

Committee-Of-The-Whole Meeting Minutes
January 21, 2020

Mayor Nold called the Committee-of-the-Whole meeting to order at 6:01 PM.

Members Present: Aldermen Kowieski, Rogers (*arrived 6:09 PM*), Rosek, Shaw, Ellis (*arrived 6:10 PM*), Spiegelberg, Zwart (*arrived at 6:03 PM*) and Strey

Staff Present: Mayor Nold, Freber, Pickart, Sullivan, Gallo, Buerger, Frye, Duffy, Hoepfner, Bleck, Caine and Coenen

Others Present: Stan Sugden and Atty Riffle

2a. Discussion/act on Olympia Area Redevelopment:

Duffy reported staff has continued to meet with the development team from Wangard Partners regarding the Olympia area redevelopment for over a year. Wangard has conceptualized a master plan for development of commercial, multi-family and a recreational area, and talked with the Baysari estate about an opportunity for condominium and subdivision development on the former Olde Highlander Golf Course. Duffy noted the private infrastructure that currently exists would not be adequate to accommodate the redevelopment proposed for the area. Stu Wangard, Matt Moroney and Mark Lake from Wangard Partners gave a history of their developments in Oconomowoc and displayed pictures on the screen of those developments, their proposed Olympia Fields project and the conceptual area land layout that outlined the infrastructure needed to accomplish this project. Moroney also gave a handout of their activity timeline since purchasing the former Olympia Resort and their continued efforts to work with the Baysari estate to develop this area. Lake stated the Master Plan area is approx. 300 acres and shows connectivity which includes the land owned by Baysari. They are asking for a TIF, infrastructure help and if the City would be willing to purchase a small amount of property from the Baysari estate for connectivity/infrastructure needs. Sugden stated the approx. cost for all infrastructure; land, sanitary sewer, watermain, stormwater and roads is \$15M+. Wangard estimated the value of the development to be \$40M for residential, \$30M for a medical building, \$32M for other buildings and \$9-\$10M for retail. They would need 2.5 acres from the Baysari estate. C-O-T-W discussed working together with Wangard and blighting the entire 11-acre Baysari parcel. Wangard stated it will take approx. 30 days for him to provide financial information and the project plan.

Motion by Ellis to move forward with the infrastructure land purchase and further investigate the other requests; second by Kowieski. Motion carried 6-2. Rogers and Rosek voted no.

2b. Discussion/act on Exploration of Facility Expansion for Library and Senior Center:

Kowieski reported the City Strategic Plan includes an item to evaluate and review options for Library remodel/expansion. He requested to meet with the C-O-T-W to discuss the possibility of moving this item up in the City's prioritization (currently 2024) as well as expanding the scope to include exploring the possibility of including the Senior Center in Library. He passed out three conceptual layouts for the expansion and discussed how it could potentially accommodate the Senior Center. He is looking for Council support in order to explore the feasibility and fund raise. The C-O-T-W discussed determining the cost gap that would be acceptable between the funds raised and the City funds needed for the project as

well as determining the cost to staff, furnish, provide programs, etc. and potential parking loss due to an expansion. Kowieski noted the Senior Center membership is 795 and growing. Bleck stated space is needed in the children's area, meeting room and for programming. Due to the time, Nold directed Kitsembel to schedule this item to a future C-O-T-W meeting.

Motion by Shaw to adjourn the Committee-of-the-Whole meeting; second by Rosek. Motion carried 8-0. The meeting adjourned at 7:45 PM.

Minutes taken by
Diane Coenen, City Clerk