

**REGULAR CITY COUNCIL MEETING
MONDAY, JULY 27, 2015 – 7:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Connors called the meeting to order at 7:04 p.m.

The Pledge of Allegiance was led by Alderman Wall.

Roll Call. Present: Mayor Connors, Aldermen Chappell, Wall, Kordus, Kupsik, Hedlund, Howell. Absent: Alderman Hill and Gelting. Also Present: City Administrator Oborn, City Attorney Draper, City Clerk Waswo

Awards, Presentations, and Proclamations.

Mayor Connors read a proclamation designating August as Children’s Vision and Learning Month.

Re-consider business from previous meeting. None.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will to be limited to 5 minutes.

Elizabeth Tumas, 1142 Cypress Point, Twin Lakes, WI, stated she is applying for a Class B license for the transfer of ownership from Pop More Corks to The Bottle Shop. She looks forwards to owning the store and making it the destination within the destination.

Acknowledgement of Correspondence

City Clerk Waswo stated the Department of Revenue Technical and Assessment Services sent a letter on July 14 regarding Jim Danielson of Accurate Appraisal’s license status. The City received an email on July 14 from Jim Danielson of Accurate Appraisal stating he is voluntarily relinquishing his license from November of 2015 to April of 2016. The City received a letter from Charlene Klein on July 23 providing reasons as to why she opposes the comprehensive planning and zoning change at 833 Wisconsin Street. An email was received on July 27 from Burnhilde and Terry Bucki stating they are opposed to the comprehensive plan change at 833 Wisconsin Street. The City also received a Public Hearing Notice on July 27 from the Town of Linn informing the city of a proposed amendment to their comprehensive plan with a public hearing scheduled for August 24, 2015.

Approval of Minutes

Wall/Hedlund motion to approve Regular City Council Meeting minutes of July 13, 2015, as prepared and distributed. Motion carried 6 to 0.

Consent Agenda

Parade Permit Application filed by Russ Tronsen on behalf of Badger High School Student Council to use Wisconsin St., Broad St. and Wrigley Dr. for Badger High School Homecoming Parade on October 2, 2015 from 4:45 pm to 5:15 pm with request for waiver of fees

Original Class “B”/“Class B” Intoxicating Liquor and Fermented Malt Beverage License application filed by Mercedes or Bust LLC d/b/a The Bottle Shop, 617 West Main Street, Lake Geneva, Elizabeth Tumas, Agent, contingent upon payment of all outstanding liabilities and delinquencies with the City of Lake Geneva and wholesaler invoices, clearance of any Department of Revenue holds by all parties, and contingent upon Pop More Corks surrendering their license

Howell/Kupsik motion to approve. Motion carried 6 to 0.

Items removed from the Consent Agenda

Street Use Permit Application filed by Russ Tronsen on behalf of Badger High School Student Council to use Wisconsin St., Broad St. and Wrigley Dr. for Badger High School Homecoming Parade on October 2, 2015 from 4:45 pm to 5:15 pm with request for waiver of fees

Kordus/Wall motion to approve charging only a \$40.00 Street Use permit fee.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Finance, License and Regulation Committee Recommendations – Alderman Kupsik

Discussion/Action on renewal of CD in the amount of \$310,866.67 plus interest, maturing on August 9, 2015 from Town Bank

Kupsik/Kordus motion to approve renewal of CD for a 6 month term at 0.20% interest rate.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

First Reading of Ordinance 15-07, amending Ambulance Service Transportation Fees (*recommendation by Police and Fire Commission on July 9, 2015*)

Resolution 15-R38, amending the Fire Department and Emergency Medical Services Fees (*recommendation by Police and Fire Commission on July 9, 2015*)

Alderman Kupsik requested the item be continued as additional information needs to be added.

Kupsik/Wall to continue item to the August 10, 2015 meeting.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Discussion/Action on Parking app proposal from Parkmobile (*recommendation by Parking Commission on July 15, 2015*)

Mayor Connors stated in between meetings there was a phone conversation with Parkmobile. Staff requested a continuance to compile additional information for the next Council meeting.

Kupsik/Howell motion to continue to the August 10, 2015 meeting. Motion carried 6 to 0.

Plan Commission Recommendations – Alderman Kupsik

Resolution 15-R36, authorizing the issuance of a Conditional Use Application filed by Scott DeParvine & Ashlee Box agents for Mariane E. Weigley, 38137 N. Bolton Place, Antioch, IL 60002, to construct a Single Family Residence using the SR-4 Zoning requirements in an Estate Residential Zoning District (ER-1) located at a vacant lot on Pine Tree Lane, Tax Key No. ZSY 00025

Kupsik/Wall motion to approve. Mayor Connors noted there is concern with the location of a large oak tree. The applicant is to work with staff to shift the house to protect the tree as well as include the trees location on the survey.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Resolution 15-R37, authorizing the issuance of a Conditional Use Application filed by Tyler N Terhark, 801 Hudson Trail, Lake Geneva, WI 53147, for the installation of a decorative fence in excess of three feet (six feet) in the side street yard on Townline Road at 801 Hudson Trail, Lake Geneva, Tax Key No. ZTT 00055

Kupsik/Wall motion to approve.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Discussion/Action on General Development Plan for the re-plating of a previously approved subdivision (formerly *Southland Farms*) east of Edwards Blvd. between Townline Road and Bloomfield Road in the City of Lake Geneva, WI 53147, for the Tax Key No's. ZSF 00001 – 00326

Kupsik/Kordus motion to approve. City Attorney Draper stated there was confusion over the process at the Plan Commission. A previously dedicated plat must be vacated. The applicant explained the process and showed what was being platted and shifted around during the Plan Commission meeting. The first step is to adopt the general development plan. The next agenda item is for Council to allow the applicant to gain ownership back of all the previously dedicated property. Mayor Connors noted the applicant has to go to court to get this approval. Then they will come back before the Plan Commission and Council for the precise implementation plan.

Alderman Chappell questioned if there would be additional school and fire services needed with the new development. Mayor Connors stated the dwelling has been slightly reduced and the homes are to be designed in a fashion to attract people who are roughly 50 years and older. It is not anticipated that families will be moving into these homes.

Chappell/Wall motion to suspend the rules to allow the developers to speak. Motion carried 6 to 0.

Brian Pollard, Fairwyn Development, 870 Townline Road, Lake Geneva, stated they already have an approved plat from 2007 and 2008 for 441 units. They are going through the process again as they would like to reduce the number of homes. Alderman Chappell questioned the study showing minimal impact. Mr. Pollard stated they based the study off of similar 55 and older projects within a 30 mile radius of Lake Geneva.

Rick Zirk, 1834 Walden Office Court, Schaumburg, Illinois, stated the original approved plan had a perceived impact on the fire, police and schools. This is an opportunity to create an age targeted community for an active adult environment. He stated their goal is not to have children and will obtain his by controlling the product with certain amenities and the price point. They are designing a 4 million dollar amenity center, the houses will have minimal outside yard space and fences and swing sets will not be allowed. He stated there will not be as much demand on the school but noted that age group may impact Fire and EMS services. They spoke with the City of Mundelino's Administrator regarding their new Del Webb community. That administrator put together a summary of calls before, during, and after the community was built. They found there was more call as the City was bigger, however, they did not have a remarkably higher percentage of ambulance calls as compared to a normal neighborhood.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Resolution 15-R39, to vacate, assign, transfer, and convey to the Owner all of the City's right, title, and interest into all park land, walkway, alley, and street rights-of-way within approximately 145 acres of the 171 acres under the previous Plat for Southland Farms to accommodate the revised lot, park land, walkway, alley and street rights-of-way configurations under the amended General Development Plan for the Symphony Bay development, pursuant to Wis. Stats. §§ 236.43 (3) and 236.43 (4) (a), and all restrictions imposed under the Plat in favor of the City, pursuant to Wis. Stats. § 236.293 for the description of the property East of Edwards Blvd. between Townline Road and Bloomfield Road in the City of Lake Geneva, WI 53147, for the Tax Key No's. ZSF 00001 – 00326

Kupsik/Wall motion to approve. Mayor Connors stated this process allows the applicant to go to the courts and ask the plat be vacated. City Attorney Draper explained in the originally passed development plan and PIP, the plat was recorded as having the park and streets dedicated to the City. In order to undo that, the applicant has to go to court. By passing the resolution, the Council would be stating their support to move to vacate the plat and start over. Therefore, the City has to vacate the plat and give those dedications back. The applicant will then come back with the PIP showing the dedicated areas. Alderman Chappell asked if the dedicated property would be the City's responsibility to take care of and mow. Mr. Draper stated they have not reached that stage yet. All of that will be decided once they provide the Precise Implementation Plan.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Presentation of Accounts – Alderman Kupsik

Purchase Orders. None.

Kupsik/Kordus motion to approve Prepaid Bills in the amount of \$9,583.25.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Kupsik/Kordus motion to approve Regular Bills in the amount of \$85,779.82. Alderman Hedlund questioned if the Halverson Door bill was to fix the door or replace it. Mayor Connors stated the invoice detail says beach house men's shower area, repair rolling door, remove and replace, turn/lock and assembly.

Roll Call: Chappell, Wall, Kordus, Kupsik, Hedlund, Howell voted "yes." Motion carried 6 to 0.

Mayoral Appointments. None.

Adjournment

Kordus/Wall motion to adjourn at 7:39 p.m. Unanimously carried.

/s/ Sabrina Waswo, City Clerk

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE COMMON COUNCIL