



CITY OF LAKE GENEVA

626 Geneva Street, Lake Geneva, WI 53147- (262) 248-3673-www.cityoflakegeneva.gov

January 9, 2026

Gary Milliette
C/O: MuckRock News
DEPT MR 201340
263 Huntington Ave
Boston, MA 02115

Via email: 201340-99666678@requests.muckrock.com

Dear Mr. Milliette,

Pursuant to Wis. Stats. §19.35, this letter is in response to the Public Records Request submitted to the City requesting the following:

Appraisal Report for city property located on Sheridan Springs Rd
tax key parcels ZA467900001, ZA467900002, ZA468000001 & ZA468000002.
In the city of Lake Geneva, Wisconsin.

As presented at the City Council meeting of 9.22.25.

There is no document that precisely matches the request. There was no appraisal presented at the City Council meeting of 9.22.25.

There is a draft appraisal for the parcels described in your request. Pursuant to Wis. Stats. §19.32 (2), drafts, notes, preliminary computations, and like materials are not records. When a draft document is shared with other departments, and when practices and procedures are implemented as a result of the document, or once the person for whom a draft is created accepts the draft with the intent to circulate it for review and comment, the draft then becomes a record subject to disclosure. Since the requested draft has not been circulated for discussion, it is not a record subject to disclosure.

Further, the draft appraisal is currently being used for negotiation purposes. Disclosure of the appraisal could compromise the negotiations currently ongoing between the city and the potential buyer of the property. Since it is a document being used for negotiations in closed session, the document is not required to be produced under the open records law.

If you are not satisfied with this response, you have the right to have my determination reviewed by mandamus pursuant to §19.37 (1), *Wis. Stats.*, or upon application with the Attorney General or District Attorney, pursuant to §19.35 (4)(b), *Wis. Stats.*

Sincerely,

Vanessa Jahns
Deputy City Clerk