

**City of Oconomowoc  
Committee-Of-The-Whole**

**Tuesday, January 21, 2020 - 6:00 PM  
City Hall Conference Room 3 (2nd Floor)**



**Notice:** If a person with a disability requires that the meeting be accessible or that materials at the meeting be in accessible format, call the City Clerk at least 48 hours prior to the meeting to request adequate accommodations. Tel: 569-2186.

1. Call to order and confirmation of appropriate meeting notification
2. Committee Business
  - a. Discussion/act on Olympia Area Redevelopment
  - b. Discussion/act on Exploration of Facility Expansion for Library and Senior Center
3. Adjourn

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Diane Coenen, City Clerk  
City of Oconomowoc

Notice is hereby given that a majority of the Common Council will be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Common Council pursuant to State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the Common Council will not take any formal action at this meeting.



# MEMORANDUM

Date: January 13, 2020

To: Mayor Nold  
Common Council Members

From: Sarah Kitsembel, City Administrator  
Bob Duffy, Economic Development

Re: Olympia Area Redevelopment

## RELATES TO THE STRATEGIC PLAN

Strategic Goal- III. Focus on Economic Development

- A. Research and Plan for Development
  - 2. Plan for Catalytic Development Areas
    - c. Study the SW Summit Ave Area for Development Opportunities

## BACKGROUND

Throughout 2019, Staff has continued to meet with the development team from Wangard Partners. As a result of those discussions, and direction from the Common Council, the development team had conceptualized a master plan for the orderly development of the commercial and multi-family areas, identified a recreational area, as well as engaged others to look at the opportunity of condominium and subdivision development on the former Olde Highlander Golf Course.

Currently, much of the private infrastructure that currently exists would not be adequate to accommodate the redevelopment necessary for the area and to realize the best land use potential for these underutilized lands.

Wangard Partners will use this opportunity to share with the Common Council the chronology of their efforts related to achieving the City desired master plan, and the land assemblage necessary to accommodate the infrastructure needed to accomplish this complex project.

## RECOMMENDATION

Staff & the Developer are seeking policy direction from the Committee of the Whole related to proceeding in 2020 with this catalytic redevelopment area identified in the City's Strategic Plan.



# MEMORANDUM

## ADMINISTRATION

Date: January 15, 2020  
To: Mayor Nold, Common Council  
From: Sarah Kitsembel, City Administrator  
Re: Exploration Request – Library Expansion/Senior Center

## RELATES TO THE STRATEGIC PLAN

- II. Improve & Maintain Our Infrastructure/Facilities
  - D. Identify Future new Projects, Timeline for Implementation & Funding Mechanism
    - 8. Evaluate & Review Options for Library Remodel/Expansion

## BACKGROUND

The City’s Strategic Plan includes an item to evaluate and review options for Library remodel/expansion. The Library’s service area has continued to grow and Library services continue to evolve to meet the changing need of our patrons. This has impacted the space needs and utilization in the Library. The intention of the Strategic Plan item was to explore the Library’s programming & space needs for now and the future and evaluate options for a potential remodel of the existing facility and possible expansion. This exploration effort was scheduled to begin in 2024 with a potential project to be identified and incorporated into future long-term capital planning efforts.

Alderman Kowieski has requested to meet with the Committee of the Whole to discuss the possibility of moving this item up in the City’s prioritization and timeline as well as expanding the scope to include exploring the concept of including the Senior Center in the same facility. Alderman Kowieski will provide more information about this concept at the Committee of the Whole meeting.

## ADDITIONAL ANALYSIS

### Library

The Library’s first home was at 212 N. Lake Road and in 1987 moved to its current location at 200 South Street. Over the years updates have been made to the library facility as well as the continual evolution of library materials and programs to meet the community’s needs. In 1987 the primary materials available were print materials while now the Library also provides a variety of digital materials such as audiobooks & DVDs. In addition the evolution of technology has changed patron needs creating a demand for services such as public internet and wi-fi. Library programs have also been added and diversified through the years with 475 programs and events hosted in 2018. The Library’s main funding sources come from city property taxes, county and intersystem library aids.

## Senior Center

The Oconomowoc Area Senior Center (OASC) is a private and separate entity from the City. The OASC has a growing membership that includes City residents as well as citizens from the surrounding areas. The City has provided support annually to the OASC through the years. Currently the City provides an annual financial contribution to OASC as well as provides their existing space at the Berkshire building at 210 South Main Street. In February 2006 the City entered into a 30 year lease agreement with the developer of Berkshire to provide a home for OASC. As part of that agreement the City provided a \$175,000 loan to the developer for the senior center to be housed in the project. This loan is to be repaid by the developer to the City at the end of the 30 year lease period.

### FINANCIAL IMPACT

Unknown at this time

### RECOMMENDATION

The Committee of the Whole should provide feedback and direction on whether the City should start to explore the expanded concept of combining the Library and Senior Center into one facility and if so the timeline/prioritization of this project and next steps.