

City of Oconomowoc Common Council Meeting Minutes May 17, 2022 - 7:30 PM



Aldermen Present: Matt Mulder, Charles Schellpeper, Lou Kowieski, Chris Douglas, Matt Rosek, Jennifer Aultman Kloth, Kevin Ellis, Karen Spiegelberg

Also Present: Robert Magnus, Betsy Bleck, Diane Coenen, Robert Duffy, Mark Frye, Jason Gallo, Craig Hoepfner, James Pfister, Laurie Sullivan-Murray, Dan Uribe, Stan Riffle, Brad Bowen

Mayor Magnus called the Common Council Meeting to order at 8:46 PM.

Call to Order and Confirmation of Appropriate Meeting Notice

Pledge of Allegiance

Roll Call

Public Hearing

a. Public Hearing - US Cellular Tower

The purpose is to hear public comment on a Conditional Use Permit to install & operate two - up to 12' communication towers at 965 Cannon Gate Rd. Per the Allowable Uses listed in §17.106 of the Oconomowoc Zoning Code towers/antenna of any height require a CUP in the General Commercial Zoning District. If approved, the applicant would be allowed to construct & use the antenna for cellular purposes which is classified as tower/antenna of any height within the Zoning Ordinance.

The hearing opened at 8:47 PM. Gallo gave a PowerPoint presentation. Jill Persick, 701 York Imperial Dr commented on signage (Pg. 68 of packet) and noted recommendations by a Federal Commission regarding radiation measurement. She recommends that before conditional use permits for cell towers/antennas are approved, Council conditions them on annual testing of radio frequency emissions. The hearing closed at 8:58 PM.

b. Public Hearing - Prairie Creek Ridge #6 Rezoning

The purpose is to hear public comment on rezoning of 4 parcels with a combined area of 102.49 acres located south of CTH K, west of Prairie Creek Ridge Addition #5 for the residential subdivision development of Prairie Creek Ridge Addition #6. Parcels are identified as tax key OCOC 0517.993; OCOC 0517.992; OCOC 0517.990 & OCOC 0519.999.006 & zoned Urban Reserve District. The request is to rezone the property to Suburban Residential District. If approved the applicant intends to subdivide the lands into 232 individual single-family lots.

The hearing opened at 8:59 PM. Gallo gave a PowerPoint presentation. Dustin Kerschner, 1250 Fox Wood Pass is concerned with how the traffic for the 232 homes will flow. He requests other access points be defined. Another concern is that the Regional Park is not being developed before the 232 homes are built. The hearing closed at 9:05 PM.

Approval of Meeting Minutes

a. Minutes of May 3, 2022

Motion to approve the Council minutes of May 3, 2022 made by Kowieski and seconded by Schellpeper.

Motion carried 8-0-0.

Comments/Suggestions from Citizens

Hilary DeVries and Heidi Laatsch, 124 E. Wisconsin Ave strongly advocate that Council supports the Rockwell development and Village Green public bathrooms and urges approval.

Thomas Speaker, 317 S. Worthington commented that the presence of weapons raises anxiety and he does not support allowing concealed carry in public buildings.

Andrea Shrednick 215 E. Pleasant St #508 supports the Rockwell Partners project.

Bob Jeffers, 515 Greenland Ave. supports the Rockwell Partners project.

Jim Wilch, 1130 Creekside Dr #205 feels the Rockwell Partners project height is too high and obstructs views for those not living on the lake. He would like to see practicable, ordinary businesses such as bait/tackle & plumbing allowed and suggests the City look at open spaces to expand on.

Jane Herro, 425 W. Wisconsin Ave. supports the Rockwell Partners project but is not happy with the height. She expressed disappointment on the vote by Council allowing conceal carry and does not support allowing it.

Mark Strung, 878 Timberline Ct W supports the Rockwell Partners project.

Cheryl Luck, 330 N. Oakwood Ave. commented and questioned why we would give Rockwell Partners 18' of Village Green so they can have additional parking, the height will actually be 6 stories, way too many buildings that are too tall, past regulation of only allowing 3 stories which we need to go back to, where will the construction site be located and will they restore the damage, if 5 stories aren't allowed they will build a cheaper version and that is not acceptable, 2nd restroom on Village Green is over doing it, more than enough high rises here and feels we are no longer the best small City.

Mary Claire Lanser, Lanser Public Affairs commented on the Rockwell Partners project outreach efforts. Next meeting on Wednesday, June 1st at the Community Center.

Magnus paraphrased comments written on 3 cards by Linda Flint, 1415 Grandview Ave; Brienna Wagner, 527 W. Labelle Ave; and Dave Manke, 459 Wood St as the speakers had left.

Jane Owen, Box 254 Nashotah disagrees with more condos in Oconomowoc and reminded Council we still do not have a Historic Ordinance. The Rockwell Project did not mention being carbon neutral, Leeds standards, etc., the height does not fit anywhere on the block and the design does not meet the standard or historic buildings. She does not support.

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

- a. **Electric Transmission Line Easement Between the City of Oconomowoc and American Transmission Company LLC (ATC)**
- b. **Treasurer's Report**
 1. **Treasurer's Report and Financials - April 2022**

Motion to approve the Consent Agenda made by Rosek and seconded by Ellis.

Motion carried 8-0-0.

Plan Commission

- a. **Consider/act on Ordinance 22-O1031 Rezoning 102.49 Acres from UR-Urban Reserve to SR-Suburban Residential Located South of CTH K and west of Prairie Creek Ridge Addition #5, Tax Key #OCOC 0517.993; 0517.992; 0517.990 & 0519.999.006 - 1st Reading**

Several email comments were received, printed and placed at Council stations.
Motion to adopt the ordinance and waive the second reading made by Rosek and seconded by Ellis.
Motion carried 7-0-1. Voted no: Schellpeper.
- b. **Consider/act on Conditional Use Permit for US Cellular to Construct Two Cellular Towers Located at 965 Cannongate Road**

Council requested staff look at the testing of emissions/standards as part of the Conditional Use Permit for cell towers. Motion to approve the Conditional Use Permit for US Cellular to construct

two cellular towers located at 965 Cannongate Rd made by Rosek and seconded by Ellis.
Motion carried 7-0-1. Voted no: Spiegelberg.

New Business

- a. **Consider/act on Resolution 22-R3037 Authorizing Support of Waukesha County's Application for a Congestion Mitigation/Air Quality (CMAQ) Grant for the Lake Country Trail to Connect from Oconomowoc to Watertown**

Motion to adopt Resolution 22-R3037 authorizing support of Waukesha County's application for a Congestion Mitigation/Air Quality (CMAQ) Grant for the Lake Country Trail to connect from Oconomowoc to Watertown made by Kowieski and seconded by Ellis.
Motion carried 8-0-0.

- b. **Consider/act on Resolution 22-R3038 Authorizing Community Development Authority to Establish Boundaries, Prepare Redevelopment Plan and Designate the Rockwell Partners Lands on N. Main Street Blighted and in Need of Redevelopment**

Motion to adopt Resolution 22-R3038 authorizing Community Development Authority to establish boundaries, prepare Redevelopment Plan and designate the Rockwell Partners Land on N Main Street blighted and in need of redevelopment made by Kowieski and seconded by Mulder.
Motion carried 7-0-1. Voted no: Schellpeper.

- c. **Consider/act on Resolution 22-R3039 Authorizing a Referendum on Aug 9, 2022 for the City of Oconomowoc to Exceed the State Imposed Levy Limit for Continuing Services & Additional Fire Protection Services Beginning with the 2022 Levy & On an Ongoing Basis**

Bowen gave a PowerPoint presentation. Sullivan-Murray placed a revised Resolution at Council stations.

Motion to adopt Resolution 22-R3039 authorizing a Referendum on August 9, 2022, for the City of Oconomowoc to exceed the state-imposed levy limit for continuing services & additional fire protection services beginning with the 2022 Levy & on an ongoing basis to include the revisions in the 3rd & 8th paragraphs as outlined in the revised resolution and to strike the last sentence in the "NO" vote explanation made by Rosek and seconded by Kowieski.
Motion carried 8-0-0.

Mayoral Appointments with Council Confirmation

- a. **Mayoral Appointments with Council Confirmation**

No action taken.

Adjourn

Motion to adjourn made by Mulder and seconded by Rosek.

Motion carried 8-0-0.

The meeting adjourned at 10:14 PM.

Minutes taken by Diane Coenen, City Clerk