



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

CITY OF LAKE GENEVA REGULAR COMMITTEE OF THE WHOLE
MONDAY, JUNE 5, 2023 - 6:00 PM
LAKE GENEVA CITY HALL; COUNCIL CHAMBERS (MAIN LEVEL)

Members:

Council President: Mary Jo Fesenmaier

Council Vice-President: Cindy Yager

Alderpersons: Joan Yunker, Shari Straube, Linda Frame, Peg Esposito, Tim Dunn, Ken Howell

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 <https://cityoflakegeneva.gov/319/City-Meetings-Video-Stream>
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3. Listen to audio via phone: (602) 333-2017 (Long distance rates may apply) (888) 204-5987 (Toll Free)
Access Code: 9746153

AGENDA

1. Call to order-Council President Fesenmaier
2. Pledge of Allegiance – Alderperson Howell
3. Roll Call
4. Approval of the Committee of the Whole Minutes from May 1, 2023 as prepared and distributed
5. Comments from the public as allowed by Wis. Stats. §19.84(2), except for public hearing items. Comments will be limited to 5 minutes. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion and consideration.
6. Parking Ad Hoc Committee Report - Mayor Klein
7. Hillmoor Ad Hoc Committee Report - Mayor Klein
8. Presentation and Discussion/Possible Recommendation regarding referral of Dark Skies Project, Adam McCulloch, Education and Outreach Manager, Geneva Lakes Astrophysics and STEAM
9. **STANDING COMMITTEE REPORTS.** The following Aldermen will be given the opportunity to make announcements or reports at the meeting in regards to committee activities they have been involved in since the last meeting on behalf of the City, future activities and citizen contacts. It is not contemplated that these matters will be discussed or acted on but

referrals to the appropriate committees and/or individuals will be made.

- a. Finance, License, and Regulation Committee
- b. Personnel Committee
- c. Public Works Committee
- d. Piers, Harbor, and Lakefront Committee

10. COMMITTEE, COMMISSION AND BOARD REPORTS. The following committee representatives will be given the opportunity to make announcements or reports at the meeting in regards to committee activities they have been involved in since the last meeting on behalf of the City, future activities and citizen contacts. These matters will be required to be placed on the agenda to comply with Wis. Stats.

- a. Utility Commission
- b. Tree Board
- c. Police and Fire Commission
- d. Plan Commission
- e. Board of Park Commissioners
- f. Library Board
- g. Historic Preservation Commission
- h. Avian Committee
- i. Tourism Commission
- j. Cemetery Board
- k. Zoning Board of Appeals

11. COUNCIL REPRESENTATIVES SERVING ON OTHER BOARDS AND COMMITTEES. The following committee representatives will be given the opportunity to make announcements or reports at the meeting in regards to committee activities they have been involved in since the last meeting on behalf of the City, future activities and citizen contacts. These matters will be required to be placed on the agenda to comply with Wis. Stats.

- a. VISIT Lake Geneva
- b. Geneva Lake Museum
- c. Lake Geneva Economic Development Corporation
- d. Geneva Lake Environmental Agency
- e. Geneva Lakes Family YMCA
- f. Geneva Lake Use
- g. Business Improvement District
- h. Geneva Lake Law Enforcement Agency

12. Adjournment

A quorum of the Council may be present; however, no official Council action will be taken.

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

COMMITTEE OF THE WHOLE MINUTES

MONDAY, MAY 1, 2023 – 6:00 PM

LAKE GENEVA CITY HALL, COUNCIL CHAMBERS

Members: Council President: Mary Jo Fesenmaier, Council Vice President: Cindy Yager

Alderspersons: Joan Yunker, Shari Straube, Linda Frame, Peg Esposito, Tim Dunn, Ken Howell

Aldersperson Howell called the meeting to order at 6:00 p.m.

Aldersperson Howell led the committee in the Pledge of Allegiance.

Motion by Dunn to appoint Aldersperson Howell as Chair for the meeting, Second by Frame.

No Discussion, Motion Carries 6-0.

Roll Call

Present: Yager, Yunker, Frame, Esposito, Dunn, Howell

Absent: Fesenmaier, Straube

Motion by Howell to move up Agenda Item 7, second by Frame.

No Discussion, motion carried 6-0.

Comments from Council President and Vice-President

Council Vice-President Yager announced that Council President Fesenmaier was unable to attend tonight's meeting due to death in the family. Aldersperson Yager expressed how important it was, and how hard both she and Aldersperson Fesenmaier had worked for this meeting to continue as scheduled tonight so that everyone's voice could be heard. Aldersperson Yager ended by asking that everyone keep Aldersperson Fesenmaier and her family in their thoughts and prayers.

Approval of the Committee of the Whole Minutes from February 6, 2023, as prepared and distributed

Motion by Yunker to approve, second by Esposito. No discussion. Motion carried 6-0.

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

Comments will be limited to 5 minutes. Be further advised that matters brought up at this time may be referred to the appropriate committee or individual for further discussion and consideration.

Bill Huntress; 1015 Pleasant St, spoke on Impact Fees and the Impact Fee study and corrected numbers from his comments at the last Council meeting pertaining to water costs in the future. He spoke on parking in the City, the proposed parking lot by the Library, and expressed that the Park space should be left alone.

Alexandria Binanti, Executive Director of the Business Improvement District, spoke on the beautification efforts downtown regarding electrical cords for the Christmas lights, especially concerning safety concerns and code violations.

Stacey Smith, 1486 Rock Ridge Ln, congratulated the new Alders, spoke on the inequality of district representation in the Committee and Board appointments, expressed concern with school enrollment due to the rising cost of living in Lake Geneva, and spoke on the Stone Ridge & Interchange N safety issue, stressing the need for something at that intersection, a stop light, stop sign, or a crosswalk.

Sherri Ames, 603 Center St, appreciated the change in podium location. She echoed Stacey Smith's ideas

and safety concerns, stressed the need for the City and Businesses to work together, and asked everyone to keep Alderperson Fesenmaier and her family in their thoughts and prayers.

Dennis Loeser, 336 W Laurie St, thanked the Council for listening to the public, asked everyone to keep Alderperson Fesenmaier in their prayer. He also spoke on the need to look ahead to the future, on fiscal responsibility, lake damage, and tree health.

Pete Peterson, 1601 Evergreen Ln, thanked the Committee for meeting and spoke on the Hillmoor ad hoc committee. He expressed displeasure that nonresidents sit on that Committee, and that the City is already spending money on Hillmoor. He suggested that the City slow down on considering any projects, developments, or grants for Hillmoor, and stressed that any project should be for the residents and not for the tourists. He also suggested the City stop annexing property, encouraged the City stop allowing so much development, and asked for \$50 parking fine to be rescinded.

Introduction of New Alders

Alderperson Peg Esposito thanked everyone for attending the meeting tonight, welcomed participation, introduced herself, and gave information on her background in marketing.

Alderperson Linda Frame introduced herself, welcomed public input, and thanked everyone for attending tonight.

Parking Ad Hoc Committee Report-Mayor Klein

Mayor Klein started by welcoming everyone to come speak with her; encouraging making an appointment first.

Mayor Klein reported on recent committee discussions including potential parking spots and advanced reserved parking at Parking Lot I this summer, possible future discussion topics including senior citizen parking stickers and summer parking passes; and invited the public to attend the meetings.

Hillmoor Ad Hoc Committee Report-Mayor Klein

Mayor Klein spoke on recent activities of the Hillmoor Ad Hoc Committee, highlighted the varied members, and invited everyone to attend the meetings.

The Committee has been developing their vision and will be presenting their ideas to the Council. They have been going through the comments from the public input meetings; taking their time to explore all of the proposed ideas.

Committee Reports

Alderperson Howell stated that since none of the Committees, Boards, and Commissions have been meeting, each Alderperson will be given a chance to give updates on the last meetings they attended.

Alderperson Howell began and had no recent updates to give.

Alderperson Yager also did not have recent updates to give.

Alderperson Yunker reported that the Piers, Harbor, and Lakefront Committee did not meet in March due to lack of quorum, but that Lagoon slips and Lagoon dredging are likely to be addressed at the next meeting. Alderperson Yunker announced the news from the Police and Fire Commission that Lieutenant Way will be retiring at the end of this year.

Alderperson Dunn reported on news and activity from the Geneva Lake Museum including the success of the Parade of Trees; the Dungeons & Dragons Exhibit: The Wizard of Lake Geneva, which will be

opening this year; the Museum's participation in GaryCon to promote the exhibit; fundraising efforts for a lift in the Museum; membership and attendance; and the opening of the new Barbershop Exhibit.

Alderperson Esposito had no recent updates to give.

Alderperson Frame had no recent updates from committees but thanked Alex Binanti for the information from the BID.

Adjourn

Motion by Yunker to adjourn, second by Frame.

No Discussion. Motion carried 6-0. The Committee adjourned at 6:49 p.m.

These minutes are unofficial until approved by the Committee.

Vanessa Jahns
Deputy Clerk

CITY OF LAKE GENEVA PARKING AD HOC COMMITTEE MINUTES
WEDNESDAY, MAY 17, 2023 - 4:15 PM
LAKE GENEVA CITY HALL; CONF RM 2A (UPPER LEVEL)

Members: Mayor Charlene Klein, Parking Manager Seth Elder, Terence Pisano, Sherri Ames, Paul Hummel, Fred Gahl, and Downtown Business Improvement Executive Director Alex Binanti

Call to Order

Mayor Klein called the meeting to order at 4:16 p.m.

Roll Call

Present: Mayor Charlene Klein, Parking Manager Seth Elder, Pisano, Hummel, and Ames.

Absent: Binanti and Gahl.

Approval of the May 10, 2023 Parking Ad Hoc Committee minutes as prepared and distributed

Motion by Ames to approve, second by Pisano. No discussion. Motion carried 5-0.

Follow up on sign height discussion

Elder explained that each type of sign has a different height requirement, and any sign posted in a right of way must be at seven feet.

Discussion/Action on Senior (Octo-pass) pass for parking

Mayor Klein reiterated the discussion from the previous meeting, cautioning the committee of the thousands of residents who fall within the 65-80 year old age group, stating that financially it is not feasible to offer a free pass to such a large group of individuals.

Member Fred Gahl joined the meeting at 4:24 pm.

Discussion then focused on the age to qualify, cost, and implementation. Motion by Pisano to offer a discounted rate, for the Walworth County Pass, to citizens over the age of 65 at a price of \$65, second by Gahl. The Mayor pointed out that this recommendation should go straight to the City Council meeting on Monday, May 22, 2023, as committee meetings are not taking place at this time. Pisano amended his motion to include recommending to the City Council as a whole, seconded by Gahl. Motion carried 5-1 with Sherri Ames voting no.

Discussion/Action on Summer Fun Pass

Elder presented options for Summer Fun Pass packages. Discussion ensued relative to pricing; whether there should be a limit on the number of passes sold per week and to include or exclude weekend days; and offering Lot I as the parking option included with the pass. Motion by Pisano to continue the discussion relative to the Summer Fun Pass to the next meeting, second by Ames. No discussion. Motion carried 6-0.

Parking Study Discussion

Elder stated that the parking study that was conducted in 2013 cost the city \$57,000. The committee agreed that there has been little change to infrastructure in the city since 2013 and that any data provided through an updated study would most likely mimic the 2013 findings. Motion by Pisano to continue the discussion of an updated parking study to the next meeting, second by Ames. No discussion. Motion carried 6-0.

Employee Parking Discussion

The committee discussed increasing revenue by offering paid parking options for employees of downtown businesses. Motion by Pisano to continue the employee parking discussion to the next meeting, second by Hummel. No discussion. Motion carried 5-1 with Sherri Ames voting no.

Future Agenda Items

No discussion.

Next Meeting Date & Time

The committee scheduled the next meeting for Wednesday, May 31, 2023 at 4:15 p.m.

Adjournment

Motion by Mayor Klein to adjourn, second by Ames. No Discussion. Motion carried 6-0. The meeting adjourned at 5:18 p.m.



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CITY OF LAKE GENEVA HILLMOOR AD HOC COMMITTEE

WEDNESDAY, MAY 24, 2023 - 4:00 PM

LAKE GENEVA CITY HALL; POLICE TRAINING ROOM (UPPER LEVEL)

Members:

Mayor Charlene Klein, Deborah Beagle, David Quickel, Skip Atwell, Henry Sibbing, Adam St. Marie, Cherie Borowicz, Michael Krajovic, Fred Gahl, Celine Lillie, Cynthia Feuredi, Karen Yancey, Frank Guske, Paula Porbucan, Laurie Weed, Norine Smyth, and Ron German

AGENDA

1. Call to Order
2. Roll Call
3. Approval of the May 11, 2023 Hillmoor Ad Hoc Committee minutes as prepared and distributed
4. White River Water Trail – Karen Yancey/Don Root
5. Disc Golf Group – Nathaniel Holden
6. Celcius/Snowflex – Dieter Sturm
7. Future Meeting Dates and Agenda Items
8. **Adjournment**

*This is a meeting of the Hillmoor Ad Hoc Committee.
No official City Council action will be taken; however, a quorum of the Council may be present.*

Call to Order 4:02

Roll Call

Motion to Approve Minutes - Approved

Donna Giovanni Friends of Hillmoor Presentation -

Introduces Landscape Architect Sean Kelly and his vision for the Hillmoor property.

Sean Kelly -

Presentation of his plan.

This property can be completely self-sustaining if we wanted it to. Water and Waste can all be used. All surfaces would be pervious. This design has been made considering a 100 year storm for 24hrs. That's a lot of water. Stormwater is increasing at a logarithmic rate. I isolated the high point to identify where the water is coming from and adjusted the plan to heal the wetlands so that they can be what they need to be again.

There are three large structures. The cars should be under the buildings. All the roofs have interactive green roofs. They are intensive green roofs. They can grow trees and have bugs. You can now use 80% of the storm water that falls for the building. Even the toilets can use storm water.

Opens up Peller Rd. to have access and also adds access from the retail stores. Create requirements up front for anyone who is looking to develop. Example, "If you want to have a building it needs to be self-sustaining."

There is a large two story building with a green roof, top floor is 139,000 sf. Room for 729 cars and 224 bicycles. Olympic swimming pool with a covered pool. There is a labyrinth system. All trails are universally accessible.

There is a third building with an education center by the river. There could be after school events 37,000sf - 66,000sf

Construction Costs could be paid for by year 3.

There are buildings for weddings/celebrations that are designed to be private and can generate a little bit of income. All Pathways are permeable and EMS accessible.

There could be a symphony center/practice rooms/string quartets at pathway nodes. There could be music on public display to inspire people. Various places with trees and coverings to rest.

1,300 lf of boardwalks through some of the wetlands and there would be more as the wetland plan evolves.

Ecological settings are cash cows. This is something that brings people in and together.

6,075 lf of road that is all permeable.

This property has a lot of trees that should not be moved or taken down. They are part of an incredible environment.

Karen Yancy Questions:

- Did you put together a cost for what all this would be?

Sean Kelly

- No, because it's too hard to anticipate what costs would be without an official direction. These are just ideas.

Karen

- Why not have grass parking for nothing?

Sean

- Actually it is not for nothing. Cars leak water and pollute the grass and the sunlight reflects off the cars which is part of what is causing global warming.

Karen

- So that building is a performing arts center? I feel like people come here for a rural atmosphere. That seems like a big building.

Sean Kelly

- It does not need to be that large, that's a maximum size.

Karen

- I love being able to get out of the car and come out and be in the open nature. I would like to see open parking lots outside. I really like the art and nature center. I like the labyrinth. Being with the conservancy and working with land trusts across the country what we are taught when restoring a property is to restore it to its pre settlement condition.

Sean

- There is a small amphitheater by the learning center and a small garden center on the roofs for kids to grow and learn gardening.

Paula

- I disagree with Karen on a few items she mentioned.

Fred

- Debt service on a 5 million dollar loan would be about 40k a month. What would you say the total parking capacity would be?

Sean

- Right around 1,200 spaces, it could be more or less if you wanted.

Mayor Klein

- Introduction to Hillmoor Golf Course History

Henry Sibbing

- I've waited 15 years to give this presentation. I'll try to make my part simple. I'm going to introduce some people who can explain how this golf course could work. They traveled five hours to make this presentation on their own time. I met them 10-12 years ago to have them help us keep our golf course. We were not successful with that then but are here now.

Its inception was 1917. The City of Lake Geneva donated 50 acres for this land. 1 yr. 100 year lease. 1923 meeting minutes note approval of payment for course work to James Foulis.

2008 Gross Revenue was nearly \$800,000 and its net profit was \$260,000 approximately.

My vision has been consistent these last 15 years. My goal is to preserve this golf course to serve the community as it has done for the last 100 years. I would like to see a restoration of at least 9 holes and a clubhouse. It should be listed as a historic landmark.

Historic Audubon Golf Course

Introduces: Golf Course Architect

The Hillmoor is like an old home where you lift up the carpet and find beautiful original hardwood floors underneath.

*Presents Slide

Recommended utilizing 50 acres for golf course. Can also accommodate a family park, skating/hockey/bandshell amphitheater/arboretum

Golf at Hillmoor is:

- Green: preserves green space for generations to come
- Inclusive: all are welcome, seniors to juniors.
- Social: pandemic brought resurgence in golf
- Healthy: 9 holes at Hillmoor, lots of walking
- Diverse: 251 countries
- Fun: play any way you want
- Family Friendly: enjoy a multi-generational activity in the great outdoors
- Economically Sustainable - 9 hole golf courses are thriving and expanding

Golf at Hillmoor is not:

- Bad for the environment
- Expensive to play: you can get started for as little as \$300
- Exclusive: 75% of golf courses are public
- A dying sport: give years of increased participation
- Time consuming: you can do 9 holes in under 2 hours
- Too hard: the isn't moving like other sports
- Expensive to operate

Celine:

Would there be golf carts?

Gill Design

Yes, but we encourage walking

Karen:

Who would operate it?

You said we could get it Audubon Certified which would ensure it is good for wildlife.

Gill Design

- A non-profit organization could run it but not sure how that would be done exactly. There are management companies that can handle that. Kemper is one that does that and helps municipalities handle that.

Lawrie

- Where would the entrance be?

Gill Design

- There might be a way to bring it in hwy 50 and expand that. We can figure that out later.

Celine

- What kind of equipment would be needed for this?

Gill Design

- We can see the golf course being done with minimal equipment. 80-120k for used equipment.

Mayor Klein

- If this is a certified course would it be more naturally planted?

Gill Design

- No, it's more about how it's managed.

Fred Guhl

- I support it 100%. There's all kinds of change in consumer habits with younger people playing golf. They are averaging 50,000 plays a year. Piner's North Carolina "The Cradle" is a short course with 9 holes. There are only 18 holes that are for putting only. And also pickleball could be thrown in for fun.

Adam

- You said that the bubbles denoting the locations of these concepts on your map could be rearranged but is this the ideal golf course location based on the quality of the holes that were there?

Gill Design: I would advocate for all 18 but we identified 9.

Adam

- Was the golf course closed in 2009?
- Are there any statistics on how many golf courses a population can adequately sustain?
- How many golf courses do we have in our county?

Hank:

- Walworth county did a land use study and there was a need for an additional public golf course in south east walworth county.

Adam

- How much would it cost to play daily?

Hank

- It could be about \$25 for 9 holes

Fred:

- There are companies who do this. They supply the capital and renovate it and then do a profit sharing contract.

Hank:

- I myself am surprised but people travel to play at historic golf courses. So if we can make this a historic destination golf course we could really attract golf aficionados which would put heads in beds.

Norine:

- A comment from the Friends of Hillmoor: The people would benefit more from trails and public areas.

Hank:

- I agree. We want trails to and they will weave in and could be part of the golf course. The whole idea behind this is that it becomes a community recreational opportunity.

Fred:

- The golf course is low hanging fruit, revenue generation.

Paula

- Yeah, I just wanted to make sure that there are ways that the public can still use these acres. Is there a way to make parts of the golf course accessible to people?
- What is the percentage of current residents that would play and that would be using the course?

Hank

- I don't have that information but when I first came here they used to have leagues and you could barely get in.
- I have always been surprised by the amount of cities that have a little golf course.

Gill Design:

- There is a small city we are working on a course for in Leonard and there are people traveling from all over to play.

Mayor Klein

- How do golf course developers feel about cross country skiing on the course in the winters?

Gill Design

- We can get the experts in the area who ski and find out where they would like to put the trails? There would be lots of opportunities there for cross country skiing.

Mayor Klein

- I know that some of the proposals we have heard can take years and years, what if we did the golf course what would the timeline look like?

Gill Design

- Two years on the early side, three years worse case. It would take two growing seasons.

Norine

- It seems like it's not inclusive enough then there can be low cost clinics to teach kids. For brand launch you can invite the whole community to come out and watch and learn.

Gill Design

- We would incorporate all of that.

Celine

- Can you speak a little bit about the proposed clubhouse?

Gill Design

- The clubhouse would conceivably be where it was. We see a corner of the building being a pro shop. If it was just a corner of a building that needed to be something else it could be. We just see the spot where the clubhouse was placed as a good spot for it.
- Golden Valley has a community center and has meeting rooms and lawn bowling which is something we hadn't really heard of but is very successful.

Mayor Klein

- That reminded me that worldwide croquet is very very popular.

Gill Design

- One of our sheets of ice could be used for curling

Mayor Klein

Thursday May 25, 2023

Absentees:

- Dave Quickel
- Celine Lillie
- Skip Atwell
- Adam St.Marie

Motion to adjourn the meeting 5:47 pm

Some Photos From the Presentations

Sean Kelly's Concept:



BUILDINGS:

ALL 1 TO 2 STORIES ABOVE GRADE

ALL WITH INTERACTIVE EXTENSIVE OR INTENSIVE GREEN ROOF STRUCTURES

EACH BUILDING HAS BELOW GRADE ROOM OPTIONS ALONG WITH SUBSURFACE PARKING

EACH BUILDING ALSO HAS MINIMAL SURFACE PARKING AVAILABLE.

ALL PAVING ON SITE IS PERVIOUS OR PERMEABLE, WITH SUBSURFACE RECHARGE AND STORAGE AVAILABLE.

LARGEST BUILDING: GYMNASIUM WITH RELATED EXERCISE ROOMS, AUDITORIUM, LECTURE CENTER, CIVIC CENTER.

- TOP FLOOR: 139,668.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 153,843.75 SQUARE FEET PLUS POOL AREA OF 181,800 SQUARE FEET
- FIRST FLOOR BELOW GRADE (MINIMUM): 225,375 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 729 CARS PLUS 224 BICYCLES, PLUS ADDITIONAL ROOMS/FLOORS SUBGRADE
- SURFACE PARKING FOR 35 HANDICAP STALLS AND 39 STANDARD PARKING STALLS

SECOND LARGEST BUILDING: LAKE GENEVA SYMPHONY, ADULT CENTER, CIVIC CENTER, COMMUNITY CENTER.

- TOP FLOOR: 57,543.75 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 93,975 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 135,844 SQUARE FEET, CAN BE ROOMS OR PARKING FOR 382 CARS
- SECOND FLOOR BELOW GRADE: 172,069 SQUARE FEET, CAN BE PARKING FOR 491 CARS
- POOL AREA SUBSURFACE AT SECOND FLOOR BELOW GRADE: 38,812.5 SQUARE FEET
- SURFACE PARKING FOR 12 HANDICAP STALLS AND 50 STANDARD PARKING STALLS

LABYRINTH AREA: SURFACE PARKING FOR 10 HANDICAP AND 38 STANDARD STALLS

THIRD LARGEST BUILDING: EDUCATION CENTER BY THE RIVER

- TOP FLOOR: 37,069 SQUARE FEET
- FIRST FLOOR ABOVE GRADE: 66,037 SQUARE FEET
- FIRST FLOOR BELOW GRADE: 93,600 SQUARE FEET, CAN BE PARKING FOR 267 CARS
- SURFACE PARKING: 14 HANDICAP STALLS AND 36 STANDARD STALLS
- STREET PARKING ADJACENT: 9 HANDICAP STALLS AND 12 STANDARD SPACES

FOUR RENTAL BUILDINGS: VARIOUS VENUES FOR WEDDINGS, RETREATS, FAMILY GATHERINGS, ETC.

- LARGEST: 7,678 SQUARE FEET
- SECOND LARGEST: 6,468.75 SQUARE FEET
- THIRD LARGEST: 1,687.5 SQUARE FEET
- FOURTH LARGEST: 1,406.25 SQUARE FEET

KAYAK RENTAL AND LAUNCH FACILITY:

- 900 SQUARE FEET, WITH INTENDED PARKING AT EDUCATION CENTER FACILITY



BOARDWALK LENGTHS ALONG TRAILS: 1,305 LINEAR FEET

PATHS FOR MULTIMODAL TRAVEL, TO INCLUDE BICYCLES, PEDESTRIANS, AND EMS ACCESS: GREATER THAN 18,000 LINEAR FEET

MOWED PATHWAYS WITHIN MARSH RESTORATION AREA, TBD BY RESTORATION TEAM

ROADWAYS: 6,075 LINEAR FEET

BENCHES AND MINOR SHADE STRUCTURES LOCATED THROUGHOUT SITE, COULD BE BY DONATION AS MEMORIALS FOR RECOGNITION, ALONG WITH DEDICATED PAVERS, TREE PLANTINGS, ETC.

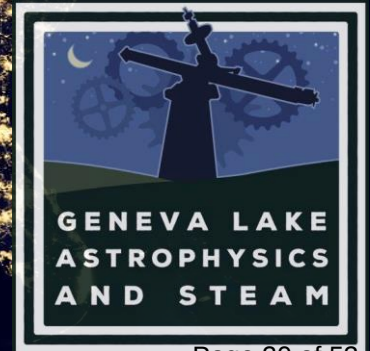
Gill Design - Golf Course Concept



Gill Design - Golf Course Concept

Dark Skies: Light Pollution & What We Can Do About It

Adam McCulloch



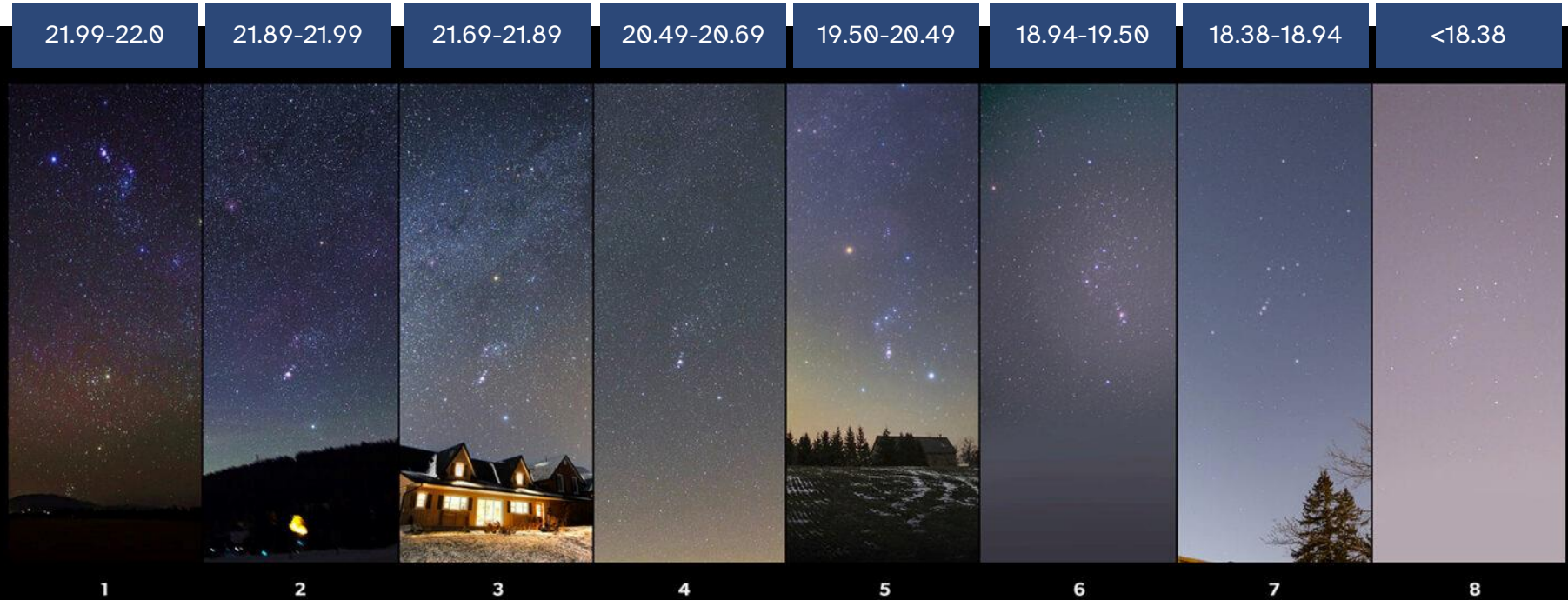
What is Light Pollution?

Light where it is not intended to be

- **Skyglow** - Light directed upward towards the sky
- **Glare** - Light emitted at horizontals, causing blurred vision
- **Light Trespass** - Light from a nearby property illuminating another property
- **Clutter** - An excessive use of light with many fixtures illuminating the same feature

Measuring Sky Quality

Approximate Sky Quality Measurements (SQM) in mag/arcsec²



Bortle Scale

Photo by AstroBackyard from <https://astrobackyard.com/light-pollution/>

What is light pollution?



Sky glow



Glare

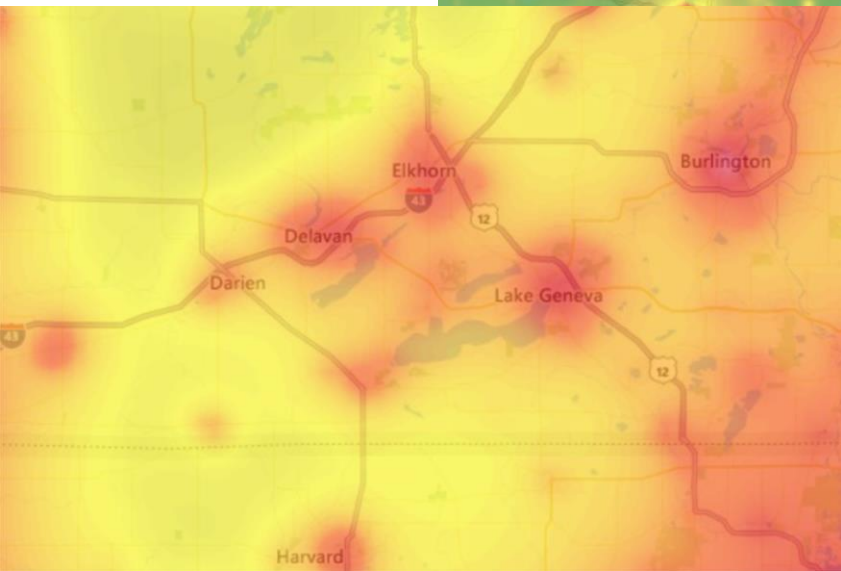
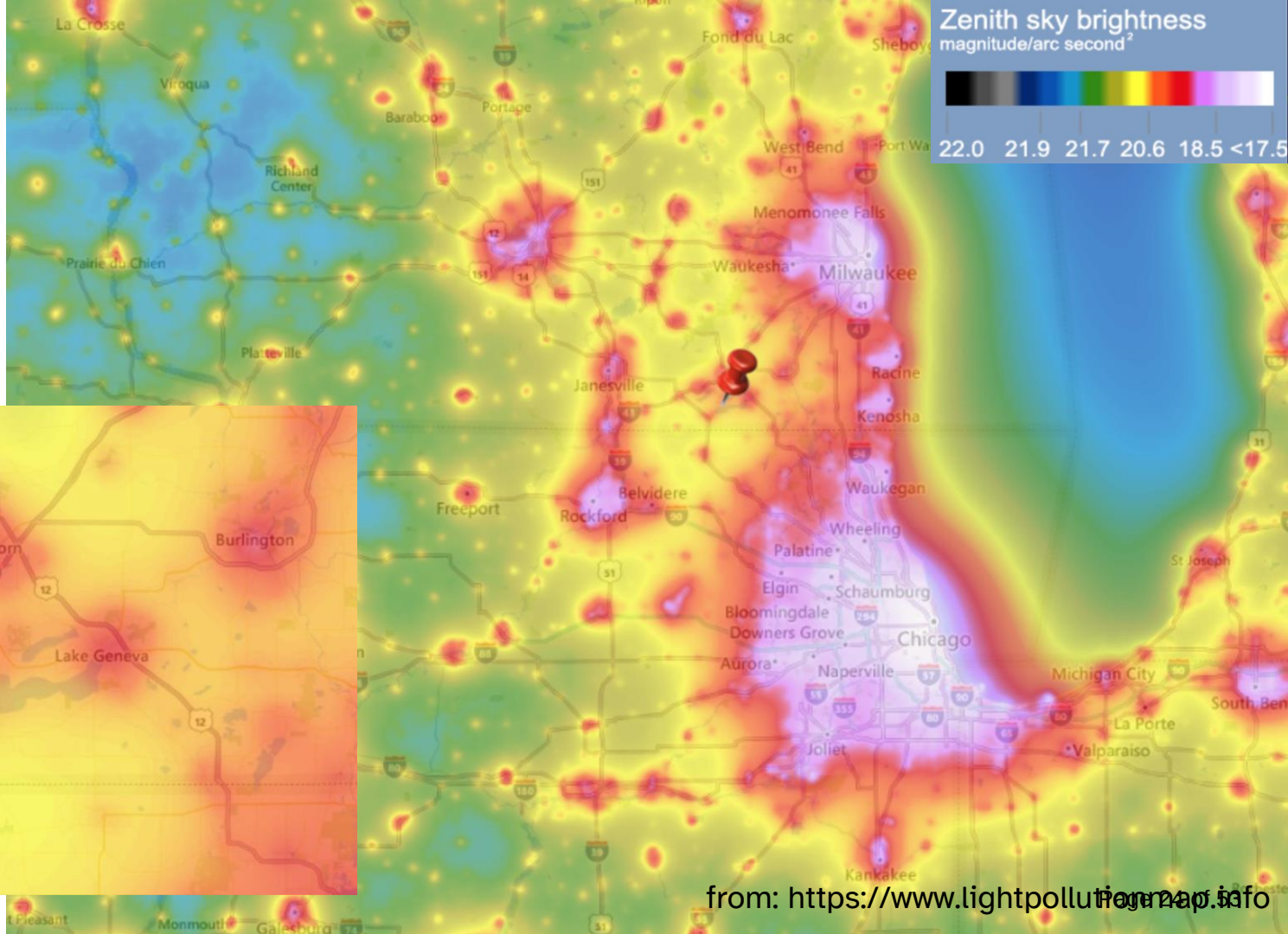


Light Trespass



Clutter





from: <https://www.lightpollutionmap.info>

Zenith sky brightness info (2015)

Coordinates 42.59529, -88.43189

SQM 19.71 mag./arc sec²

Brightness 1.41 mcd/m²

Artif. bright. 1230 μ cd/m²

Ratio 7.22

Bortle [class 5](#)

Elevation 266 meters

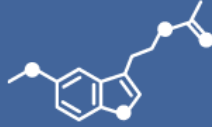
Current Standards

Purpose. The purpose of this section is to regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and prevent the creation of nuisances. A further purpose of this section is to regulate outdoor night lighting fixtures to preserve and enhance the area's dark sky while promoting safety, conserving energy, and preserving the environment for astronomy and to reduce collisions and save birds lives during spring and fall.

[Ord. No. 14-12]



Impaired night vision



Decreased melatonin
production



Disrupted circadian
rhythms



Blue light strain

Increased
risk of
cancer

Suppressed
regulation of
bodily
functions

Potential
overproduction
of estrogen

Depression

Insomnia

Cancer

Cardiovascular
disease

Damage to
retinal cells

Macular
degeneration

Glaucoma

Possible
blindness

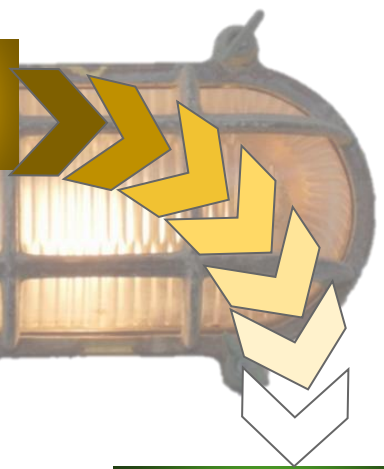
Light Pollution & People

Ecosystem Impacts

Reduced populations, reduced ecosystem services



Light pollution



Increased ambient light

Corals

- disturbance in biological clocks
- decreased spawning

Trees

- reduced photosynthetic efficiency
- Altered growth patterns

Bees

- Disruption of nighttime foraging and pollination activities

Mammals

- increased competition for food resources
- decreased foraging activity

Frogs

- disrupted reproductive behaviors, including fewer mating calls
- increased predation due to gathering around and under light sources
- delayed metamorphosis or slower growth

Birds

- disorientation during night-time migration
- reduced nesting densities
- attraction to and collision with lights
- disruption of ability to sense earth's magnetic field

Insects

- gathering around lights leading to increased predation
- communication impediments

Sea Turtle Hatchlings

- inability to find the ocean due to confusion from lights
- altered behavior causing them to dwell near the surface of the water and remain visible to predators

Disrupted Behavior



George Fleenor



George Fleenor



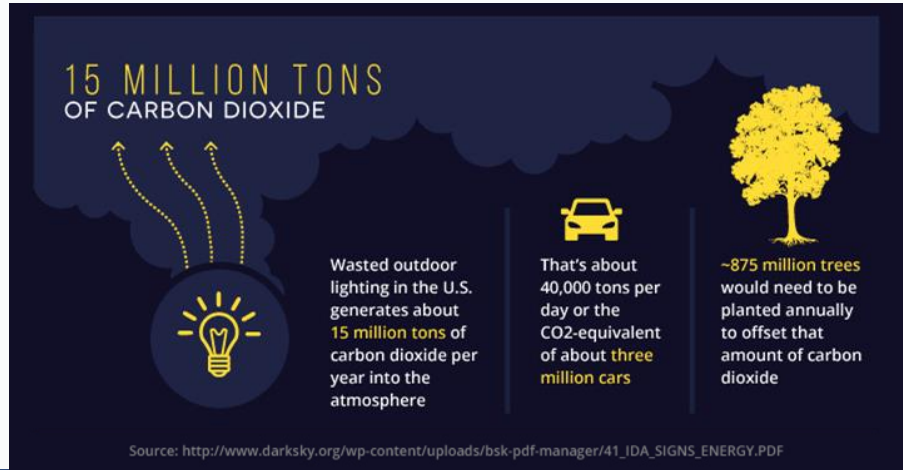
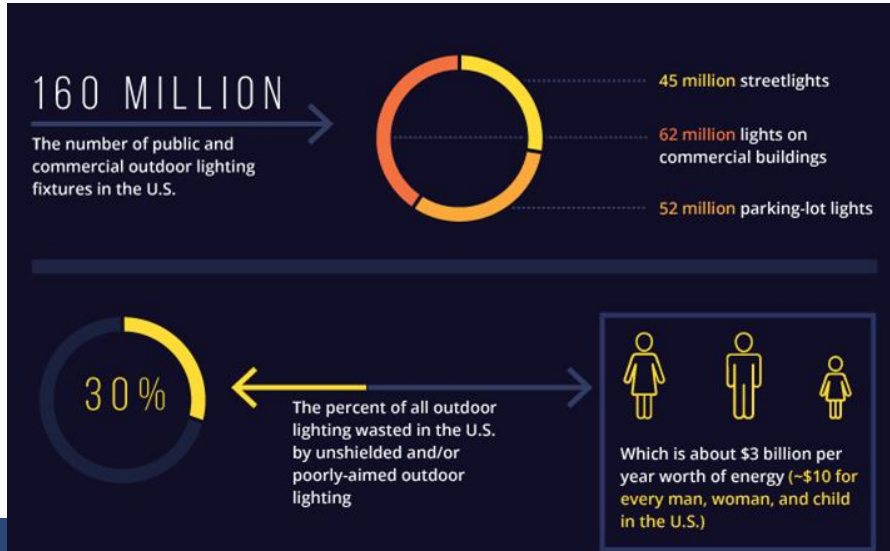
SAFETY

Poor outdoor lighting can cause glare which impedes visibility and actually makes it harder to see at night

<https://www.darkskydefenders.org/light-pollution.html>

Energy Waste

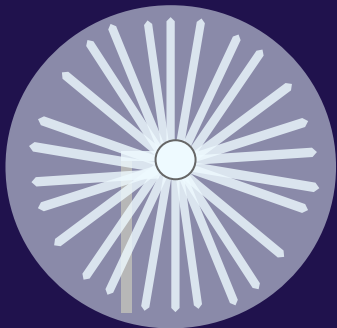
- As much as 50% of outdoor lighting in the US is wasted by sending light into the night sky.
 - estimated cost: \$2.2 billion every year
- LA LED Streetlight Program
 - Cost \$57,000,000 to replace 140,000 bulbs
 - Annual savings of ~\$10,000,000



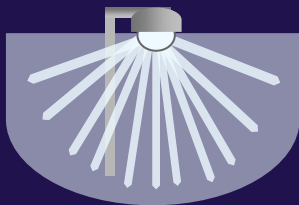
Correlated Color Temperature



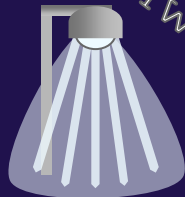
DIRECT



light



downward



3D's

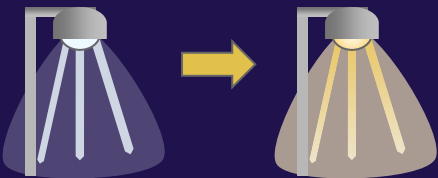
for reducing light pollution



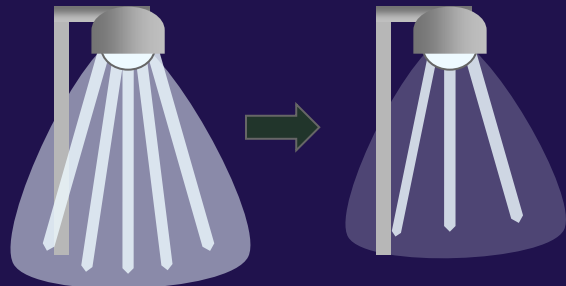
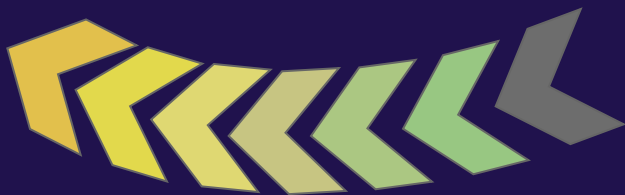
Decreasing the temperature (Kelvins) of a light creates a warmer light that is less harmful to eyes (human and animal!). Aim for 3000K or less.

Shielding lights reduces the amount of light projected into the sky and keeps light directed where it needs to be, protecting against sky glow and light trespass.

Using lower wattage lights, low power settings, and/or motion sensors will save energy and reduce glare.



DECREASE light temperature



DIM the lights

Measuring Light: Watts vs. Lumens

Watts: how much
power is used



“the SI unit of power, equivalent to one joule per second, corresponding to the power in an electric circuit in which the potential difference is one volt and the current one ampere.”

Lumens: how much
light is emitted



“the SI unit of luminous flux, equal to the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.”

Measuring Light: Watts vs. Lumens



“60-Watt Incandescent S60
Vintage Squirrel Cage Medium
Base Light Bulb”

**60-Watt delivers 245
lumens**



“60-Watt Equivalent A19 Non-
Dimmable Energy Saving LED
Light Bulb Soft White”

**60-Watt delivers 800
lumens**

- Although these two light bulbs have the same wattage, but they produce different numbers of lumens because of efficiency differences.
- Light ordinances that restrict usage based on wattage will allow for the LED loophole, where more efficient bulbs can meet power requirements AND create vastly more light.
- Orienting ordinances to restrict light by measuring lumens instead of Watts will more effectively limit light pollution.

Goals

Suggested IDA and IES ordinances:

- Assessment by lumens instead of watts
- Regulate the total number of lumens permitted
- Lighting Zones

Additionally:

- Reduce light temperature to 3000K or less
- Use covered lights for all municipality provided light sources
- Promote downward facing lights in the community

Questions?

Contact: Adam McCulloch, adam@glaseducation.org

Five Lighting Principles for Responsible Outdoor Lighting



1 Useful



Use light only if it is needed

All light should have a clear purpose. Consider how the use of light will impact the area, including wildlife and their habitats.

2 Targeted



Direct light so it falls only where it is needed

Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.

3 Low Level



Light should be no brighter than necessary

Use the lowest light level required. Be mindful of surface conditions, as some surfaces may reflect more light into the night sky than intended.

4 Controlled



Use light only when it is needed

Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

5 Color



Use warmer color lights where possible

Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

Dark Sky & Light Pollution Fact Sheet



What is light pollution?

Light pollution is the result of excess artificial light where it is not supposed to be. It comes in the forms of sky glow, glare, clutter, and light trespass.

SKY GLOW is on display over any city of any size—it is that pink-orange glow lighting the clouds. It's that dome of light on the horizon even though the sign says you've still got fifty miles to go.

GLARE is excessive brightness which causes visual discomfort. It's the bright light shining in your eyes that you raise your hand to block.

LIGHT TRESPASS is the light allowed to cross from one property onto another. It's your neighbor's security light shining through your bedroom window.

CLUTTER is a bright and excessive grouping of random lights. One good example of this is Times Square.

What are the effects of light pollution?

Humans

- impaired night vision
- decreased melatonin production which can lead to: an increased risk of cancer, possibly an overproduction of estrogen, and/or suppressed regulation of bodily functions
- disrupted circadian rhythms resulting in: depression, insomnia, cardiovascular disease, and/or cancer
- blue light strain, which can result in: damage to retinal cells, macular degeneration, glaucoma, and/or possibly blindness

Environment

Mammals

- increased competition for food resources
- decreased foraging activity

Trees

- reduced photosynthetic efficiency
- Altered growth patterns

Corals

- disturbance in biological clocks
- decreased spawning

Bees

- Disruption of nighttime foraging and pollination activities

Insects

- gathering around lights leading to increased predation
- communication impediments

Climate Change

- 21,000,000 tons of CO₂ emissions from excess and wasted lighting annually

Frogs

- disrupted reproductive behaviors, including fewer mating calls
- increased predation due to gathering around and under light sources
- delayed metamorphosis or slower growth

Birds

- disorientation during night-time migration
- reduced nesting densities
- attraction to and collision with lights
- disruption of ability to sense earth's magnetic field

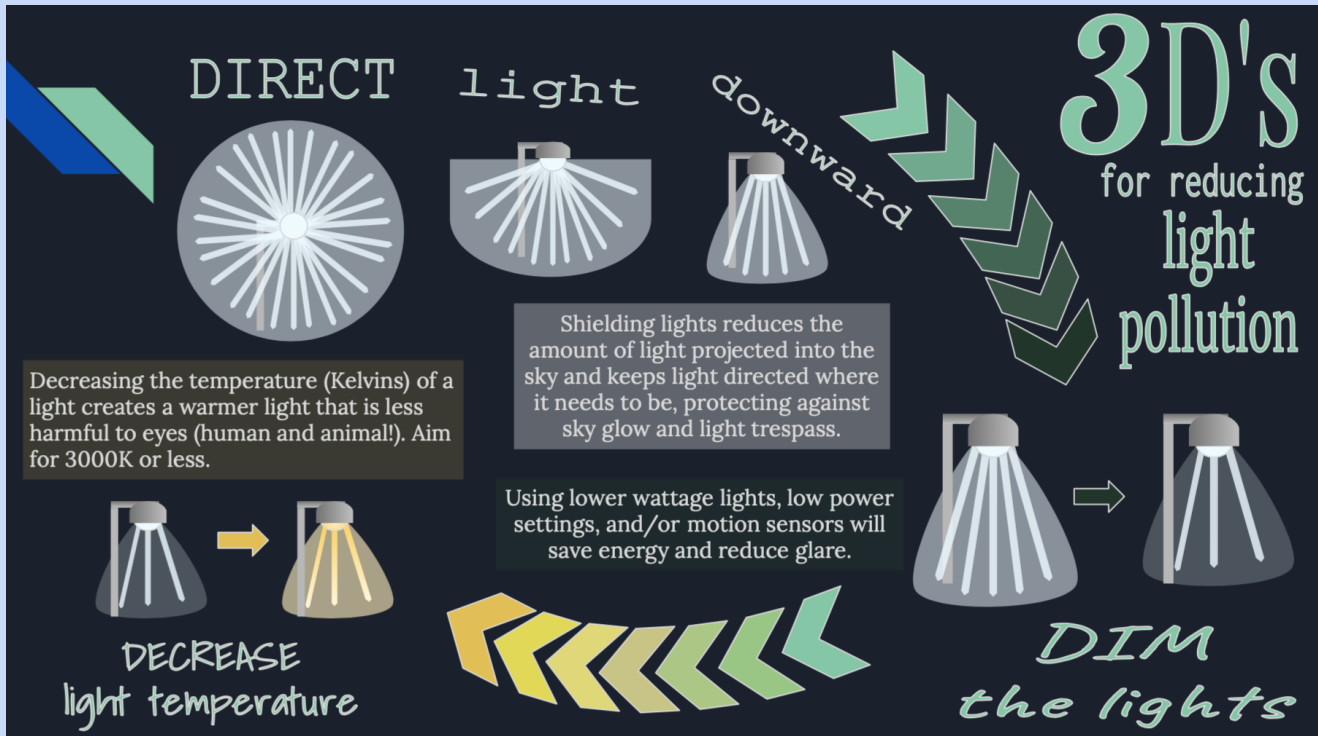
Sea Turtle Hatchlings

- inability to find the ocean due to confusion from lights
- altered behavior causing them to dwell near the surface of the water and remain visible to predators



What can we do?

There are three main ways to reduce light pollution: directing light downward, dimming lights, and decreasing light temperature.



Directing light down focuses on lighting only the necessary areas. Shielding lights or adding coverings can help direct light downward, thereby reducing the light directed upwards into the sky to minimize sky glow and reduce light trespass into neighboring properties.

Dimming lights refers to reducing the amount of light used, or using fewer lumens. This can happen in two ways: reducing the amount of light produced by a fixture or reducing the amount of time that the light is on. Using a lower wattage battery can help.

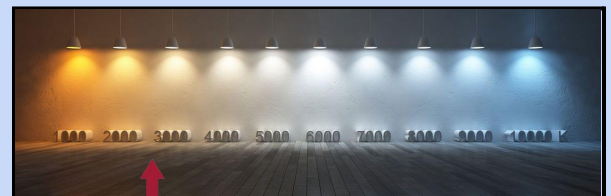


Watts: how much power is used



Lumens: how much light is emitted

Watts measure an amount of energy used per time while lumens measure light. Even though lumens are a more accurate measure of light, many bulbs are advertised using their wattage, because what your energy bill shows is the power used by the light bulb, not necessarily the light produced. This is why LED lights have become popular -- because they are energy efficient, producing more lumens for fewer Watts. As such, if you are trying to decrease the lumens of your fixture, you will need to be cautious about replacing your incandescent with similar incandescent of lower wattage, or an LED with much lower wattage. Look for information about lumens when considering your next bulb!



Decreasing light temperature works similarly to a flame: the hottest part of the flame is blue, while the coldest parts are red and orange. When we decrease light temperature, we are actually using what we visually consider more "warm" colors. Yellow and orange lights are less harmful to the environment and to humans in comparison to blue lights. Look for bulbs with a temperature under 3000 Kelvins!

From: City Administrator <cityadmin@cityoflakegeneva.com>

Sent: Wednesday, May 24, 2023 10:15:41 AM

Subject: Status of TAP grant (South Street Trail Bike Path)

Members of the City Council,

This email is to provide an update on the City's request to amend the TAP grant which was awarded to the City of Lake Geneva. In November the Wisconsin Department of Transportation (WisDOT) was notified that the City wished to amend the original grant. General notes were provided at that time to outline the type of changes being requested.

In April of this year, WisDOT finally responded stating they would consider the changes. Based on multiple meetings with the State, the following items are required before a final decision will be made.

Item 1:

As part of the design documentation process, we must obtain approval from WisDOT, demonstrating that the proposed improvements meet the minimum bicycle accommodation requirements.

In previous communication, WisDOT has indicated that a sharrow is an acceptable accommodation for the level of traffic at this location. This information will be included in the reporting documents and should be approved (given it was provided by WisDOT).

Item 2:

In addition to the above, Consultants need a City decision regarding the two options along Big Foot Beach State Park frontage. Those options are:

- Continuing with the new alignment as originally proposed and which has been approved by WDNR and WisDOT (removing trees on City property) which locates the trail in public R/W. This alignment would meet WisDOT design criteria and avoid complications with R/W and environmental impacts.
- Keep the path in its current location (try to save the remaining trees) which would require a permanent easement from the state (not sure if agreement has expired), likely 4(f) impacts and a new WDNR approval, and likely design exception documentation to get a

substandard trail approved (assuming radii and lateral clearance may not meet design standards).

Please note that the decision made on this item could have an impact on the overall project schedule as related to R/W. Trying to maintain the current alignment may force the City to acquire a permanent easement from the State versus acquiring a temporary grading easement. It is important that the City understands the amended changes to the grant and makes informed decisions in a timely manner, to minimize impacts to the project schedule and level of effort.

From a cost standpoint, no matter which direction the City follows, STRAND will prepare an amendment that is reflective of a schedule delay (original schedule was 2024 construction, new schedule is 2025 construction), revisions and resubmittal of STRAND's approved environmental document, additional public involvement, additional meetings and communication, and revised design direction. At this point, costs are estimated between \$20,000 - \$30,000, recognizing that there will be savings in wall design and the plat because of the change in project limits. WisDOT has indicated (per the grant agreement) that we need to have the right of way completed by next August (2024) so that is a significant driver in the schedule and remaining effort.

ITEM 3:

Part of the grant requires that The City conduct title searches to determine real estate and acquisition needs. This information is required by WisDOT to ensure we are following all State and Federal grant requirements. There are a few properties that need to be researched with costs estimated at \$6,000.00.

Once all this is done, the State requires that we again hold a public information meeting to satisfy the grant's requirements and explain the change of scope from the original / approved grant. Only then will the State provide the City with a formal decision on whether this amended project can move forward.

This email is being provided to make you aware that these items will need to be brought to the Public Works Committee (and Council) to authorize or not allow the consultants to proceed. No further action on this project can be taken until this is addressed.

Thank you,

Dave



Wisconsin Department of Transportation (WisDOT) Highway 50/Main Street Project-Fact Sheet

May 10, 2023

WisDOT divided the work into two (2) projects, but will undertake both at the same time:

- Project **Number 3170-09-00/70** (Wells Street to Grand Geneva)
- Project **Number 3170-09-01/71** (Forest Street to Wells Street)

A reference map is included at the end of this fact sheet.

When and how long?

- Exact dates are still to be determined, but work is expected to begin in 2026, 2027, or 2028.
- It is anticipated that this project will take two (2) years to complete.
- The City will actively work with the State to lessen the impact on Main Street businesses and to mitigate traffic disruptions as much as possible, both before and for the duration of the project.

Why do we need this WisDOT project?

- WisDOT determined that Highway 50 (Main Street) needs major repair.
- The City frequently receives complaints about the pavement conditions from Citizens and Businesses.
- Over the past three years, the City has spent over \$23,000 doing spot repairs alone on four downtown blocks.
- WisDot has offered a 75% (WisDOT)/25% (City) cost share on the project.
- While the highway is under construction, the Lake Geneva Utility Commission has the opportunity and access to install/replace water and sewer lines that are approximately 100 years old. If the City needs to make the improvements independently of this highway construction, the cost and duration of the project will increase substantially.

Can the City wait/refuse?

- If the City refuses the offer, WisDOT will shelve the project with no guarantee of reconsideration.
- If the City takes on the project without WisDOT's offer, the City is responsible for 100% of the cost.
- The City Council approved the project on October 12, 2020, and the project has been moving forward since then. If the City backs out of the project now, the City is responsible for paying 100% of the costs incurred.

Project Cost Details

Per the project agreement with WisDOT, costs are split 75%-State of Wisconsin and 25%-City of Lake Geneva.

Current design cost estimates:

3170-09-00/70 – WIS 50: Wells Street to Grand Geneva:

- Current Design Estimate: \$525,000
- Lake Geneva Share (25%): \$131,250

3170-09-01/71: Forest Street to Wells Street:

- Current Design Estimate: \$700,000
- Lake Geneva Share (25%): \$175,000

**These are design cost estimates only and do NOT include actual construction costs, etc.
Firm costs will not be available until bid proposals are received.**

Total project costs are estimated at \$3,600,000.

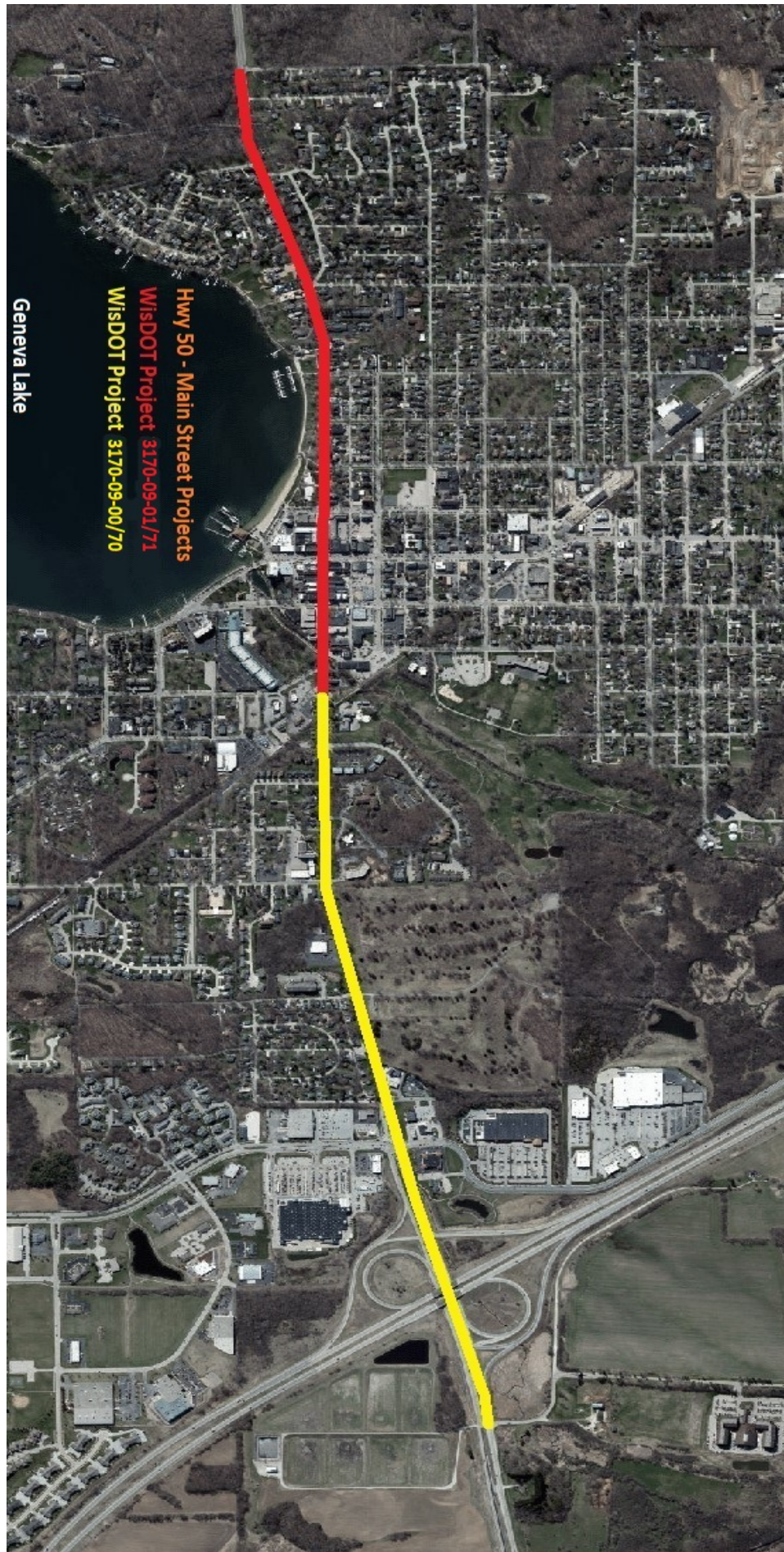
Additional Facts

- Due to required State and National Codes, including ADA, the City expects to permanently lose twenty-four (24) parking stalls along Main Street.
- There is no discussion of parallel parking along Main Street during or after this project.
- There is no discussion of a third lane being installed on Main Street west of Curtis Street.

This page will be updated as more information becomes available.

Please email questions to the City Administrator at cityadmin@cityoflakegeneva.gov.

Questions and answers will be gathered and posted here as soon as possible.



LAKE GENEVA HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MAY 9, 2023 – 7:00 P.M.
LAKE GENEVA CITY HALL,
626 GENEVA STREET, LAKE GENEVA, WI 53147

1. Meeting Called to Order
2. Roll Call
3. Approval of minutes: Review and approval of the minutes from the April 11, 2023, *Lake Geneva Historic Preservation Commission Meeting*
4. Comments from the public and correspondence.
5. Reports on the *Geneva Lake Museum* upcoming events, including “*Tuesdays @ Two*” programs, and news from the *Maple Park Homeowners’ Association*, including updates on the regulation of short-term rentals and paid parking in the *Maple Park Historic District*.
6. Updates regarding *Black Point Estate & Gardens*, *Horticultural Hall*, and *Historic Lake Geneva Walking Tours*, including *Black Point* programs at the Lake Geneva Public Library.
7. Updates on events at *The Riviera*, at the *1928 Geneva Theater / Geneva Stage*, or local news items relating to the *Lake Geneva Historic Preservation Commission*.
8. Review of recent bills and invoices and updates on the current balance in the *Lake Geneva Historic Preservation Commission 2023 City Budget*.
9. Updates on tributes to honor Jim Davis and Jackie Getzen’s contributions to the LGHPC, including the LGPL paver for Jackie and scheduling the dedication of the oak tree and plaque at *Oak Hill Cemetery* in memory of Jim Davis.
10. Discussion and comments regarding recent building / remodeling projects within *National & State Historic Districts*.
11. Update regarding submittal of *Certified Local Government* renewal application by February 28, 2023, the creation of a more inclusive *Local Historic Landmark Ordinance* based upon the *Whitewater Local Landmark Ordinance*, the *Fond du Lac Historic Preservation Ordinance*, discussions with City Attorney Dan Draper, and additional information from Jason Tish at *Wisconsin Historical Society*.
12. Discussion regarding the repair and/or replacement of existing historic plaques and signs by Jim Sherin at *Timberline Signs* and review of list on which additional plaques and signs should be repaired and/or replaced next.

13. Update regarding current status of the *Three Graces* statue, the relocation from Flat Iron Park to the Geneva Lake Museum, and the future plans for repair and/or replacement of the *Three Graces* statue.
14. Review of recent *Historic Plaque Program* applications, the cost of plaques from *Timberline Signs* at \$258.48 each (including sales tax), application forms, and ongoing updating the list of past plaque recipients.
15. Updates on the status of the *I-phone app* and *Android app* of *A Historic Lake Geneva Walking Tour*, including reactivation of I-phone app, and discussion on how to better promote the apps, including presentations to the Lake Geneva City Council. Also, any new information regarding required update renewal of I-phone app.
16. Discussion regarding new projects for the LGHPC, including future "*Tales of Lake Geneva*" program at the Geneva Lake History Museum on Tuesday, June 13, at 6:00 P.M., updates to our website www.historyoflakegeneva.org, and discussion on any other potential future LGHPC projects that we might want to consider.
17. Update regarding the *Lake Geneva Historic Railroad Site*, including information from the *Park Board* regarding the park bench and plaque in memory of Ed Yaeger, any feedback from the Yaeger family, and scheduling a date for the dedication.
18. Report regarding any new correspondence from Stephanie Klett at *Visit Lake Geneva / Lake Geneva Chamber of Commerce* and Lake Geneva City Administrator David Nord on how the LGHPC can help promote tourism in Lake Geneva.
19. Update on information from Jason Tish at the *Wisconsin Historical Society*, *National Trust for Historic Preservation*, the *Society of Architectural Historians*, and the *Wisconsin Association of Historic Preservation Commissions*.
20. Adjournment

**THE NEXT LAKE GENEVA HISTORIC PRESERVATION COMMISSION
MEETING WILL BE AT CITY HALL @ 7:30 P.M.
ON TUESDAY, JUNE 13, 2023.**

Lake Geneva Historic Preservation Commission Meeting Minutes

April 11, 2023 7:00 p.m. at Lake Geneva City Hall

President Ken Etten called the meeting to order at 7:00 p.m. Lake Geneva City Hall

Present: Ken Etten, Patrick Quinn, Louise Rayppy, Chris Brookes, Emily Hummel and Tim Dunn.

Absent: Grace Hanny and Sonja Akright. Ken Etten, Grace Hanny and Sonja Akright have been reappointed to the Commission.

Review and approval of the minutes from March 14, 2023, Historic Preservation Commission Meeting.

Comments from the public and correspondence. None

Reports on the Geneva Lake Museum upcoming events, including "Tuesdays @ Two" programs, and news from the Maple Park Homeowners' Association, including updates on the regulation of short-term rentals and paid parking in the Maple Park Historic District. The history of the Lake Geneva Youth Camp will be the next "Tuesdays @ Two" on April 18th. The Maple Park Homeowners' Spring meeting will be on April 21, at the Parish Hall of the Methodist Church, at 5:00. No news from Dan Draper concerning short-term rentals and why there was never any citations given out. No paid parking in Maple Park for the time being.

Updates regarding Black Point Estate & Gardens, Horticultural Hall, and Historic Lake Geneva Walking Tours, including Black Point programs at the Lake Geneva Public Library. Black Point will reopen in May for tours. On Mother's Day weekend will be the Remarkable Women of Lake Geneva event. Black Point Movie Monday programs will end in April. Local History series will start in May.

Updates on events at The Riviera, at the 1928 Geneva Theater, or local news items relating to the Lake Geneva Historic Preservation Commission. Geneva Stage at the Theater will have their Opening Night on May 6, at 7:00 P.M. Special Guest—Kashmir: The Led Zeppelin Show.

Review of recent bills and invoices, updates on the current balance in the Lake Geneva Historic Preservation Commission 2023 City Budget. Our current balance is \$10,385.00. The invoice from Jim Sherin for repair and/or replacement of six Historic Signs has been approved for \$5,500.00 and will appear in the next General Fund on April 19th.

Updates on tributes to honor Jim Davis and Jackie Getzen's contributions to the LGHPC, including scheduling the dedication of the oak tree and plaque at Oak Hill Cemetery in memory of Jim Davis. The dedication for Jim will take place when the weather warms up. Will contact Janet at the Museum about if she has the contact information for his family, so we could contact them and let them decide the date of the dedication.

The paver for Jackie has been installed at the Library. Chris showed us photos of the paver.

Discussion and comments regarding recent building / remodeling projects within National & State Historic Districts. No new information.

Update regarding submittal of Certified Local Government renewal application by February 28, 2023, the creation of a more inclusive Local Historic Landmark Ordinance based upon the Whitewater Local Landmark Ordinance, the Fond du Lac Historic Preservation Ordinance, discussions with City Attorney Dan Draper, and additional information from Jason Tish at Wisconsin Historical Society. Chris and Grace need to meet with Dan Draper in regards to our revised ordinance, and to have this done by June 15th, audit time. Dan Draper working on rearrangement of local Landmark—renumbering the sections. Also need to notify Jason Tish.

Update regarding the status of the repair and/or replacement of six existing historic plaques and signs by Jim Sherin at Timberline Signs, the current adjusted invoice, and review of list on which additional plaques and signs should be repaired and/or replaced next. Jim Sherin completed the work on the six signs, that we requested to be repaired. The invoice has been approved for \$5,500.00 and sent to the City for payment.

Discussion regarding status of the Three Graces statue in Flat Iron Park, the relocation to the Geneva Lake Museum, and the future plans for repair and/or replacement of the Three Graces statue. No new information.

Review of recent Historic Plaque Program applications, the cost of plaques from Timberline Signs at \$258.48 each (including sales tax), application forms, and ongoing updating the list of past plaque recipients. No new information.

Updates on the status of the I-phone app and Android app of A Historic Lake Geneva Walking Tour, including reactivation of I-phone app, and discussion on how to better promote the apps, including presentations to the Lake Geneva City Council. Also, any new information regarding required update renewal of I-phone app. No new information.

Discussion regarding new projects for the LGHPC, including future “Tales of Lake Geneva” programs, updates to our website www.historyoflakegeneva.org, and discussion on any other potential future LGHPC projects that we might want to consider. The “Tales of Lake Geneva” will take place on June 13th at the Geneva Lake Museum at 6:00 p.m. Since our regular LGHPC meeting for June will occur on the same night we voted to have it later that evening at 7:30 p.m. at City Hall.

Update regarding the Lake Geneva Historic Railroad Site, including information from the Park Board regarding the park bench and plaque in memory of Ed Yaeger. The bench has been finished, waiting for plaque, then it will be installed at the Railroad Site.

Report regarding any new correspondence from Stephanie Klett at Visit Lake Geneva / Lake Geneva Chamber of Commerce and Lake Geneva City Administrator David Nord on how the LGHPC can help promote tourism in Lake Geneva. Chris suggested a Flyer should be made about “Tales of Lake Geneva” so she can give it to Stephanie Klett to help promote historic preservation. Museum already working on a flyer.

Update on information from Jason Tish at the Wisconsin Historical Society, National Trust for Historic Preservation, the Society of Architectural Historians, and the Wisconsin Association of Historic Preservation Commissions. WAHPC Spring Conference – April 21-22 in Marshfield.

Meeting adjourned at 7:35 P.M.

Respectfully submitted, Louise M. Rayppy

ZONING BOARD OF APPEALS MEETING

Tuesday, March 1, 2022 – 5:00 PM

COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM

Chairman, Al Kupsik called the meeting to order 5:00 PM

Roll Call: present: Al Kupsik Chairperson, Todd Krause, Bob McCormick, Frank Marsala, and Thomas Anthony, Absent (Excused) Bernie Williams. Also Present: City Attorney Dan Draper, Building and Zoning Administrator Fred Walling.

Approve Minutes of the January 18, 2021 Zoning Board of Appeals meeting as distributed.

Krause / McCormick motion to approve. Motion carried unanimously.

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. None.

Acknowledgement of Correspondence. correspondence from Tom Jacobsen, 1154 Rolling Ln., with concerns of the proposed lot alterations. All correspondence has been distributed to the members of the Zoning Board of Appeals.

Attorney Draper explained the Zoning Board of Appeals process and the specific items to be agreed upon before a vote can be recorded.

Public Hearing and Action on an application for a Variance Request filed by John and Deborah Duggan d/b/a, Lincoln Holdings Group, LLC. W3234 McDonald Rd. Lake Geneva for a request to allow for the incursion into the public right of way with a paved parking lot & a reduction of the side setback to allow for a paved parking area. Located in the Two-Family - 6 (TR-6) zoning district Tax Key No. ZOD00001B. Zoning Administrator Fred Walling summarized the variance request. Board members asked questions of the applicant on their request.

Attorney Thomas Gardiner explained the request of his clients that would require a variance to allow for the pavement incursions.

Bill Huntress, 1015 Pleasant St. spoke in favor of the request.

Len Jegerski, 1804 Conant St. spoke in favor of the request.

Kupsik/McCormick motion to close the public hearing, Motion carried unanimously.

Kupsik stated the board must vote on all 5 criteria to record a vote to approve or deny this variance request.

Roll Call: Kupsik, Fran Marsala, and Krause voted yes, Bob McCormick & Thomas Anthony voted no.

98-934(3)(b) states that “the concurring vote of four (4) members of the Board of Appeals shall be necessary to reverse any order, requirement decision, or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variations in requirements of this Code.” The Zoning Board of Appeals denied the request for a variance because the requisite number of votes to grant the variance were not obtained.

See the attached 5 conditions for granting a variance with roll call vote on each item.

Anthony / McCormick motion to adjourn 5:52PM.



Lake Geneva Business Improvement District
Board Meeting
Wednesday, May 3, 2023 | 9:00 AM
Harbor Shores of Lake Geneva

Minutes

1. Call to Order – 9:13 AM
2. Roll Call – *Spyro Condos, Laura Thompson, Janine Osbourne, Anthony Silvestri, TR Remke, Alexandria Binanti. Elizabeth Tumas absent.*
3. Approval of Minutes from last meeting – *Spyro Condos Motioned, Laura Thompson Seconded. All Approved.*
4. 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 3 minutes.
Roger Wolfe spoke against \$50.00 parking fine and requested budget consideration for more business marketing dollars for 2024. Jim Strause spoke against charging any admission against Oktoberfest, offered public relation support, and agreed against \$50.00 parking fine.
5. City News and Mayor Klein Update – *Mayor Klein not in attendance.*
6. Appearance of VISIT Lake Geneva – *Deanna Goodwin delivered report of marketing metrics and hotel from April, recapped Restaurant Week, and announced Concert in the Park.*
7. Treasurer Report – *Treasurer Janine Osbourne recaps expenditures for month of April. Confirms final bill of storage unit has been taken care of. Discusses event expenditures.*
 - a. Chart of Account review

Chart of Account #	Name of Expense/Detail	Invoice Number	Total
56004	Alexandria Binanti Salary	#010	\$ 5,416.68
56014	Alexandria Binanti - office supply bid phone	#010	\$ 87.26
56026	Alexandria Binanti - Wine Walk Bags	#010	\$ 1,112.63
56026	Alexandria Binanti - Lanyards for Wine Walk	#010	\$ 164.52
56026	Alexandria Binanti - Wine Walk Liquor License	#010	\$ 12.00
56020	Alexandria Binanti - Springo Playing Cards	#010	\$ 20.00
56020	Alexandria Binanti - Spingo Flowers	#010	\$ 21.09
56020	Alexandria Binanti - Springo Stamps	#010	\$ 33.21
56014	Alexandria Binanti - Storage Locker Fees	#010	\$ 690.00
56005	Alethea Salgado	#10523	\$ 1,000.00
56015	Kristi Tarantino - 2022 software expense	#989067991	\$ 504.00
56003	Mike Cary - Watering Contract	N/A	\$ 1,500.00
			\$ 10,561.39

b. Budget vs Actuals

c. Pay bills – *Spyro Condos Motions, TR Remke Seconds. All Approved.*

8. Executive Director's Report – *Alexandria Binanti delivers report in regard to website and social metrics.*

a. Marketing Updates – *Meeting with APG for an evergreen campaign and proposal for event marketing. Future meeting with local radio station to take place in May as well as a collaborative branding meeting proposal with input from Tourism Commission.*

b. Event Planning update – *Reviewed Wine Walk purchases and ticket sales. Event sold out 4 weeks in advance.*

c. Springo update – *Launched May 1st with boosted social media ad to not exceed \$100.00 Contacting local media for potential earned media spotlight.*

d. Ad hoc parking committee recap – *Day pass parking was approved for Lot I with 34 spaces; Committee has recommend to not pursue employee shuttle parking from feedback of business survey.*

e. Organizational recap

i. Storage unit – *cleared out, closed account, and paid to date.*

ii. Downtown lights code update – *Discussion in regard to national code which dictates outdoor temporary lighting has to be removed after 3 months of usage. Also, extension cords have to be updated to newer models that have UV protection, etc. By city building and zoning administrator authority, lights will need to be removed in 2 months in trees, bridge, and Flatiron Park gazebo/pavilion. Proposed immediate removal so as not to disturb the foliage on the trees in two months. TR Remke makes motion to approve immediate removal, Anthony Silvestri Seconds. All Approved.*

iii. BRE visits and business attraction – *discussed site visits and sales trends in the last quarter. Alexandria Binanti also met with a real estate broker to discuss potential commercial real estate for national retailer to remain unnamed at this time. Looking for rental or purchase to be occupied in 2023.*

iv. Main Street update – *Officially approved. Downtown Development Orientation will take place in July for Executive Director. Regional site visit will take place after June. Press Release to be sent out after Main Street Announcement has been formally made in Madison.*

9. Comments from the Board of Directors

a. Hwy 50 Repavement Plan Discussion – *President Spyro Condos; discussed the want to know the plans and when public hearings are to take place. Want to strategize process of business communications and questioned as to whether the City could abstain from participating in the State project.*

10. New Business:

a. Proposed amendments to budget – update from April's meeting

- *Addressed the reserves balance and wanting to update proposed amendments in June's meeting. Moved to June's agenda.*

i. Marketing

ii. Murals in Beautification

iii. Trolley discussion

b. Event Approvals

i. Proposed contract acceptance for sound bids, and other expenses pertaining to Oktoberfest – *All Approved pending equal to or less than \$40,000 budget.*

- ii. Vote of charging for entry to Oktoberfest; proposed local free admission and out of state \$5.00 fee – *discussion from each board member. TR Remke motions to not charge admission. Roll call vote. All approved.*
 - iii. Proposed promotional addition to Oktoberfest – bar crawl Friday prior to event – *discussion item from Anthony Silvestri; all agreed it that this qualifies as Oktoberfest promotion with business collaboration.*
11. Adjourn – 10:14 AM. *TR Remke motions, Alethea Salgado Seconds. All Approved.*