have been identified, such as offices, meeting rooms, shop areas, storage areas, etc., rough square footages required for each area can be determined. Existing floor areas for each use make a good reference for what works and what adjustments may be needed. Provisions for future growth will also need to be considered. The DPW will need to determine what vehicles and equipment should be stored within the building and what, if any, could be stored outside. Communication between the Village's and GRAEF's staff (Design Team) is critical at this stage to thoroughly define all the areas to be included within the project. A schedule will be generated identifying all the defined areas for the Village's review and comment.
- If possible, plans of the existing structures for the Village Hall and DPW would be desired for reference. If not available, some field measurements may be necessary to determine



the existing area square footages. Also of benefit would be site plans identifying the locations of each of the existing buildings. A schedule of all the existing vehicles, trucks, trailers, equipment, etc. will need to be provided by the DPW staff. Along with the identification of each piece of equipment, its size is critical to help determine the approximate facility size. If plow trucks are stored within the building with the plows attached, which they probably will, then that's the size that needs to be in the schedule. Floor areas for each piece of equipment will need to be determined by using existing similar areas as a reference or agreed upon sizes as determined by progress meetings. An overall schedule will be generated that details all current DPW equipment along with their approximate floor area sizes.

- Using the schedules generated for both the room areas and equipment areas, a calculation can be made to start to size the facility for programming needed. In addition to the actual floor area needed, square footage will also be required for access to all these areas. In the case of vehicle access, that's a substantial amount of square footage. Combining all required areas along with access areas will give an approximate overall facility floor area, along with area relationships, that will be shown as a building generic footprint.
- As defined previously, the intent of the programming phase is not to develop a constructable floor plan but determine the overall scope of the project along with an approximate building area to satisfy the program requirements. The schematic floor plan, not programming phase, will address actual site conditions along with needed site use. The site will dictate the floor plan layout, but the assessment will provide the program and possible size.
- As a reference, the programming building footprint will be overlaid on the existing Village Hall and DPW sites for a reference of scale.
- Throughout the assessment phase, communication between the Design Team is crucial to ensure all the Village's current and future needs are addressed in the program. The program is not in stone and should be updated as information and needs

change. It's assumed that four progress meetings will be needed, along with electronic communication, to formulate a program that meets and is embraced by the Village.

Architecturally, GRAEF will meet with the Village's staff to fully understand the Village's and DPW's needs.

This includes both current and projected future needs. Schedules and a building footprint for reference will be created that reflects these desires. Communication meetings that share program progress along with Village review and direction will occur throughout the process. All information, schedules and concept as acceptable to the staff will be included within the resulting report.

Since DPW's tend to be very specific and specialized to each community's needs, each project has unique solutions to that particular program. The RFP had referenced a facility in Oostburg that could be similar. Although in principle it may be similar, it's unknown how similar that building or other community's facilities are to the needs required by Random Lake. If required, GRAEF can interview Oostburg or any other community facility to determine what solution(s) they have that would apply to Random Lake, assuming they are receptive to sharing that information.

- Meetings: up to four (4) progress meetings with Village
- Deliverable: Architectural Space Needs Assessment Report



SECTIONS 1 & 2

A project timeline for a project such as this is typically 6-9 months. Our team is available and ready to complete on a faster timeline if desired by the Village. Below is a suggested timeline, beginning this summer and concluding March or April 2024.

Tasks 1-2	Summer – Fall 2023
Tasks 3-6	Winter 2023
Task 7	Spring 2024

SECTION 3

A project timeline for this work is approximately 3-4 months.

Summer – Fall 2023

Steven D. Wiley, AICP

Planning and Development Director
City of Ashland
601 Main Street West
Ashland, WI 54806
(715) 685-1610

Sara Hudson

Parks Director
City of Ashland
601 Main Street West
Ashland, WI 54806
(715) 685-1644

Leah Polzien

Main Street Calumet
(906) 934-3600
leah@mainstreetcalumet.com

Mary Rogers

City of Marion WI
mrogers@cityofmarionwi.gov
(715) 754-2124

Paul Boening

Village Manager
Village of Whitefish Bay
(414) 755 6516

Randy Kerkman

Village Administrator/Public Works Director
Village of Bristol
262-857-2368
admin@villageofbristol.org

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
ACH063023-2	6/30/2023	Lincoln National Life Insurance Co.	
06/01/2023		Manual Check	
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		Village - JUN 23 Life Ins	45556355670
100-00-21527-000-000		LIFE/DISABILITY INSURANCE	94.45
		Library - JUN 23 Life Ins	45556355670
		Total	776.08
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06/05/2023		Manual Check	
500-00-55110-310-000		Office Supplies	16.87
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500-00-55110-221-000		Telephone	141.42
		LIBRARY - CHARTER PHONE INTERNET	0017618040323
500-00-55110-310-000		Office Supplies	31.74
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		PSI - IRON REMOVAL EXAM	5320045
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		PSI - DISTRIBUTION EXAM	5320043
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100-00-51101-390-000		VILLAGE BOARD-MILEAGE/EXPENSES	23.53
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		RL PIZZERIA - EMPLOYEE LUNCH 042823	
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		OFFICE SUPPLY - FOLDER, TAPE, CALENDAR 5427722	
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		GOOGLE 2841-6424-7750	

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CAMBRIA HOTEL - WATER TRAINING		H6532739	
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TRACTOR SUPPLY - DRAG HARROW		1126651961	
100-00-53100-320-000		EDUCATION/TRAINING	46.10
WHICH WICH - TRAINING MEAL		910100029	
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BP - TRAINING MEAL		608181	
100-00-53100-320-000		EDUCATION/TRAINING	29.34
HOOTERS - TRAINING MEAL		028144	
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JERSEY MIKES - TRAINING MEAL		178682	
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MENARDS - RAILROAD TIES		64504	
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ONLINE STORES - FLAGS		CS1891834	
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ONLINE STORES - FLAGS		CS1891834	
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HARBOR FREIGHT - WIRE BRUSH, PAINT SUPPL		314093	
700-00-52600-010-000		NEW EQUIPMENT	114.90
AMAZON - CARBON MONOXIDE DETECTORS		11342884098255452	
700-00-52610-001-000		MISCELLANEOUS	37.07
AMAZON - AIR HOSE		113-2385050-6813857	

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		EMP - COMBO LUER LOCK TIP	94053963
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		BEST BUY - ANTIVIRUS	806757372209
700-00-52640-001-000		MISCELLANEOUS	31.64
		BEST BUY - LAPTOP BAG	806757372209
700-00-52640-001-000		MISCELLANEOUS	632.99
		BEST BUY - LAPTOP	806757372209
700-00-52650-005-000		TRAINING	545.00
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		CROWNE AIRPORT - NO RECEIPT	3743
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		SPEEDWAY - NO RECEIPT	5915
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	06/01/2023		Manual Check
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		MEDICARE	06/01/2023
100-00-21512-000-000		FEDERAL W/H	1,397.41
		FEDERAL	06/01/2023
		Total	4,856.91
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	06/12/2023		Manual Check
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		VILLAGE	JUL 23
100-00-21525-000-000		HEALTH INS	2,506.80
		LIBRARY	JUL 23
		Total	17,140.34

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Thru Account:

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06/15/2023		Manual Check	
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EMPLOYEE HRA		4066529	
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MEDICARE		6/15/23	
100-00-21512-000-000		FEDERAL W/H	1,363.08
FEDERAL		6/15/23	
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ACH063023-07	6/30/2023	AFLAC	
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600-00-51975-000-000		HEALTH SAVINGS ACCOUNT	10.00
EMPLOYEE HRA		4080595	

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ACCT

2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
660-00-51975-000-000		HEALTH SAVINGS ACCOUNT	10.00
EMPLOYEE HRA		4080595	
		Total	100.00
ACH063023-09	6/30/2023	WEX BANK	
06/28/2023		Manual Check	
100-00-53240-391-000		GAS & OIL (60%)	19.62
JACOBSON		83225	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	6.92
JACOBSON		83225	
660-00-54615-391-000		VEHICLES-GAS 20%	6.92
JACOBSON		83225	
100-00-53240-391-000		GAS & OIL (60%)	30.00
RED TRUCK		83339	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	10.00
RED TRUCK		83339	
660-00-54615-391-000		VEHICLES-GAS 20%	10.00
RED TRUCK		83339	
100-00-53240-391-000		GAS & OIL (60%)	16.37
FERRIS		83498	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	5.47
FERRIS		83498	
660-00-54615-391-000		VEHICLES-GAS 20%	5.47
FERRIS		83498	
100-00-53240-391-000		GAS & OIL (60%)	6.75
MIX GAS		83554	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	2.25
MIX GAS		83554	
660-00-54615-391-000		VEHICLES-GAS 20%	2.25
MIX GAS		83554	
100-00-53240-391-000		GAS & OIL (60%)	90.60
LOADER		83763	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	30.21
LOADER		83763	
660-00-54615-391-000		VEHICLES-GAS 20%	30.21
LOADER		83763	
100-00-53240-391-000		GAS & OIL (60%)	12.47
BACKHOE		84065	

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	4.16
BACKHOE		84065	
660-00-54615-391-000		VEHICLES-GAS 20%	4.16
BACKHOE		84065	
100-00-53240-391-000		GAS & OIL (60%)	27.18
SKID LOADER		84909	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	9.06
SKID LOADER		84909	
660-00-54615-391-000		VEHICLES-GAS 20%	9.06
SKID LOADER		84909	
100-00-53240-391-000		GAS & OIL (60%)	10.55
GAS CAN		84922	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	3.53
GAS CAN		84922	
660-00-54615-391-000		VEHICLES-GAS 20%	3.53
GAS CAN		84922	
100-00-53240-391-000		GAS & OIL (60%)	9.00
LAWN MOWER		84963	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	3.00
LAWN MOWER		84963	
660-00-54615-391-000		VEHICLES-GAS 20%	3.00
LAWN MOWER		84963	
100-00-53240-391-000		GAS & OIL (60%)	30.57
ORANGE MOWER		85386	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	10.19
ORANGE MOWER		85386	
660-00-54615-391-000		VEHICLES-GAS 20%	10.19
ORANGE MOWER		85386	
100-00-53240-391-000		GAS & OIL (60%)	24.29
ORANGE MOWER		86392	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	8.11
ORANGE MOWER		86392	
660-00-54615-391-000		VEHICLES-GAS 20%	8.11
ORANGE MOWER		86392	
100-00-53240-391-000		GAS & OIL (60%)	49.08
RED TRUCK		86407	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	16.36
RED TRUCK		86407	

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
660-00-54615-391-000		VEHICLES-GAS 20%	16.36
RED TRUCK		86407	
100-00-53240-391-000		GAS & OIL (60%)	25.23
ORANGE MOWER		86457	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	8.42
ORANGE MOWER		86457	
660-00-54615-391-000		VEHICLES-GAS 20%	8.42
ORANGE MOWER		86457	
100-00-53240-391-000		GAS & OIL (60%)	16.28
KUBOTA		86941	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	5.43
KUBOTA		86941	
660-00-54615-391-000		VEHICLES-GAS 20%	5.43
KUBOTA		86941	
100-00-53240-391-000		GAS & OIL (60%)	29.01
ORANGE MOWER		87655	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	9.67
ORANGE MOWER		87655	
660-00-54615-391-000		VEHICLES-GAS 20%	9.67
ORANGE MOWER		87655	
100-00-53240-391-000		GAS & OIL (60%)	23.18
RED MOWER		87812	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	7.73
RED MOWER		87812	
660-00-54615-391-000		VEHICLES-GAS 20%	7.73
RED MOWER		87812	
100-00-53240-391-000		GAS & OIL (60%)	57.72
RED TRUCK		88828	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	19.25
RED TRUCK		88882	
660-00-54615-391-000		VEHICLES-GAS 20%	19.25
RED TRUCK		88828	
100-00-53240-391-000		GAS & OIL (60%)	27.44
ORANGE MOWER		88882	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	9.15
ORANGE MOWER		88882	
660-00-54615-391-000		VEHICLES-GAS 20%	9.15
ORANGE MOWER		88882	

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-53240-391-000		GAS & OIL (60%)	24.50
RED MOWER		89047	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	8.17
RED MOWER		89047	
660-00-54615-391-000		VEHICLES-GAS 20%	8.17
RED MOWER		89047	
100-00-53240-391-000		GAS & OIL (60%)	18.54
1 TON		89296	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	6.18
1 TON		89296	
660-00-54615-391-000		VEHICLES-GAS 20%	6.18
1 TON		89296	
100-00-53240-391-000		GAS & OIL (60%)	26.21
RED MOWER		89525	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	8.74
RED MOWER		89525	
660-00-54615-391-000		VEHICLES-GAS 20%	8.74
RED MOWER		89525	
100-00-53240-391-000		GAS & OIL (60%)	32.04
JACOBSON		84973	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	10.69
JACOBSON		84973	
660-00-54615-391-000		VEHICLES-GAS 20%	10.69
JACOBSON		84973	
100-00-53240-391-000		GAS & OIL (60%)	55.43
FORD PICKUP		85135	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	18.49
FORD PICKUP		85135	
660-00-54615-391-000		VEHICLES-GAS 20%	18.49
FORD PICKUP		85135	
100-00-53240-391-000		GAS & OIL (60%)	57.00
FORD PICKUP		86440	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	19.01
FORD PICKUP		86440	
660-00-54615-391-000		VEHICLES-GAS 20%	19.01
FORD PICKUP		86440	
100-00-53240-391-000		GAS & OIL (60%)	43.63
GREY GMC		86565	

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	14.55
GREY GMC		86565	
660-00-54615-391-000		VEHICLES-GAS 20%	14.55
GREY GMC		86565	
100-00-53240-391-000		GAS & OIL (60%)	54.30
FORD PICKUP		87553	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	18.10
FORD PICKUP		87553	
660-00-54615-391-000		VEHICLES-GAS 20%	18.10
FORD PICKUP		87553	
100-00-53240-391-000		GAS & OIL (60%)	43.85
FORD PICKUP		88220	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	14.62
FORD PICKUP		88220	
660-00-54615-391-000		VEHICLES-GAS 20%	14.62
FORD PICKUP		88220	
100-00-53240-391-000		GAS & OIL (60%)	-49.03
REBATE		REBATE	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	-16.34
REBATE		REBATE	
660-00-54615-391-000		VEHICLES-GAS 20%	-16.34
REBATE		REBATE	
100-00-53240-391-000		GAS & OIL (60%)	-558.83
DUPLICATE PRIOR PAYMENT		OVERPAYMENT	
600-00-54615-391-000		VEHICLES-GAS/OIL 20%	-186.28
DUPLICATE PRIOR PAYMENT		OVERPAYMENT	
660-00-54615-391-000		VEHICLES-GAS 20%	-186.28
DUPLICATE PRIOR PAYMENT		OVERPAYMENT	
		Total	422.66

ACH063023-10 6/30/2023 MY TAX ACCT-WDOR
06/29/2023

Manual Check

100-00-21513-000-000	STATE W/H		797.90
STATE TAXES		06/01/2023	
100-00-21513-000-000	STATE W/H		813.57
STATE TAXES		06/15/2023	
100-00-21513-000-000	STATE W/H		831.70
STATE TAXES		06/29/2023	

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ACCT

2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			2,443.17
ACH063023-11	6/30/2023	EFTPS - ACH	
06/29/2023		Manual Check	
100-00-21511-000-000		FICA	3,460.66
SOCIAL SECURITY	6/29/23		
100-00-21511-000-000		FICA	809.36
MEDICARE	6/29/23		
100-00-21512-000-000		FEDERAL W/H	1,359.41
FEDERAL	6/29/23		
Total			5,629.43
ACH063023-12	6/30/2023	EMPLOYEE BENEFITS CORPORATION	
06/30/2023		Manual Check	
100-00-51420-136-000		HRA SERVICE FEES	20.00
FEES	4076090		
600-00-51421-136-000		HRA SERVICE FEES	20.00
FEES	4076090		
660-00-51421-136-000		HRA SERVICE FEES	20.00
FEES	4076090		
Total			60.00
ACH063023-13	6/30/2023	WRS - ACH	
06/30/2023		Manual Check	
100-00-16500-000-000		PREPAYMENTS	4,979.48
VILLAGE	MAY 23		
100-00-16500-000-000		PREPAYMENTS	782.10
LIBRARY	MAY 23		
Total			5,761.58
Grand Total			48,788.91

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2822 GENERAL FUND

Dated From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND	44,355.75
Total Expenditure from Fund # 500 - LIBRARY	190.03
Total Expenditure from Fund # 600 - WATER FUND	831.55
Total Expenditure from Fund # 660 - WASTEWATER FUND	446.07
Total Expenditure from Fund # 700 - AMBULANCE FUND	2,965.51
Total Expenditure from all Funds	48,788.91

3655 UTILITY CHECKING

ALL Checks

Posted From: 6/30/2023From Account:

Thru: 6/30/2023Thru Account:

Check Nbr	Check Date	Payee		Amount
ACH063023-01	6/30/2023	COLLINS STATE BANK		
06/07/2023			Manual Check	
600-00-51130-000-000		BANK FEE		25.25
DEPOSIT SLIPS			060723	
660-00-51130-000-000		BANK FEE		25.26
DEPOSIT SLIPS			06072023	
			Total	50.51
			Grand Total	50.51

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3655 UTILITY CHECKING

ALL Checks

Posted From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Amount

Total Expenditure from Fund # 600 - WATER FUND

25.25

Total Expenditure from Fund # 660 - WASTEWATER FUND

25.26

Total Expenditure from all Funds

50.51

3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 6/30/2023From Account:

Thru: 6/30/2023Thru Account:

Check Nbr	Check Date	Payee	Amount
ACH063023-01	6/30/2023	Spectrum Business, Time Warner Cable	
06/05/23		Manual Check	
700-00-52640-002-000	INTERNET		149.99
INTERNET		0018129050623	
		Total	149.99
ACH063023-02	6/30/2023	WEX BANK	
06/16/2023		Manual Check	
700-00-52690-003-000	FUEL-TRUCKS		74.04
1798		46376	
700-00-52690-003-000	FUEL-TRUCKS		23.50
1783		46708	
700-00-52690-003-000	FUEL-TRUCKS		32.12
1782		47351	
700-00-52690-002-000	FUEL-EMS		107.63
1752		48352	
700-00-52690-003-000	FUEL-TRUCKS		45.85
1783		48589	
700-00-52690-003-000	FUEL-TRUCKS		27.63
1783		50498	
700-00-52690-003-000	FUEL-TRUCKS		85.69
UNKNOWN - NO RECEIPT		51222	
700-00-52690-003-000	FUEL-TRUCKS		23.66
UNKNOWN - NO RECEIPT		52505	
700-00-52690-003-000	FUEL-TRUCKS		16.11
UNKNOWN - NO RECEIPT		53851	
700-00-52690-003-000	FUEL-TRUCKS		91.06
UNKNOWN - NO RECEIPT		54539	
700-00-52690-003-000	FUEL-TRUCKS		93.69
UNKNOWN - NO RECEIPT		55174	
700-00-52690-003-000	FUEL-TRUCKS		10.00
PAPER INVOICE FEE		06162023	
700-00-52690-003-000	FUEL-TRUCKS		-99.15
PREVIOUS CREDIT BALANCE		06162023	
		Total	531.83
		Grand Total	681.82

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3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 6/30/2023

From Account:

Thru: 6/30/2023

Thru Account:

Amount

Total Expenditure from Fund # 700 - AMBULANCE FUND

681.82

Total Expenditure from all Funds

681.82

3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/05/2023 From Account:
Thru: 7/05/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
1124	7/05/2023	101 HEATING LLC	
6/25/23 INVOICE			
700-00-52610-002-000		BUILDING REPAIR	500.00
ALUMINUM CHIMNEY LINER FOR WATER HEATER	6/25/23		
		Total	500.00
1125	7/05/2023	Casey's Business Mastercard	
6/18/23 STATEMENT			
700-00-52690-003-000		FUEL-TRUCKS	68.74
6/1/23 UNIT 24, NO RECEIPT		4103829	
700-00-52690-003-000		FUEL-TRUCKS	83.29
6/3/23 UNIT 32, NO RECEIPT		4129689	
700-00-52690-003-000		FUEL-TRUCKS	75.00
6/17/23 LATE PAYMENT FEE		31680150	
700-00-52690-003-000		FUEL-TRUCKS	75.00
PRIOR BALANCE LATE FEE PENALTY	7/17/23		
		Total	302.03
1126	7/05/2023	CITY OF PORT WASHINGTON	
6/20/23 STATEMENT			
700-00-52600-013-000		PARAMEDIC INTER	280.00
6/4/23 X ALS BASE RATE		PWWI-23-3093:1	
		Total	280.00
1127	7/05/2023	JD OUTBOARDS	
6/14/23 INVOICE			
700-00-52670-001-000		MISCELLANEOUS	70.00
6/14/23 TRANSOM SAVER		1010	
		Total	70.00
1128	7/05/2023	JERRYS TRANSMISSION SERVICE INC	
FERNO TRANSCEND STAIR C, HEAD REST			
700-00-52600-010-000		NEW EQUIPMENT	20,121.00
FERNO TRANSCEND STAIR C, HEAD REST		0039725	
		Total	20,121.00
1129	7/05/2023	JOAN EDWARDS	
6/12/23 INVOICE			
700-00-52630-001-000		MISCELLANEOUS	9.09
WET SUIT JACKET 3XL	6/12/23		

3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/05/2023 From Account:
Thru: 7/05/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
700-00-52630-001-000		MISCELLANEOUS	13.64
		WET SUIT VEST L	6/12/23
700-00-52640-003-000		COPY MACHINE	3.25
		ONE HALF PACK COPY PAPER	6/12/23
Total			25.98
1130	7/05/2023	MACQUEEN EQUIPMENT	
	6/15/23	INVOICE	
700-00-52670-001-000		MISCELLANEOUS	7,221.89
		HURST VETTER EM RESCUE KIT, FREIGHT CHR	013496
Total			7,221.89
1131	7/05/2023	MBM	
	6/21/23	INVOICE	
700-00-52640-003-000		COPY MACHINE	21.35
		COPIER USAGE	IN4535726
Total			21.35
1132	7/05/2023	TRUSTEES OF THE RANDOM LAKE	
	6/1/23	STATEMENT	
700-00-52640-011-000		TRUSTEE PURCHASES	314.99
		OVERPAYMENT	
Total			314.99
1133	7/05/2023	Village of Random Lake	
	6/13/23	INVOICE	
700-00-52610-004-000		WATER/SEWER	363.72
		RL FIRE DEPT UTILITY 000-0680-00	000-0680-00
Total			363.72
Grand Total			29,220.96

28,905.97

Excludes check 1132, previously approved at 07/03/2023 meeting.

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3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/05/2023

From Account:

Thru: 7/05/2023

Thru Account:

Amount

Total Expenditure from Fund # 700 - AMBULANCE FUND

29,220.96

Total Expenditure from all Funds

29,220.96

28,905.97

2939 LAKEVIEW LIBRARY (COLLINS)

ALL Checks

Posted From: 7/12/2023

From Account:

Thru: 7/12/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
2393	7/12/2023	Baker & Taylor	
6/30/23 INVOICE			
500-00-55110-341-000		AV Materials	16.55
AV MATERIALS		H65435340	
		Total	16.55
2394	7/12/2023	Baker & Taylor	
6/15/23 INVOICE			
500-00-55110-341-000		AV Materials	56.85
AV MATERIALS		H65377980	
		Total	56.85
2395	7/12/2023	Baker & Taylor	
6/12/23 INVOICE			
500-00-55110-341-000		AV Materials	69.07
AV MATERIALS		H65306290	
		Total	69.07
2396	7/12/2023	Baker & Taylor	
6/15/23 INVOICE			
500-00-55110-342-000		Books	65.41
BOOKS		2037603378	
		Total	65.41
2397	7/12/2023	Baker & Taylor	
6/15/23 INVOICE			
500-00-55110-342-000		Books	262.46
BOOKS		2037603318	
		Total	262.46
2398	7/12/2023	Baker & Taylor	
6/7/23 INVOICE			
500-00-55110-342-000		Books	115.72
BOOKS		2037584630	
		Total	115.72
2399	7/12/2023	Baker & Taylor	
5/31/23 INVOICE			
500-00-55110-342-000		Books	223.44
BOOKS		2037563555	

2939 LAKEVIEW LIBRARY (COLLINS)

ALL Checks

Posted From: 7/12/2023 From Account:
Thru: 7/12/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			223.44
2400	7/12/2023	CANON FINANCIAL SERVICES INC	
6/12/23 INVOICE			
500-00-55110-241-000		Copy Machine	199.20
		COPY MACHINE 30671843	
Total			199.20
2401	7/12/2023	CENGAGE LEARNING	
6/12/23 INVOICE			
500-00-55110-342-000		Books	95.17
		BOOKS 81380461	
Total			95.17
2402	7/12/2023	Center Point Large Print	
6/3/23 INVOICE			
500-00-55110-342-000		Books	126.60
		BOOKS 2020250	
Total			126.60
2403	7/12/2023	Demco Inc.	
7/5/23 INVOICE			
500-00-55110-310-000		Office Supplies	138.89
		OFFICE SUPPLIES 7329361	
Total			138.89
2404	7/12/2023	Department of Administration	
6/12/23 INVOICE			
500-00-55110-313-000		Internet Access	600.00
		TEACH SERVICE 505-0000080480	
Total			600.00
2405	7/12/2023	Monarch Library System	
6/27/23 INVOICE			
500-00-55110-344-000		Monarch	504.75
		6/27/23 INVOICE 415966	
Total			504.75
2406	7/12/2023	Quill Corporation	
6/16/23 INVOICE			

2939 LAKEVIEW LIBRARY (COLLINS)

ALL Checks

Posted From: 7/12/2023 From Account:
Thru: 7/12/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
500-00-55110-310-000		Office Supplies	28.98
OFFICE SUPPLIES		33064368	
		Total	28.98
2407	7/12/2023	Village of Random Lake	
6/13/23 INVOICE			
500-00-55110-222-000		Sewer, Water	48.28
000-2540-00		000-2540-00	
		Total	48.28
2408	7/12/2023	WE ENERGIES	
6/27/23 INVOICE			
500-00-55110-220-000		Electricity	640.50
ELECTRIC SERVICE		4634986466	
500-00-55110-223-000		Gas	9.24
GAS SERVICE		4634986466	
		Total	649.74
		Grand Total	3,201.11

7/14/2023

11:59 AM

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2939 LAKEVIEW LIBRARY (COLLINS)

ALL Checks

Posted From: 7/12/2023

From Account:

Thru: 7/12/2023

Thru Account:

Amount

Total Expenditure from Fund # 500 - LIBRARY

3,201.11

Total Expenditure from all Funds

3,201.11



Village Board Meeting
Monday, July 3, 2023
6:30 pm

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. Call to Order, Roll Call: President San Felippo called the meeting to order at 6:30 pm. Trustees present included Eric Stowell, Elizabeth Manian, Duane Urbanski, Mike San Felippo, and Jeff Schultz. Keri Wallenkamp attended virtually. Village staff present included Clerk/Treasurer Stephanie Waala, and DPW Director Peter Lederer. For additional attendees see attached sign-in sheet.

2. Pledge of Allegiance.

3. Public Comments on non-agenda items (*limit 3 minutes per speaker*)

Staci Schluechtermann, 243 Christine's Way, GASB requires minimum reporting and the summary that was presented at the last meeting was not up to that standard. The audit report should be put on the website.

4. New Business:

- a. Discussion and Possible Action on the approval of Ehlers conducting a cash flow analysis.

President San Felippo informed the board that the Village Engineer was tasked to work with Jon Cameron of Ehlers on a sewer rate study. Ehlers came back with a proposal to do the study for \$3,000.

Trustee Urbanski inquired as to why this should be done when it has been done multiple times before. Trustee Wallenkamp informed the board she requested to see what amount can be put toward treatment plant.

Trustee Schultz inquired as to if the village engineer has reviewed previous reports. President San Felippo informed the board that he has.

Trustee Wallenkamp inquired as to what are the numbers to get us out of the red. Trustee Urbanski informed the board it was \$177,000.

President San Felippo made a motion to approve contracting Ehlers to create a rate recommendation over a designated period of time to build capacity for upgrades to the wastewater treatment facility at a cost of up to \$3,000 to be taken out of the sewer savings account; motion was seconded by Trustee Manian. Motion carried 6-0.

- b. Discussion and Possible Action on the approval of a July 1, 2023 – June 30, 2024 Class "B" Beer & "Class B" Liquor License for:

- *Random Lake Entertainment District LLC; 78 Bentert St, 430 1st St, and parcel # 59176740980; Jeffrey Todd Schultz, Agent*

Trustee Urbanski made a motion to approve as submitted, motion was seconded by Trustee Stowell. Motion carried 5-0, Trustee Schultz abstained.

- c. Discussion and Possible Action on the approval of Board Members attendance of a Financial Training Webinar

Trustee Urbanski informed the board the League of Wisconsin Municipalities is hosting a Financial Budgeting Webinar on July 25th from 9-11:30 am and would like the board to attend.

Trustee Stowell made a motion to move as submitted, motion was seconded by Trustee Manian. Motion carried 6-0.

- d. Discussion and Possible Action on the Recommendation of the Lake, Parks, and Recreation Committee related to the purchasing of a pontoon boat.

Trustee Manian informed the board that they are recommending a purchase of up to \$7,000 for a pontoon and upgrades to make it usable.

Trustee Stowell informed the board that the current boat being used to remove buoys is not sufficient. Peter requested a dollar amount to purchase a pontoon to help with ease and safety of installing and removing the buoys in the lake.

Trustee Wallenkamp requests that quotes for companies to install be obtained. Mike and Peter will do.

- e. Discussion and Possible Action on the Approval of Temporary Liquor Licenses for the Trustees of the Random Lake Fire Department on July 13, 2023; July 20, 2023; July 27, 2023; August 3, 2023; August 10, 2023; August 17, 2023; August 24, 2023; & August 31, 2023.

Trustee Wallenkamp made a motion to approve as submitted; motion seconded by Trustee Stowell. Motion carried 6-0.

- 5. Consent Agenda – items within the consent agenda can be considered individually if the Village Board chooses to do so:

- a. Approval of 06/20/2023 Fire/Ambulance Checks: Ambulance Fund \$11,804.78
- b. Approval of 06/29/2023 General Checks: General Fund \$119,867.50
- c. Approval of 07/05/2023 General Checks: General Fund \$39,173.92
- d. Approval of 07/05/2023 Utility Checks: Water Fund \$2,251.44; Sewer Fund \$27,626.83

- e. Approval of 07/05/2023 Fire/Ambulance Checks: Ambulance Fund \$314.99
- f. Approval of Village Board Meeting Minutes from 06/05/2023 & 06/19/2023
- g. Approval of Payroll Vouchers issued 06/15/23 & 06/29/23

Trustee Stowell made a motion to approve as submitted; motion seconded by Trustee Urbanski.
Motion carried 6-0.

6. Staff and committee reports:

- a. Clerk/Treasurer – yearly purging of old files being conducted and am seeking shredding companies. Village Hall will be closed July 18 & 19 due to schedule conflicts.
- b. Public Works – painting of no parking areas throughout the village is being done. When completed then they will work on crosswalks.
- c. Committees – Finance – meeting to be held on Monday at 5 pm
- d. President – beach has been busy this week. Rock buoys by the point have been moved

7. Adjourned at 7:02 pm

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 07/11/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.



Village Board Meeting
Monday, July 13, 2023
5:00 pm

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. Call to Order, Roll Call: Trustee Duane Urbanski called the meeting to order at 5:00 pm. Trustees present included Elizabeth Manian, Duane Urbanski, Jeff Schultz, and Barbara Ruege. Keri Wallenkamp attended virtually at 6:08. Village staff present included Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign-in sheet.
2. Presentations on Community Master Plan, Downtown Amenities and Space Needs Assessment.

The following presentations were made:

- Graef – Craig Huebner, Kristan Sanchez, Wayne Tillmann, Michael Paulus
- Ayres – Amanda Arnold
- Fehr Graham & Studio GWA – Tom TeBeest, Ashley Sarver, Michael Smith

3. Discussion and Possible Action on a Recommendation the Village Board related to hiring of a consultant to create/implement a Community Master Plan, Downtown Amenities and Space Needs Assessment.

No action taken

4. Adjourned at 8:02 pm

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 07/14/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.

7/11/2023

Village of Random Lake
P.O. Box 344
Random Lake, WI 53075-034
clerk@randomlakewi.com

It is our intent to provide you with complete information as to the activity conducted by our officers while on Village of Random Lake contract patrol duty. Our hope is that it will be informative and transparent for you.

The Village of Random Lake contracts with the Sheboygan County Sheriff's Office for 84 hours of service per month. During June 2023, 86 hours of contract were completed. 29 complaints were generated. Within those complaints; 8 Written Warnings, 6 Parking/Boat Launch Citations, 2 Traffic Citations, 0 Misdemeanor charges, 0 Felony Arrest, 0 Warrant Arrest, 0 Juvenile Referrals, 0 Property Damage Accidents, The following is a summary of the complaints for **June 2023**:

<u>Date Time</u>	<u>Complaint # Nature of Call</u>	<u>Location</u>	<u>Result</u>
<u>06/01/23</u> <u>1037</u>	S23-07491 Traffic stop	Fist Street/Allen Street	Warning was issued for speeding.
<u>06/02/23</u> <u>0600</u>	S23-07558 Assist	420 1 st Street	Assist Ozaukee County Sheriff with search warrant.
<u>06/02/23</u> <u>0135</u>	S23-07551 Open Door	W4873 County Road RR Eric Von Schledorn Ford	Building was searched and secured. Nothing suspicious was located.
<u>06/02/23</u> <u>0915</u>	S23-07570 Traffic Stop	Butler Street/Hickory Dr	Warning issued for illegible license plates.
<u>06/03/23</u> <u>1445</u>	S23-07648 Parking Problem	96 Russel Dr.	Parking cite issued for parking in the Lakeview Park parking lot without visible stickers. Another individual parked in no parking zone on Russel Dr. He was verbally warned and moved his vehicle.
<u>06/03/23</u> <u>0848</u>	S23-07633 Boat Launch	Lakeview Parking Lot	Two parking citations issued for boat launch violations.
<u>06/05/23</u> <u>0040</u>	S23-06358 Bike Patrol	Village at Large	Bike patrolled the village checking businesses and parks. No activity was reported.
<u>06/06/23</u> <u>2320</u>	S23-07844 Traffic Stop	STH 57/ Orth Dr	Citation issued for speeding.
<u>06/07/23</u> <u>2236</u>	S23-07910 Traffic Stop	STH 144/ N. Spring Street	Warning issued for failure to stop for stop sign.
<u>06/08/23</u> <u>1340</u>	S23-07941 Ordinance	96 Russel Dr. (Lakeview Park)	Spoke with a driver entering the exit portion of the lot and educated them that there is a fee to park in the lot. No additional action taken.
<u>06/08/23</u> <u>0130</u>	S23-07923 Suspicious	5 th Street/Butler Street	Group of juveniles that started walking away after seeing squad car. Deputy made contact and determined that they were walking to a friend's house to sleepover. This was confirmed with the parent.
<u>06/09/23</u> <u>1812</u>	S23-08010 Traffic stop	Butler Street/Hickory Dr.	Warning issued for failure to stop for a stop sign.

<u>06/10/23</u> <u>1940</u>	S23-08085 Open Door	100 Industrial Dr Sheridan	Building was searched and secured. Keyholder contacted to reset the alarm.
<u>06/11/23</u> <u>0520</u>	S23-08101 Open Door	218 Allen Street Darlene's	Building searched and secured. Nothing suspicious was located.
<u>06/11/23</u> <u>0700</u>	S23-08102 Parking	Lakeview Park	Parking citation issued for vehicle with boat launch tag with date or information completed.
<u>06/11/23</u> <u>1940</u>	S23-08133 Open Door	619 Carroll Street	Abandoned building searched and unable to secure. Building was dangerous and inhabitable.
<u>06/13/23</u> <u>1525</u>	S23-08228 Assist	STH 57/Evergreen Dr	Located disabled vehicle but no assistance was needed.
<u>06/15/23</u> <u>0945</u>	S23-08311 Traffic stop	Allen Street/ Grand Ave	Warning issued for no front license plate.
<u>06/17/23</u> <u>0131</u>	S23-08421 Open Door	605 Random Lake Random Lake School District	Open door located at W-11. Building was searched and secured. Nothing suspicious was located.
<u>06/18/23</u> <u>0325</u>	S23-08481 Open Door	115 Allen Street Ace Hardware	Building was searched and secured. Nothing suspicious was located.
<u>06/19/23</u> <u>2245</u>	S23-08601 Traffic stop	Hickory Dr/Butler Street	Warning issued for operating without headlights.
<u>06/19/23</u> <u>0215</u>	S23-06060 Follow up	561 Wester Ave	Deployed speed data recorder and spoke with neighbor about speed concerns in the area.
<u>06/21/23</u> <u>1650</u>	S23-08687 Parking	Russel Dr/Butler Street	Two parking citation issued for parking in no parking zone.
<u>06/21/23</u> <u>1840</u>	S23-08692 Traffic stop	Hickory Dr/Lake Breeze Ln.	Citation issued for operating while suspended.
<u>06/23/23</u> <u>0730</u>	S23-08785 Ordinance	724 Random Lake Road	Warning issued for improper storage of unlicensed vehicles.
<u>06/23/23</u> <u>0730</u>	S23-08786 Ordinance	724 Random Lake Road	Warning issued for improper storage of unlicensed vehicles.
<u>06/24/23</u> <u>0038</u>	S23-08839 Field Interview	Lake Dr/W. Lake Dr	Deputy contacted three individuals standing near two vehicles. They were only talking before heading in for the night.
<u>06/24/23</u> <u>1015</u>	S23-08853 DNR violation	96 Russel Dr. Lakeview Park	Complaint of jet ski causing wake during prohibited hours.
<u>06/29/23</u> <u>1940</u>	S23-09165 Traffic stop	CTH K/STH 57	Vehicle was stopped based on registered owner showing no license issued. They were able to provide a valid out of state license. No action taken.

Please feel free to contact me with any questions or concerns you might have.

Sergeant Timothy McNeil
Sheboygan Sheriff's Office Patrol Division
Shift Commanders Desk (920) 459-3114
timothy.mcneil@sheboygancounty.com



Professionalism / Respect / Integrity / Dedication / Employee Value

7/14/2023

2:18 PM

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ACCT

2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
32997	7/18/2023	ARCHER MAT RENTAL & SALES LLC	
7/4/23 INVOICE			
100-00-51600-230-000		VILLAGE HALL - S.M.R.E	4.70
1-3'X5' BLACK MINK MAT		37956	
100-00-51600-230-000		VILLAGE HALL - S.M.R.E	18.74
2-3'X10' BLACK MINK MATS		37956	
Total			23.44
32998	7/18/2023	ASSESSMENT TECHNOLOGIES OF WISCONSIN LLC	
6/28/23 INVOICE			
100-00-51530-210-000		ASSESSING-PROF SERVICES	1,950.00
ASSESSMENT SERVICES 2023 2ND QTR		INV4328749	
Total			1,950.00
32999	7/18/2023	CANON SOLUTIONS AMERICA INC	
6/22/23 INVOICE			
100-00-51420-290-000		LEASED OFFICE EQUIPMENT	13.89
COPIER MAINTENANCE		6004643711	
Total			13.89
33000	7/18/2023	CLIFTONLARSONALLEN LLP	
6/27/23 INVOICE			
100-00-51510-210-000		ACCOUNTING-PROF SERVICES	1,050.00
2022 AUDIT		3777575	
Total			1,050.00
33001	7/18/2023	Computer Service Specialists, Inc.	
7/1/23 INVOICE			
100-00-51422-390-000		TECHNOLOGY - S, M, R, E	100.00
SERVER JULY 23		202770	
100-00-51422-390-000		TECHNOLOGY - S, M, R, E	151.67
WORKSTATION JULY 23		202770	
100-00-51422-390-000		TECHNOLOGY - S, M, R, E	16.67
NETWORK EQUIPMENT JULY 23		202770	
Total			268.34
33002	7/18/2023	DOEGNITZ ACE HARDWARE	
7/2/23 INVOICE			
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	3.68
6/6/23 LAKEVIEW PARK		18802	

7/14/2023

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ACCT

2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023 From Account:
 Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	9.77
6/6/23	LAKEVIEW PARK	18805	
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	22.40
6/12/23	LAKEVIEW PARK	18827	
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	23.96
6/21/23	LAKEVIEW PARK	18858	
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	2.99
6/29/23	LAKEVIEW PARK	18881	
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	7.99
6/22/23	LAKEVIEW PARK	18865	
100-00-53300-230-000		STREET/STREET SIGN MAINT	8.76
6/27/23	STREETS	18873	
100-00-53300-230-000		STREET/STREET SIGN MAINT	16.98
6/20/23	STREETS	18853	
100-00-53230-230-000		SHOP-S,M,R,E	46.70
6/7/23	WASHER, BLADE, PIPE, COUPLING	18807	
100-00-53230-230-000		SHOP-S,M,R,E	14.24
6/8/23	NUTS, SCREWS, TRASH BAGS	18768	
		Total	157.47
33003	7/18/2023	GENE JOHNSON	
7/14/23	INVOICE		
100-00-46135-000-000		PAVILLION RENTAL	50.00
7/14/23	PAVILION DEPOSIT REFUND	7/14/23	
		Total	50.00
33004	7/18/2023	HAWLEY KAUFMAN & KAUTZER S.C.	
6/29/23	INVOICE		
100-00-51300-210-000		LEGAL-PROFESSIONAL SERVICES	227.50
	TRAFFIC COURT LEGAL	70	
		Total	227.50
33005	7/18/2023	Home Depot Credit Services	
6/28/23	STATEMENT		
100-00-53300-230-000		STREET/STREET SIGN MAINT	43.97
6/5/23	RECEIPT	6014269	
100-00-53300-230-000		STREET/STREET SIGN MAINT	158.14
6/12/23	RECEIPT	9512268	

7/14/2023

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2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023 From Account:
 Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-55210-230-000		KIRCHER PARK-S,M,R,E	144.33
6/26/23 RECEIPT		5621346	
100-00-53230-230-000		SHOP-S,M,R,E	122.32
6/26/23 RECEIPT		5621347	
Total			468.76
33006	7/18/2023	Lakeside International Trucks	
6/30/23 INVOICE			
100-00-53240-391-000		GAS & OIL (60%)	51.24
6/30/23 INVOICE		4088116P	
Total			51.24
33007	7/18/2023	MIDSTAR PRINTING	
6/27/23 INVOICE			
100-00-55420-230-001		MUSIC IN THE PARK EXPENSES	95.38
BUSINESS CARDS-LAURIE		4747	
Total			95.38
33008	7/18/2023	MIKE SAN FELIPPO	
7/9/23 INVOICE			
100-00-46135-000-000		PAVILLION RENTAL	50.00
7/9/23 PAVILION DEPOSIT REFUND			
Total			50.00
33009	7/18/2023	MUNICIPAL LAW & LITIGATION GROUP S.C.	
6/29/23 INVOICE			
100-00-51300-210-000		LEGAL-PROFESSIONAL SERVICES	624.00
VILLAGE LEGAL		10077	
Total			624.00
33010	7/18/2023	RANDOM LAKE FIRE DEPT AMBULANCE FUND	
7/9/23 INVOICE			
100-00-51420-320-000		EDUCATION/TRAINING	110.00
HEARTSAVER CPR AED COURSE & CARD DPW			
Total			110.00
33011	7/18/2023	REBECCA MERKEL	
7/15/23 INVOICE			
100-00-46130-000-000		BOAT LAUNCH	50.00
7/15/23 PAVILION DEPOSIT REFUND			

2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023 From Account:
Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			50.00
33012	7/18/2023	SHERWIN WILLIAMS COMPANY	
6/27/23 INVOICE			
100-00-55210-230-000		KIRCHER PARK-S,M,R,E	22.86
6/27/23 INVOICE		4649-9	
Total			22.86
33013	7/18/2023	SYLVIA YOHO	
7/16/23 INVOICE			
100-00-46135-000-000		PAVILLION RENTAL	50.00
7/16/23 PAVILION DEPOSIT REFUND		7/16/23	
Total			50.00
33014	7/18/2023	THE SOUNDER	
6/30/23 INVOICE			
100-00-51420-213-000		PUBLISHING	292.45
5/1, 6/8 MINUTES & BILLS		115021	
100-00-51420-213-000		PUBLISHING	297.22
6/8, 5/15 MINUTES & BILLS		115021	
100-00-51420-213-000		PUBLISHING	42.30
6/8 LIQUOR LICENSES		115021	
100-00-51420-213-000		PUBLISHING	25.85
6/22 RL ENTERTAINMENT DISTRICT		115021	
100-00-51420-213-000		PUBLISHING	23.26
6/29 RL ENTERTAINMENT DISTRICT		115021	
Total			681.08
33015	7/18/2023	Uline	
7/3/23 INVOICE			
100-00-55220-230-000		LAKEVIEW PARK-S,M,R,E	66.60
7/3/23 ORDER		165523236	
100-00-55210-230-000		KIRCHER PARK-S,M,R,E	66.60
7/3/23 INVOICE		165523236	
100-00-55211-230-000		BERTRAM PARK-S,M,R,E	66.61
7/3/23 INVOICE		165523236	
Total			199.81
33016	7/18/2023	UNIFIRST CORPORATION	
6/27/23 INVOICE			

7/14/2023

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2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
100-00-53100-325-000		UNIFORMS	41.88
		UNIFORMS	1306663
		Total	41.88
33017	7/18/2023	UNIFIRST CORPORATION	
	7/4/23	INVOICE	
100-00-53100-325-000		UNIFORMS	22.91
		UNIFORMS	1307734
		Total	22.91
33018	7/18/2023	UNIFIRST CORPORATION	
	7/11/23	INVOICE	
100-00-53100-325-000		UNIFORMS	25.56
		UNIFORMS	1308772
		Total	25.56
33019	7/18/2023	Walt Grotelueschen	
	7/14/23	INVOICE	
100-00-52500-000-000		BUILDING INSPECTOR	3,615.40
		2ND QUARTER 2023 BUILDING INSPECTIONS	
		Total	3,615.40
33020	7/18/2023	WAUSAU EQUIPMENT COMPANY LLC	
	3/1/23	INVOICE	
100-00-53240-360-000		VEHICLE-S.M.R.E	1,829.68
		3/1/23 INVOICE	8419753
		Total	1,829.68
33021	7/18/2023	WE ENERGIES	
	06/27/23	INVOICE	
100-00-53420-220-000		STREET LIGHTS	4,185.92
		STREET LIGHTS	4635027166
		Total	4,185.92
33022	7/18/2023	WE ENERGIES	
	6/27/23	INVOICE	
100-00-51600-220-000		ELECTRIC/GAS-VILLAGE HALL	9.84
		110A BUTLER ST	4634607011
		Total	9.84

7/14/2023

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2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
33023	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-53230-221-000		UTILITIES-SHOP	175.47
800 KRIER LN		4634956557	
Total			175.47
33024	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55213-220-000		JESSE BAY PARK-CARROLL ST	14.22
CARROLL ST		4636203165	
Total			14.22
33025	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-51600-220-000		ELECTRIC/GAS-VILLAGE HALL	203.19
96 RUSSELL DR		4634385838	
Total			203.19
33026	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55170-220-000		MEMORIAL PLOT-ELECTRICITY	23.11
431 1ST ST		4635005056	
Total			23.11
33027	7/18/2023	WE ENERGIES	
6/30/23			
100-00-55220-220-000		LAKEVIEW PARK-ELECTRICITY	6.61
54 RUSSELL DR		4640817260	
Total			6.61
33028	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55220-220-000		LAKEVIEW PARK-ELECTRICITY	65.03
66 RUSSELL DR		4636196209	
Total			65.03
33029	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55210-220-000		KIRCHER PARK-ELECTRICTY	346.18
598 GRAND AVE		4635231655	

2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023 From Account:
Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			346.18
33030	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55210-220-000		KIRCHER PARK-ELECTRICTY	196.84
590 GRAND AVE		4635566111	
Total			196.84
33031	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-55211-220-000		BERTRAM PARK-ELECTRICITY	245.82
529 1ST ST		4634437931	
Total			245.82
33032	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
100-00-56321-220-000		ENTRY SIGNS VILLAGE-ELECTRIC	17.24
890 CARROLL ST		4634387304	
Total			17.24
33033	7/18/2023	WE Energies - work requests	
5/5/23 INVOICE			
100-00-55220-220-000		LAKEVIEW PARK-ELECTRICITY	1,748.50
WORK REQUEST #4866625		5/5/23	
Total			1,748.50
33034	7/18/2023	WM CORPORATE SERVICES INC	
7/5/23 INVOICE			
100-00-53620-390-000		GARBAGE-CONTRACT	6,021.71
96 Gallon Cart Service		0088437-4172-2	
100-00-53620-390-001		RECYCLING-CONTRACT	2,042.49
96 Gallon Cart Service - Recycle		0088437-4172-2	
Total			8,064.20
33035	7/18/2023	CANON SOLUTIONS AMERICA INC	
6/22/23 INVOICE			
100-00-51420-290-000		LEASED OFFICE EQUIPMENT	67.30
COPIER USEAGE		6004642916	
Total			67.30

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2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
Grand Total			27,048.67

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2822 GENERAL FUND

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Amount

Total Expenditure from Fund # 100 - GENERAL FUND

27,048.67

Total Expenditure from all Funds

27,048.67

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
1081	7/18/2023	AGSOURCE	
6/29/23 INVOICE			
660-00-54610-397-000		TEST LAB-OUTSIDE SERVICES	1,397.50
WWTP		MAS000006812	
Total			1,397.50
1082	7/18/2023	CANON SOLUTIONS AMERICA INC	
6/22/23 INVOICE			
600-00-51421-390-000		C/T - supplies, expenses	13.88
COPIER MAINTENANCE		6004643711	
660-00-51421-390-000		OFFICE SUPPLIES/EXP	13.89
COPIER MAINTENANCE		6004643711	
Total			27.77
1083	7/18/2023	Computer Service Specialists, Inc.	
SERVER JULY 23			
600-00-51422-391-000		TECHNOLOGY	100.00
SERVER JULY 23		202770	
660-00-51422-391-000		TECHNOLOGY	100.00
SERVER JULY 23		202770	
600-00-51422-390-000		COMPUTERS.SOFTWARE	151.67
WORKSTATION JULY 23		202770	
660-00-51422-391-000		TECHNOLOGY	151.66
WORKSTATION JULY 23		202770	
600-00-51422-391-000		TECHNOLOGY	16.67
NETWORK EQUIP JULY 23		202770	
660-00-51422-391-000		TECHNOLOGY	16.66
NETWORK EQUIP JULY 23		202770	
Total			536.66
1084	7/18/2023	CORE & MAIN LP	
6/30/23 INVOICE			
660-00-54630-390-000		METERS-S,M,R,E	983.53
6/30/23 INVOICE		T116668	
Total			983.53
1085	7/18/2023	DOEGNITZ ACE HARDWARE	
7/2/23 INVOICE			
660-00-54600-390-000		WWTP - S,M,R,E	0.78
6/14/23 WWTP		18834	

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ACCT

3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
660-00-54600-390-000	6/12/23	WWTP - S,M,R,E WASP SPRAY	9.18
		18828	
660-00-54600-390-000	6/14/23	WWTP - S,M,R,E WWTP	13.18
		18838	
660-00-54600-390-000	6/27/23	WWTP - S,M,R,E AIR FILTER, DUCT TAPE	17.57
		18872	
660-00-54600-390-000	6/28/23	WWTP - S,M,R,E WWTP	8.51
		18874	
660-00-54600-390-000	6/29/23	WWTP - S,M,R,E 2 GAL ACID	17.98
		18882	
		Total	67.20
1086	7/18/2023	ENERGENECS	
6/29/23 INVOICE			
660-00-54600-230-000	6/29/23	WWTP LIFT STATION-S,M,R,E INVOICE	793.75
		0045965-IN	
		Total	793.75
1087	7/18/2023	FRONTIER COMMUNICATIONS	
6/21/23 INVOICE			
660-00-54600-221-000	6/21/23	WWTP - TELEPHONE/INTERNET TELEPHONE & INTERNET WWTP	93.46
		Total	93.46
1088	7/18/2023	FRONTIER COMMUNICATIONS	
6/28/23 INVOICE			
660-00-54600-221-000	6/28/23	WWTP - TELEPHONE/INTERNET TELEPHONE & INTERNET WWTP	171.59
		Total	171.59
1089	7/18/2023	KAPUR & ASSOCIATES INC.	
6/27/23 INVOICE			
660-00-51190-210-000		ENGINEERING WWTF UPGRADES-FINAL DESIGN	5,800.00
		119931	
		Total	5,800.00
1090	7/18/2023	Lenz Electric Motor Repair LLC	
6/30/23 INVOICE			
660-00-54600-390-000	6/13/23	WWTP - S,M,R,E INVOICE	139.90
		25820	

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023 From Account:
 Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			139.90
1091	7/18/2023	MIDSTAR PRINTING	
6/27/23 INVOICE			
600-00-51420-390-000		OFFICE SUPPLIES/EXP	209.92
		ENVELOPES	
		4747	
Total			209.92
1092	7/18/2023	OPERATION & MANAGEMENT SERVICE LLC	
7/1/23 INVOICE			
660-00-57400-200-000		CONTRACTED SERVICES	1,000.00
		CERTIFIED WASTEWATER OPERATOR IN CHARGE	
		7/1/23	
600-00-57400-200-000		CONTRACTED SERVICES	1,000.00
		CERTIFIED WATER OPERATOR IN CHARGE	
		7/1/23	
Total			2,000.00
1093	7/18/2023	UNIFIRST CORPORATION	
6/27/23 INVOICE			
600-00-53660-392-000		UNIFORMS	41.88
		UNIFORMS	
		1306663	
660-00-53660-392-000		UNIFORMS	41.89
		UNIFORMS	
		1306663	
Total			83.77
1094	7/18/2023	UNIFIRST CORPORATION	
7/4/23 INVOICE			
600-00-53660-392-000		UNIFORMS	22.91
		UNIFORMS	
		1307734	
660-00-53660-392-000		UNIFORMS	22.92
		UNIFORMS	
		1307734	
Total			45.83
1095	7/18/2023	UNIFIRST CORPORATION	
UNIFORMS			
600-00-53660-392-000		UNIFORMS	25.56
		UNIFORMS	
		1308772	
660-00-53660-392-000		UNIFORMS	25.58
		UNIFORMS	
		1308772	
Total			51.14

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
1096	7/18/2023	USA BLUE BOOK	
6/26/23 INVOICE			
660-00-54600-390-000		WWTP - S,M,R,E	135.72
6/26/23 INVOICE		INV00055388	
Total			135.72
1097	7/18/2023	USA BLUE BOOK	
6/27/23 INVOICE			
660-00-54600-390-000		WWTP - S,M,R,E	210.58
6/27/23 INVOICE		INV00056756	
Total			210.58
1098	7/18/2023	USA BLUE BOOK	
7/6/23 INVOICE			
660-00-54600-390-000		WWTP - S,M,R,E	146.35
7/6/23 INVOICE		INV00064337	
Total			146.35
1099	7/18/2023	WE ENERGIES	
7/6/23 INVOICE			
660-00-54600-220-000		WWTP - ELECTRICITY	32.26
W5170 COUNTY RD K		4645064171	
660-00-54600-223-000		WWTP-GAS	23.28
W5170 COUNTY RD K		4645064171	
Total			55.54
1100	7/18/2023	WE ENERGIES	
6/28/23 INVOICE			
600-00-54600-220-000		PLANT - ELECTRIC	1,816.67
WELL #2		4638063248	
Total			1,816.67
1101	7/18/2023	WE ENERGIES	
6/28/23 INVOICE			
600-00-54600-223-000		PLANT - GAS	9.24
100 LAKE DR		4637384676	
Total			9.24
1102	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
660-00-54600-220-000		WWTP - ELECTRICITY	65.68
83 E SHORE DR		4634154205	
		Total	65.68
1103	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
660-00-54600-220-000		WWTP - ELECTRICITY	36.68
2698 STATE RD 144		4635424521	
		Total	36.68
1104	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
600-00-54600-223-000		PLANT - GAS	9.24
701 NORTH ST		4634840302	
		Total	9.24
1105	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
600-00-54600-220-000		PLANT - ELECTRIC	18.51
536 BUTLER ST		4634779491	
		Total	18.51
1106	7/18/2023	WE ENERGIES	
6/28/23 INVOICE			
660-00-54600-223-000		WWTP-GAS	23.80
690 WOLF RD		4638108541	
		Total	23.80
1107	7/18/2023	WE ENERGIES	
6/28/23 INVOICE			
600-00-54600-220-000		PLANT - ELECTRIC	1,629.09
701 NORTH ST		4637793151	
		Total	1,629.09
1108	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
660-00-54600-220-000		WWTP - ELECTRICITY	21.69
27B HICKORY DR		4636071771	
		Total	21.69

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023 From Account:
 Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
1109	7/18/2023	WE ENERGIES	
6/28/23 INVOICE			
660-00-54600-220-000		WWTP - ELECTRICITY	3,437.05
690 WOLF RD		4637703378	
Total			3,437.05
1110	7/18/2023	CANON SOLUTIONS AMERICA INC	
6/22/23 INVOICE			
600-00-51421-390-000		C/T - supplies, expenses	67.30
COPIER USAGE		6004642916	
660-00-51421-390-000		OFFICE SUPPLIES/EXP	67.31
COPIER USAGE		6004642916	
Total			134.61
1111	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
660-00-54600-223-000		WWTP-GAS	9.24
690A WOLF RD		4634202793	
Total			9.24
1112	7/18/2023	WE ENERGIES	
06/27/23 INVOICE			
660-00-54600-220-000		WWTP - ELECTRICITY	2.00
REMAINING BALANCE		4635424521	
Total			2.00
Grand Total			20,163.71

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3655 UTILITY CHECKING

ALL Checks

Posted From: 7/18/2023
Thru: 7/18/2023

From Account:
Thru Account:

Amount

Total Expenditure from Fund # 600 - WATER FUND

5,132.54

Total Expenditure from Fund # 660 - WASTEWATER FUND

15,031.17

Total Expenditure from all Funds

20,163.71

3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
1134	7/18/2023	AARON SCHMIT	
7/9/23 INVOICE			
700-00-52660-007-000		TRAINING	696.00
STATE FIRE CHIEFS HOTEL ROOM	7/9/23		
700-00-52630-001-000		MISCELLANEOUS	35.91
TOOK OLD TURNOUT GEAR FOR DONATION	7/9/23		
700-00-52660-007-000		TRAINING	60.00
STATE FIRE CHIEFS CONVENTION	7/9/23		
		Total	791.91
1135	7/18/2023	ABEDNEGO FIRE PROTECTION, LLC	
6/29/23 INVOICE			
700-00-52680-003-000		HYDRO TEST	2,062,300.00
6/29/23 INVOICE		152466	
		Total	2,062,300.00
1135	7/18/2023	ABEDNEGO FIRE PROTECTION, LLC	
VOID			
		Manual Check	
700-00-52680-003-000		HYDRO TEST	-2,062,300.00
6/29/23 INVOICE		152466	
		Total	-2,062,300.00
1136	7/18/2023	Aurora Health Care	
7/2/23 STATEMENT			
700-00-52660-003-000		MEDICAL EXPENSE	228.00
PANEL DRUG SCREEN-2		1353635	
		Total	228.00
1137	7/18/2023	CITY OF PORT WASHINGTON	
6/26/23 INVOICE			
700-00-52600-013-000		PARAMEDIC INTER	280.00
3/1/23 X ALS BASE RATE		PWWI-23-3032:1	
		Total	280.00
1138	7/18/2023	JEFFERSON FIRE & SAFETY	
7/5/23 INVOICE			
700-00-52630-001-000		MISCELLANEOUS	29.72
FIRE EQUIPMENT		IN304474	
		Total	29.72

3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/18/2023 From Account:
Thru: 7/18/2023 Thru Account:

Check Nbr	Check Date	Payee	Amount
1139	7/18/2023	NAPA AUTO PARTS	
7/6/23 INVOICE			
700-00-52690-012-000		1752 AMBULANCE	77.69
OIL & DEF FLUID MAINTENANCE ITEMS		786351	
		Total	77.69
1140	7/18/2023	RED'S CUSTOMS	
6/30/23 INVOICE			
700-00-52690-012-000		1752 AMBULANCE	1,267.17
6/30/23 INVOICE		422	
		Total	1,267.17
1141	7/18/2023	US CELLULAR	
6/24/23 INVOICE			
700-00-52640-005-000		MOBILE PHONE	59.21
CELLPHONES & TABLET		0588809552	
		Total	59.21
1142	7/18/2023	Verizon	
7/1/23 INVOICE			
700-00-52600-001-000		MISCELLANEOUS	76.02
07/01/23 INVOICE			
		Total	76.02
1143	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
700-00-52610-005-000		ELECTRIC/GAS	290.07
FIRE DEPT		4634353103	
		Total	290.07
1144	7/18/2023	WE ENERGIES	
6/27/23 INVOICE			
700-00-52610-005-000		ELECTRIC/GAS	14.22
PICNIC GROUNDS		4634741782	
		Total	14.22
1145	7/18/2023	WE ENERGIES	
6/26/23 INVOICE			
700-00-52610-005-000		ELECTRIC/GAS	316.28
FIRE DEPT		4636711277	

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3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
Total			316.28
1146	7/18/2023	ABEDNEGO FIRE PROTECTION, LLC	
6/29/23 INVOICE			
700-00-52680-003-000		HYDRO TEST	2,062.00
6/29/23 INVOICE			
152466			
Total			2,062.00
Grand Total			5,492.29

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3580 FIRE/AMBULANCE CHECKING

ALL Checks

Posted From: 7/18/2023

From Account:

Thru: 7/18/2023

Thru Account:

Amount

Total Expenditure from Fund # 700 - AMBULANCE FUND

5,492.29

Total Expenditure from all Funds

5,492.29

RANDOM LAKE FIRE DEPARTMENT
MONTH IN REVIEW
June 2023

TRAINING:

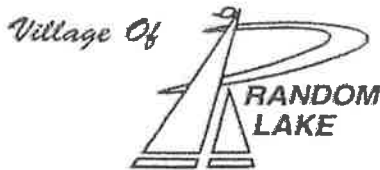
- EMS Training -
 - June 5 EMS Drill
- Monthly Business Meeting -
 - June 12 Monthly meeting
- Fire Training -
 - June 19 Try County Cadets
 - June 19 Sheboygan County Dive Team training on Random Lake with the RLFD.
 - June 26 Jaws of Life training

CALL RESPONSE:

- FIRE Total of 4 Fire calls
 - June 1 Structure Fire T. Fredonia Waubeka FD (Tender, Ambulance)
 - June 1 Structure Fire T. Lima Oostburg FD (Engine at the fill site)
 - June 3 Car accident T. Sherman (Jaws truck)
 - June 7 Car accident T. Sherman (Jaws truck)
- AMBULANCE Total of 23 calls
 - 9 Village of Random Lake
 - 6 T. Sherman
 - 4 T. Scott
 - 2 Village of Adell
 - 1 T. Fredonia
 - 1 T. Belgium

MISCELLANEOUS ITEMS:

- Sent a truck to Newburg FD parade.
- Sent a truck to Waubeka's Flag Day parade.
- Completed our annual Hydrotesting to all breathing air tanks as well as oxygen tanks.
- Purchased a brick to be laid down at the Wisconsin Fire and EMS Memorial park in Wisconsin Rapids in the names of Dale Demler and Harlan Janz.
- Ran the beer garden at music in the park June 8, 22 & 29.



APPLICATION – OPERATOR/BARTENDER LICENSE

License year: July 1, 2023 to June 30, 2024

TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

\$ 30.00 Operator License

\$ 15.00 Provisional License (60 days)

FEES ARE NON-REFUNDABLE

I, the undersigned, do hereby respectfully make application to the local governing body of the Village of Random Lake, County of Sheboygan, Wisconsin for a License to serve, from date hereof to June 30, 2024, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32 (2) and 125.68 (2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

1. New ☒ Renewal ☐
Prev. Lic. # _____ Date filing: 7/11/23
2. Name: Andrew Peter Brenbaum
First Middle Last
3. Social Security No.: _____ Driver's License No.: _____
4. Home Address: 1300 Wisconsin St. Adell, WI 53001
Street City/State Zip Code
5. Phone Number: 920-980-6019 Ethnicity: Caucasian
6. Sex: M ☒ F ☐ Date of Birth: _____ Age: _____ Place of Birth: Port Washington, WI
7. Are you a citizen of the United States Yes ☒ No ☐
8. List all your residences for the past Two years to the date of application:
As above
9. Have you EVER been convicted of violating any: (Please note that any incomplete, inaccurate or untruthful information on any license application shall be cause for denial of such license. Including traffic laws.)
Federal Laws ANYWHERE? No
Wisconsin State Laws? No
Laws of ANY other State? No
Ordinances of the Village of Random Lake? No
10. Specify offenses, giving date and places of convictions (if more space is needed use the back of this sheet):

11. Where will you be serving/selling alcohol beverages?
Business Name: Random Lake Fire Department events at the station and at Music in the Park.

Clerk/Treasurer

Applicant's Signature

☐ APPROVED / / ☐ REJECTED / /

☒ \$ 30.00 – OPERATOR LICENSE

☐ \$ 15.00 – *PROVISIONAL LICENSE (60 DAYS)

Office Use Only

REASON: _____

☒ CASH

☐ CHECK # _____

LICENSE #: _____

☐ CASH

☐ CHECK # _____

LICENSE #: _____

*TRAINING CERTIFICATE RECEIVED / /

96 Russell Drive, P.O. Box 344, Random Lake, WI 53075

Telephone: (920) 994-4852

Facsimile: (920) 994-2390

Website: www.randomlakewi.com



STATE OF WISCONSIN
DEPARTMENT OF JUSTICE

Request Date: 7/11/2023

Report Date: 7/11/2023

This criminal background check was performed by searching the following data submitted to the Crime Information Bureau

Name: BIRENBAUM, ANDREW

Date of Birth:

Alias Names:

NOTICE TO EMPLOYERS

It may be a violation of state law to discriminate against a job applicant because of an arrest or conviction record. Generally speaking, an employer may refuse to hire an applicant on the basis of a conviction record only if the circumstances of the offense for which the applicant was convicted substantially relate to the circumstances of the particular job. For more information, see [Statute 111.335](#) and the Department of Workforce Development's publication, Arrest and Conviction Records Under the Law.

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2. The process for submitting a challenge

The applicant should submit his or her challenge to CIB on Form DJ-LE-247. Form DJ-LE-247 is available free of charge on [The Department of Justice website](#) or by calling (608) 266-7314. A challenge may include a request for comparison of the fingerprints of the person submitting the challenge to the fingerprints on file that are associated with the Wisconsin arrest record below.

NO RECORD FOUND

An arrest record search based only on a name, date of birth, and other identifying data that is not unique to a particular person (like "sex" or "race") may result in:

1. Identification of criminal history records for multiple persons as potential matches for the identifying data submitted, or
2. Identification of an arrest history record belonging to a person whose identifying information is similar in some way to the identifying data that was submitted to be searched, but is not the same person whose identifying data was submitted for searching. The Crime Information Bureau (CIB) therefore cannot guarantee that the response below pertains to the person in whom you are interested without a fingerprint submission.

Based on the above identifying data provided for this search, no matching Wisconsin arrest records were found at this time. These search results do not preclude an individual from having an arrest record at a local law enforcement agency that was not reported to the Department of Justice or in another state, or juvenile records



APPLICATION – OPERATOR/BARTENDER LICENSE

License year: July 1, 2023 to June 30, 2024

TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

\$ 30.00 Operator License

\$ 15.00 Provisional License (60 days)

FEES ARE NON-REFUNDABLE

I, the undersigned, do hereby respectfully make application to the local governing body of the Village of Random Lake, County of Sheboygan, Wisconsin for a License to serve, from date hereof to June 30, 2024, inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32 (2) and 125.68 (2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

1. New ☒ Renewal ☐ Date filing: 7-13-2023
Prev. Lic. # _____
2. Name: Dacia A Backhaus
First Middle
3. Social Security No.: _____ Driver's License No.: _____
4. Home Address: 711 N Spring St #2 Random Lake WI 53075
Street City/State Zip Code
5. Phone Number: 920 447-2549 Ethnicity: White
6. Sex: M ☐ F ☒ Date of Birth: _____ Age: 30 Place of Birth: Beaver Dam, WI
7. Are you a citizen of the United States Yes ☒ No ☐
8. List all your residences for the past Two years to the date of application:
711 N Spring St #2 P #12
9. Have you EVER been convicted of violating any: (Please note that any incomplete, inaccurate or untruthful information on any license application shall be cause for denial of such license. Including traffic laws.)
Federal Laws ANYWHERE? NO
Wisconsin State Laws? yes
Laws of ANY other State? NO
Ordinances of the Village of Random Lake? NO
10. Specify offenses, giving date and places of convictions (if more space is needed use the back of this sheet):
2011- underage drinking
11. Where will you be serving/selling alcohol beverages?
Business Name: Random Lake WI

Clerk/Treasurer

Dacia Backhaus

Applicant's Signature

☐ APPROVED / / ☐ REJECTED / /

☐ \$ 30.00 – OPERATOR LICENSE

☐ \$ 15.00 – *PROVISIONAL LICENSE (60 DAYS)

Office Use Only

REASON: _____

☐ CASH

☐ CHECK # _____

LICENSE #: _____

☐ CASH

☐ CHECK # _____

LICENSE #: _____

*TRAINING CERTIFICATE RECEIVED / /

96 Russell Drive, P.O. Box 344, Random Lake, WI 53075

Telephone: (920) 994-4852

Facsimile: (920) 994-2390

Website: www.randomlakewi.com



STATE OF WISCONSIN DEPARTMENT OF JUSTICE

Request Date: 7/13/2023

Report Date: 7/13/2023

This criminal background check was performed by searching the following data submitted to the Crime Information Bureau

Name: BACKHAUS, DACIA

Date of Birth

Alias Names:

NOTICE TO EMPLOYERS

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Based on the above identifying data provided for this search, no matching Wisconsin arrest records were found at this time. These search results do not preclude an individual from having an arrest record at a local law enforcement agency that was not reported to the Department of Justice or in another state, or juvenile records



APPLICATION - OPERATOR/BARTENDER LICENSE

License year: July 1, 2021 to June 30, 2022

TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

\$ 30.00 Operator License

\$ 15.00 Provisional License (60 days)

FEES ARE NON-REFUNDABLE

I, the undersigned, do hereby respectfully make application to the local governing body of the Village of Random Lake, County of Sheboygan, Wisconsin for a License to serve, from date hereof to June 30, 2022 inclusive (unless sooner revoked), Fermented Malt Beverages and Intoxicating Liquors, subject to the limitations imposed by Section 125.32 (2) and 125.68 (2) of the Wisconsin Statutes and all acts amendatory thereof and supplementary thereto, and hereby agree to comply with all laws, resolutions, ordinances and regulations, Federal, State or Local, affecting the sale of such beverages and liquors if a license be granted to me.

1. New ☒ Renewal ☐
Prev. Lic # _____ Date filing: 4-15-23
2. Name: Kimberly Maureen Ronn
Middle Last
3. Social Security No.: _____ Driver's License No.: _____
4. Home Address: 5927 Cty Rd B Belgium WI 53004
Street City/State Zip Code
5. Phone Number: 262-305-7585 Ethnicity: White
6. Sex: M ☐ F ☒ Date of Birth _____ Age: 41 Place of Birth: Milwaukee
7. Are you a citizen of the United States Yes ☒ No ☐
8. List all your residences for the past Two years to the date of application:
None

9. Have you EVER been convicted of violating any: (Please note that any incomplete, inaccurate or untruthful information on any license application shall be cause for denial of such license. Including traffic laws.)

Federal Laws ANYWHERE? None

Wisconsin State Laws? None

Laws of ANY other State? None

Ordinances of the Village of Random Lake? None

10. Specify offenses, giving date and places of convictions (if more space is needed use the back of this sheet):

11. Where will you be serving/selling alcohol beverages?
Business Name: Boozin

Clerk/Treasurer

Kimberly M. Ronn
Applicant's Signature

☐ APPROVED / / / ☐ REJECTED / / /

Office Use Only

REASON: _____

☒ \$ 30.00 - OPERATOR LICENSE

☒ CASH

☐ CHECK # _____

LICENSE # _____

☐ \$ 15.00 - *PROVISIONAL LICENSE (30 DAYS)

☐ CASH

☐ CHECK # _____

LICENSE # _____

*TRAINING CERTIFICATE RECEIVED / / /

96 Russell Drive, P.O. Box 344, Random Lake, WI 53075

Telephone: (920) 994-4852

Facsimile: (920) 994-2390

Website: www.randomlakewi.com



STATE OF WISCONSIN DEPARTMENT OF JUSTICE

Request Date: 7/10/2023

Report Date: 7/10/2023

This criminal background check was performed by searching the following data submitted to the Crime Information Bureau

Name: **RONN, KIMBERLY**

Date of Birth: -- --

Alias Names:

IMPORTANT EXPLANATION ABOUT HOW TO UNDERSTAND THIS RESPONSE

This response reports the results of a criminal history search conducted with the name, date of birth, and any other identifying data you provided. The identifying data you provided is printed above. If you submitted fingerprints with your search request see the statement below.

Read this entire explanation, the How to Read the Following Criminal History Report section and the Notice to Employers section. Read these sections carefully to understand how this response relates to the identifying data you provided.

Printed below these explanations is a Wisconsin criminal history record that has been identified as a possible match to the identifying data you provided.

A criminal history search based only on a name, date of birth, and other identifying data that is not unique to a particular person (like sex or race) may result in:

1. Identification of criminal history records for multiple persons as potential matches for the identifying data submitted, or
2. Identification of a criminal history record belonging to a person whose identifying information is similar in some way to the identifying data that was submitted to be searched, but is not the same person whose identifying data was submitted for searching.

The Crime Information Bureau (CIB) therefore cannot guarantee that the criminal history record below pertains to the person in whom you are interested.

You must carefully read the entire Wisconsin criminal history record below in order to determine whether the record pertains to the person in whom you are interested.

Do not just assume that the criminal history record below pertains to the person in whom you are interested.

Additional information about finger-based search submissions: Fingerprint-based background checks generally provide a more reliable result and are prone to fewer false matches due to the specific identifying features of fingerprints.

HOW TO READ THE FOLLOWING CRIMINAL HISTORY REPORT

IDENTIFICATION**KIMBERLY MAUREEN RONN**

Female/White

Born in WISCONSIN; Citizen of USA

12/24/1981 ,

Height: 5'04" Weight: 133lbs;

Eye Color: Blue; Hair Color: Brown

N169W20015 GEORGETOWN

DR JACKSON, WI

STATE ID: WI895542

OFFENDER NOTICE:

ALIAS NAMES/FRAUDULENT DATA: Alias Names: KIMBERLY MAUREEN RONN,

PHOTO INFORMATION:

08/09/2015 WI0670000 WASHINGTON COUNTY SHERIFF

CRIMINAL HISTORY**CYCLE 01**

EARLIEST EVENT DATE: 08/09/2015

DATE OF OFFENSE: 08/09/2015

ARREST TRACKING NUMBER: 67001000317501

ARREST DATA

LOCAL IDENTIFICATION NUMBER: A263443

SUBJECT NAME: KIMBERLY MAUREEN RONN

TYPE: ADULT ONLY

DATE: 08/09/2015

CASE NUMBER: 51334

ARREST AGENCY: WI0670700 JACKSON PD

CHARGE

SEQUENCE NUMBER: 01

STATUTE NUMBER: 947.01(1) - DISORDERLY CONDUCT

STATUTE NUMBER: 968.075(1)(A) - DOMESTIC ABUSE INCIDENT

LITERAL: DISORDERLY CONDUCT

NCIC CODE: 5311

COUNTS: 1

CLASSIFICATION:

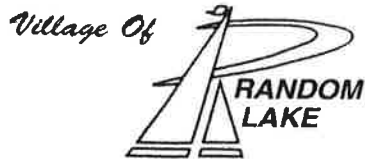
CHARGE SEVERITY: MISDEMEANOR

CONTRIBUTING AGENCIES

WI0670700-JACKSON PD

WI0670000-WASHINGTON COUNTY SHERIFF

End of Rapsheet



APPLICATION – OPERATOR/BARTENDER LICENSE

License year: July 1, 2023 to June 30, 2024

TO SERVE FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

\$ 30.00 Operator License

\$ 15.00 Provisional License (60 days)

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1. New ☐ Renewal ☒ Date filing: 7/6/23
Prev. Lic. #
2. Name: Morgan Reed Palmer
First Middle
3. Social Security No.: Driver's License No.:
4. Home Address: 958 Jessie Ln Random Lake WI 53075
Street City/State Zip Code
5. Phone Number: 920-946-7354 Ethnicity: White
6. Sex: M ☐ F ☒ Date of Birth: Age: 24 Place of Birth: Sheboygan, WI
7. Are you a citizen of the United States Yes ☒ No ☐
8. List all your residences for the past Two years to the date of application:
229 Butler St, PL ; 15624 country manor Rd, PL
9. Have you EVER been convicted of violating any: (Please note that any incomplete, inaccurate or untruthful information on any license application shall be cause for denial of such license. Including traffic laws.)
Federal Laws ANYWHERE? NO
Wisconsin State Laws? NO
Laws of ANY other State? NO
Ordinances of the Village of Random Lake? NO
10. Specify offenses, giving date and places of convictions (if more space is needed use the back of this sheet):
None
11. Where will you be serving/selling alcohol beverages?
Business Name: BOOZ IN SPORTS BAR

Clerk/Treasurer

Applicant's Signature

☐ APPROVED / / ☐ REJECTED / /
☒ \$ 30.00 – OPERATOR LICENSE
☐ \$ 15.00 – *PROVISIONAL LICENSE (60 DAYS)

Office Use Only

REASON:

☒ CASH ☐ CHECK # LICENSE #:
☐ CASH ☐ CHECK # LICENSE #:

*TRAINING CERTIFICATE RECEIVED / /

96 Russell Drive, P.O. Box 344, Random Lake, WI 53075

Telephone: (920) 994-4852

Facsimile: (920) 994-2390

Website: www.randomlakewi.com



STATE OF WISCONSIN DEPARTMENT OF JUSTICE

Request Date: 7/10/2023

Report Date: 7/10/2023

This criminal background check was performed by searching the following data submitted to the Crime Information Bureau

Name: **PALMER, MORGAN**

Date of Birth

Alias Names:

NOTICE TO EMPLOYERS

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