

City of Oconomowoc Common Council Meeting Minutes January 18, 2022 - 7:30 PM



Aldermen Present: Matt Mulder, Charles Schellpeper, Lou Kowieski, Chris Douglas, Matt Rosek, John Zapfel, Kevin Ellis,

Absent: Karen Spiegelberg

Also Present: Robert Magnus, Betsy Bleck, Lucas Caine, Diane Coenen, Robert Duffy, Kevin Freber, Mark Frye, Jason Gallo, James Pfister, Tony Posnik, Laurie Sullivan, Brad Timm, Dan Uribe, Stan Riffle, Brad Bowen

Mayor Magnus called the Common Council Meeting to order at 7:47 PM.

Call to Order and Confirmation of Appropriate Meeting Notice

Pledge of Allegiance

Roll Call

Public Hearing

a. Public Hearing - Olympia Fields Planned Development

The purpose is to hear public comment on rezoning 46.30 acres at 1408-1414 Summit Avenue, 1520 Unity Drive and 1350-1375 Royale Mile Road for the Olympia Fields mixed-use development with commercial uses and a potential mixed-use building with ground floor commercial and multi-family above. The parcels included within the proposed development are zoned General Commercial district and identified as Tax Key #'s OCOC 0615.984.002; OCOC 0614.980.005; OCOC 0614.980.006; OCOC 0614.984.033; OCOC 0614.975; OCOC 0614.976.002 & OCOC 0614.976.003. The request is to add a Planned Development Overlay District to General Commercial zoning. If approved, the applicant intends to develop the lands into approximately 20 individual commercial buildings.

The hearing opened at 7:47 PM. Gallo introduced Matt Moroney, Wangard Partners who gave a PowerPoint presentation.

Judie Taylor, W355 N5055 Lakeview Ct, Town of Oconomowoc supports Olympia Fields as it will draw people throughout the region.

Ralph Redlin, 507 Buckingham Way, Village of Hartland, owns a condo in Oconomowoc and is the Chair of the Vacation Homeowners Association. He supports the Olympia Fields Development.

No other comments were received. The hearing closed at 8:03 PM.

Approval of Meeting Minutes

a. Minutes of January 4, 2022

Motion to approve the Council minutes of January 4, 2022 made by Zapfel and seconded by Ellis. Motion carried 7-0-0.

Comments/Suggestions from Citizens

a. Comments from Citizens

Julie Nankee, 537 Greenland came this evening to hear the library conversation at Committee-of-the-Whole. She feels the Library has done a great job servicing the community.

- b. **Olympia Fields Update: Infrastructure & Construction Status, Development Schedule, Business Prospects & Phase II Design**

Matt Moroney, Wangard Partners gave a PowerPoint presentation.

Consent Agenda (Items listed under the Consent Agenda are considered in one motion - a Council member may request to remove an item):

Motion to approve the Consent Agenda made by Kowieski and seconded by Zapfel.

Motion carried 7-0-0.

- a. **Set Trick or Treat Hours for Saturday, October 29, 2022 from 6:00 PM to 8:00 PM**

Committee Reports

- a. **Personnel - Kowieski, Chr; Spiegelberg, Secy; Mulder**

- 1. **Consider/act on Staffing Changes for Police Department**

Council requested during the 2023 budget cycle that the evidence clerk hours worked and time spent is tracked, defined and reported. It was suggested that the PD could look at using apps (other technology) to do some functions such as overnight parking permits. Council also would like Utility to look at contributing more funds to the PD based on what the cost would be to outsource for a telephone service. This too should be looked at during the 2023 budget cycle.

Motion to approve the staffing changes as presented for the Police Department made by Kowieski and seconded by Zapfel.

Motion carried 7-0-0.

- b. **Utility - Zapfel, Chr; Ellis, Secy; Rosek**

- 1. **Consider/act on Resolution 22-R3004 Awarding Contract for Twenty-Year Electric Distribution Plan including a Five-Year Construction Work Plan**

Motion to adopt Resolution 22-R3004 awarding contract for Twenty-Year Electric Distribution Plan including a Five-Year Construction Work Plan made by Zapfel and seconded by Ellis.

Motion carried 6-0-0. *Schellpeper temporarily stepped out of Council chambers.*

- 2. **Consider/act on Resolution 22-R3005 Awarding Contract for Design Modifications and Construction Administration Services for Well No.8 Pumping Station**

Motion to approve Resolution 22-R3005 awarding contract for Design Modifications and Construction Administration Services for Well No. 8 Pumping Station made by Rosek and seconded by Ellis.

Motion carried 7-0-0.

Plan Commission

- a. **Consider/act on Extraterritorial Preliminary Plat for the Snyder Farm Subdivision Located at W359 N6280 Brown Street, Town of Oconomowoc**

Motion to approve the extraterritorial Preliminary Plat for Snyder Farm Subdivision located at W359 N6280 Brown St, Town of Oconomowoc made by Ellis and seconded by Zapfel.

Motion carried 7-0-0.

- b. **Consider/act on Ordinance 21-O1024 Creating Planned Development Overlay District (PD-4-21) for Olympia Fields Commercial Development Including Lands at 1520 Unity Drive, 1408-1414 Summit Avenue & 1350-1375 Royale Mile Road - 1st Reading**

Council had lengthy discussion on the exemption requests regarding building height and setbacks for Olympia Fields Development. *A ten-minute break was called from 9:35-9:45 PM.*

Motion to amend the ordinance accepting all the exemptions except the building height requirements contingent upon the applicant returning in 2 months with a rendering of 65 ft as the baseline with an additional 10 ft for architectural structures on the top that would allow up to a 75 ft maximum made by Schellpeper. Motion failed due to lack of second.

Motion to amend the ordinance that all 4 buildings be 65 ft in height with an additional 10 ft of architectural elements at the top allowing flexibility with at least one step back of no less than 5 ft with final building design approval to be reviewed by Council made by Rosek and seconded by Ellis.

Motion carried 7-0-0.

Motion to amend the motion to consider certain safety elements be incorporated into the zero setback by the patio such as a fence or ballard that would provide a buffer between the bike path, which is on Hwy 67 the main artery into the downtown, and it would need approvals by the Architectural and Planning Commissions made by Kowieski and seconded by Douglas.

Motion failed 3-0-4. Voted no: Mulder, Schellpeper, Rosek, Ellis.

Motion to give the amended ordinance its first reading made by Mulder and seconded by Ellis. Motion carried 6-0-1. Voted no: Schellpeper.

New Business

a. Consider/act on Resolution 22-R3001 Accepting the Petition for Direct Annexation for the Robert Miller Lands Located on CTH K (OCOT 0517.996.005 & OCOT 0520.999.004)

Gallo gave a PowerPoint presentation.

Motion to adopt Resolution 22-R3001 accepting the Petition for Direct Annexation for the Robert Miller Lands located on CTH K (OCOT 0517.996.005, OCOT 0520.999.004) made by Kowieski and seconded by Ellis.

Motion carried 7-0-0.

b. Consider/act on Resolution 22-R3006 Approving Support for WEDC Idle Sites Grant Submission for the Olympia Fields Redevelopment Project

Motion to adopt Resolution 22-R3006 approving support for WEDC Idle Sites Grant Submission for the Olympia Fields Redevelopment Project made by Ellis and seconded by Kowieski.

Motion carried 7-0-0.

c. Consider/act on Resolution 22-R3008 Authorizing Acceptance of Destination Marketing Grant

Motion to adopt Resolution 22-R3008 authorizing acceptance of Destination Marketing Grant made by Kowieski and seconded by Rosek.

Motion carried 7-0-0.

Reports and Comments from the Aldermen

Zapfel wished his brother Don a Happy 50th Birthday.

Adjourn

Motion to adjourn made by Kowieski and seconded by Mulder.

Motion carried 7-0-0.

The meeting adjourned at 10:15 PM.

Minutes taken by Diane Coenen, City Clerk