

**COMMITTEE OF THE WHOLE
MONDAY, MARCH 4, 2013 - 6:30PM
CITY HALL BUILDING, COUNCIL CHAMBERS**

Council President Kupsik called the meeting to order at 6:30p.m.

Pledge of Allegiance led by Alderman Kupsik.

Roll Call. Present: Aldermen Hougen, Wall, Mott, Kehoe, Kupsik, and Tolar. Absent: Aldermen Hill and Krohn (excused): Also present: City Administrator Jordan.

Wall/Kehoe motion for approval of Minutes from February 4, 2013 Committee of the Whole Meeting as distributed. Unanimously carried.

Comments from the public as allowed by Wis. Stats. §19.84(2), except for public hearing items.

Tom Hartz, 1051 Lake Geneva Boulevard, would like to see the pedestrian walk light turn on whenever the light turns green rather than just with a push of the button.

Kevin Fleming, 1032 Wisconsin Street, commented that the three dozen people in attendance at the last Chamber of Commerce retail meeting were in unanimity that the pedestrian crossing should turn to walk when the light turns green.

Candy Kirchberg, 917 Marshall Street, commented on the ordinance for inspecting rental properties, asking that Council put some teeth into it if it passes.

Update on park purchase by County Supervisor Nancy Russell.

Nancy Russell informed that she represents Lake Geneva and some of Linn Township on the County Board. Located at Sheridan Springs and Short Roads, this property consists of 194 acres with a barn and house, 9,288 linear feet of the White River curling through it and a maintained five mile trail system on both sides of the river through a hardwood forest and over a one-acre pond. There will be a public information meeting at the Government Center in Elkhorn on March 18 from 6:00 to 8:00pm, with video, story boards, staff to answer questions and comment cards to help the County Board determine if they should go forward with the acquisition of the potential nature resource park. Supervisor Russell then gave more details about applying for a state stewardship grant, a park acquisition fund and a reserve fund stating that there would be no increase in the county tax levy. According to Mr. Jackly from the DNR, it is the premier property in Walworth County. Some supervisors are not in favor of this because of the current economic conditions; but we have to think of future generations. When a property like this becomes available, that is the time you have to buy it. Supervisor Russell answered questions from the aldermen.

Presentation on Wisconsin Historical Society Historic Tax Credit program.

This presentation has been postponed to the next meeting.

Discussion/Recommendation on rental inspection ordinance and chronic nuisance premises ordinance

President Kupsik noted that each alderman has a redraft of this ordinance in his packet. The City Attorney told him this is geared towards the registration of property owners; it also has to do with the registered owners having a certificate to operate as a landlord.

The City recognizes a need for organized registration and program for landlords of residential rental units in the City in order to monitor the conditions of rental units so that they meet and comply with all provisions of the code of ordinances as well as all applicable safety, health, fire, building and construction requirements promulgated by the state. The City also desires a more efficient system for compelling both

absentee and local landlords to correct violations and to maintain in proper condition rental property within the City. The City also recognizes that the most efficient system to provide monitoring residential rental units is by the creation of a program requiring the registration of landlords of all residential rental units within the City so that orderly monitoring of residential units can be made by City officials. Alderman Hougen had questions on the impact on affordable housing in Lake Geneva, range of penalties and the chronic nuisance premises document. City Attorney Draper explained that the first part of the ordinance talks about registration only so landlords can be reached when there is a problem. Then there is a certificate that allows them to rent; this was put together by the Building Inspector and Police. This is something the police desire and is based on another model from another city; they have certain problems throughout the City that they want to be able to address. Discussion followed. This item will go to the City Council.

Discussion/Recommendation on loud and unnecessary noise ordinance.

President Kupsik again noted this is in their packets. There is a list of things that would be concern for loud and unnecessary noise. The intent would be to issue a conditional use for any type of outdoor music or noise activity. Alderman Hougen expressed concern with the definitions of loud and unnecessary noise. He prefers the noise standards that are in the Zoning Ordinance because they are more objective. Mayor Connors commented that he has had several conversations with the Zoning Administrator on the existing ordinance. One of the problems we have is that Ordinance 98-789 is not specific enough; the decibel level does not specify the frequency of sound and we do not have a meter to check it. Typically that ordinance was intended to address an industrial business if someone was operating really loud equipment that would drift into residential neighborhoods. That ordinance was inadvertently dropped when we recodified our ordinance book because the codification company thought it was an overlap with another ordinance. If you are going to reinstate this, the BID district at one time had talked about putting a speaker system downtown to play unified music and public service announcements; the Mayor would like to see some flexibility so if they wanted to go ahead with this, it would be allowed. Discussion followed on determining noise levels, decibel meters and police enforcement. This item will go to the City Council.

Standing Committee Reports given:

Finance, License & Regulation Committee, Alderman Hill
Personnel Committee, Alderman Kupsik
Public Works Committee, Alderman Mott
Piers, Harbors, & Lakefront Committee, Alderman Wall

Committee, Commission and Board Reports given:

Utility Commission, Aldermen Hougen & Wall
Tree Board, Alderman Kupsik
Police & Fire Commission, Alderman Hill
Planning Commission, Alderman Hougen
Board of Park Commissioners, Alderman Kupsik
Library Board, Alderman Wall
Historic Preservation, Alderman Kehoe
Cemetery, Alderman Krohn
Parking Commission, Alderman Hill
Communications Committee, Alderman Hill
Avian Committee, Alderman Wall

Other Boards and Committee Reports given:

Chamber of Commerce, Alderman Hill
Geneva Lake Museum, Alderman Mott

Lake Geneva Economic Development Corporation, Aldermen Hougen & Kupsik
Geneva Lake Environmental Agency, Alderman Wall

Kupsik/ Hougen motion to adjourn at 8:00p.m. Unanimously carried.

Transcribed from audio tape.

/s/ Artis M. Roenspies, Deputy City Clerk

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WHOLE**