



City of Lake Geneva, 626 Geneva St, Lake Geneva, WI 53147- 262.248.3673- www.cityoflakegeneva.com

CITY OF LAKE GENEVA REGULAR COMMON COUNCIL
MONDAY, JANUARY 24, 2022- 6:00 P.M.
LAKE GENEVA CITY HALL: COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Mayor Charlene Klein, Council President, Rich Hedlund, Council Vice President, John Halverson,
Alderspersons: Tim Dunn, Mary Jo Fesenmaier, Cindy Flower, Ken Howell, Shari Straube, and Joan Yunker

CITY HALL WILL BE OPEN TO THE PUBLIC DURING ALL MEETINGS. THE CITY OF LAKE GENEVA IS HOLDING ALL MEETINGS VIRTUALLY AS WELL AS IN PERSON. IF YOU WISH TO LISTEN OR WATCH THE MEETING YOU MAY DO SO BY USING THE FOLLOWING:

1. Links to the City of Lake Geneva's live video stream can be found at www.cityoflakegeneva.com/video
 2. Television: Watch live broadcast of the meeting on Spectrum Cable Channel 25
 3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
- Access Code:** 9746153

AGENDA

1. Mayor Klein call the meeting to order
2. Pledge of Allegiance – Alderperson Flower
3. Roll Call
4. Awards, Presentations, Proclamations, and Announcements
5. Re-consider business from previous meeting
6. 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 be limited to 5 minutes
7. Acknowledgement of Correspondence
8. Approve the Regular Council Minutes of January 10, 2022 as prepared and distributed
9. **CONSENT AGENDA**– *Recommended by Finance, Licensing and Regulation on January 18, 2022. Any item listed on the consent agenda may be removed at the request of any member of the Council. The request requires no second, is not discussed, and is not voted upon.*
NONE
10. **Items removed from the Consent Agenda**

11. Recommendation of the Finance, Licensing, and Regulation Committee of January 18, 2022- Ald. Howell

- a. Discussion/Action regarding Change Order #5 filed by Selzer-Ornst Construction Co for the Library Renovation project in an amount not to exceed \$20,277.00
- b. Discussion/Action regarding a pay request filed by Hougan Environmental for work completed on the Library Renovation Project; 80% of contract work completed in an amount not to exceed \$58,756.00
- c. Discussion/Action regarding the Civil Engineering Service Draft RFQ
- d. Discussion/Action regarding Pier Lease & Commercial Buoy and Boat Slip Lease with Lake Geneva Boat Line, INC (*Finance, Licensing, and Regulation Committee referred to Council without recommendation on January 18, 2022*)
- e. Discussion/Action regarding use of the Viply App for boat launch fees
- f. Discussion/Action regarding cashless beach admission requiring use of credit card or Viply App
- g. Discussion/Acceptance of January 18, 2022 Finance, Licensing, and Regulation Committee Payment Approval Reports

12. Recommendation of the Planning Commission of January 17, 2022- Ald. Dunn

- a. Discussion/Action regarding the Annexation for the applicant Avalon Property LLC, 875 Geneva Pkwy, Lake Geneva, for property located at 875 Geneva Pkwy, for the 0.40 acre, Tax Key No. NLY3100002, currently located in the Town of Lyons
- b. Discussion/Action regarding **Resolution 22-R03** a resolution authorizing the issuance of a Limited Conditional Use Permit for Williams Street Holdings LLC, 280 Sterns Rd, Fontana, WI 53125, for a proposed Commercial Indoor Lodging land use for the property located at 912-914 Williams St, in the General Business (GB) zoning district, Tax Key No. ZA85500002
- c. Discussion/Action regarding **Resolution 22-R04** a resolution authorizing the issuance of a Conditional Use Permit filed by John Engerman d/b/a Woodley Assets, W3411 Linton Rd, Lake Geneva, for a request that would allow for the construction of a new Single Family home at 925 Maytag Rd, in the Estate Residential-1 (ER-1) zoning district, Tax Key No. ZCE00020
- d. Discussion regarding the Development Agreement with Shad Branen in relation to the Geneva Theater, located at 244 Broad St dated March 24, 2016
- e. Discussion/Action to amend the existing General Development (GDP) for the Geneva Theater, 244 Broad St. to allow for additional Commercial Indoor Entertainment and Outdoor Commercial Entertainment to allow for an outdoor beer garden. Located in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248
- f. Discussion/Action regarding **Resolution 22-R05** a resolution authorizing the issuance of a Precise Implementation Plan (PIP) amendment filed by Win Properties, PO Box 731, Burlington, WI, 53105, for a request to renovate and utilize portions of the building located at 244 Broad St. as a Commercial Indoor Entertainment and Outdoor Commercial Entertainment land use in the Central Business (CB) zoning district. Tax Key Nos. ZOP00246, ZOP00247, & ZOP00248

- 13. Motion to go into Closed Session** pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved regarding: **1) Kukla; 434 Madison St Utility Claim 2) Brink Excessive Tax Claim 3) White River Holdings, LLC**
- 14. Motion to return to open session pursuant to Wisconsin Statutes 19.85 (2) and take action on any items discussed in closed session**
- 15. Adjournment**

Requests from persons with disabilities, who need assistance to participate in this meeting or hearing, should be made to the City Clerk's office in advance so the appropriate accommodations can be made.