

City of Oconomowoc Common Council Meeting Minutes August 17, 2021 - 7:30 PM



Aldermen Present: Karen Spiegelberg, Matt Mulder, Charles Schellpeper, Lou Kowieski, Matt Rosek, John Zapfel, Kevin Ellis

Also Present: Robert Magnus, Matt Trebatoski, Diane Coenen, Robert Duffy, Mark Frye, Jason Gallo, James Pfister, Laurie Sullivan, Ivan Lam, Brad Bowen, Stan Riffle

Mayor Magnus called the Common Council Meeting to order at 7:30 PM.

Call to Order and Confirmation of Appropriate Meeting Notice

Pledge of Allegiance

Roll Call

Public Hearing

a. Public Hearing - Journey21

The purpose of the hearing is to hear public comment on a proposed amendment to the City of Oconomowoc Comprehensive Land Use Plan 2050 & rezoning of 12.05 acres of land located on the north half of parcel OCOC 0616.999.030 at the SE corner of Old Schoolhouse Road & Hackney Way for the Journey21 Project. The area is designated on the Comprehensive Land Use Plan and zoned Suburban Residential & Business Park. The request is to amend the designation for the 12.05 acres to Medium Density Residential and zone the site to RML; Residential Multi-Unit Low with a Planned Development Overlay.

The hearing opened at 7:32 PM. Gallo gave a PowerPoint presentation and a "Flyover Video" of the project. He reported the proposed project will be located on the corner of Schoolhouse Rd and Hackney Way. Journey21 is a non-profit coporation founded in 2020 to develop living and learning opportunities for adults with Intellectual or Developmental Disabilities (IDD.) The site will consist of apartment units, cottage homes and an amenity building called the Enrichment Center. It was noted that the utilities are sufficient for this development however any future changes or highly intensive projects will have to be reviewed by the Utility Department because of capacity issues.

John Spheeris, Developer stated this is an ideal location because it's close to the YMCA, shopping, groceries, bike trail, parks and restaurants.

Pete Damsgaard, 11739 N. Shorecliff Ln, architect, stated this project meets the comprehensive plan use, fits nicely within the surrounding uses and the project and residents fully embrace the project around them. This project is mostly taxable land and they are pursuing a tax exempt status for parcel 1 which is the enrichment center and they are open to discuss a PILOT Agreement in lieu of taxes.

Mark Olson, Consultant for the project stated this is an independent living facility for IDD which is a life-long disability and not a public safety risk.

The following spoke in support of of the project: Lynn Wright, 707 Marigold St; Floss Whalen, 1205 E Lisbon Rd; Carolyn Hoffman, 498 Lillian Ct spoke and also passed out a letter for the record; Ann

Pierson, 4625 W. Beach Rd; Matt Frisinger, W305 N1552 Silverwood Ln; Heidi Hamilton, N54 W35230 Coastal Ave, Program Director for Journey21; Mary Worden, W292 N4188 Prairie Wind Cir; Jerome Janzer, W307 N1677 Shadowood Pt; Cheryl and Tracy Boden, N50 W27623 Courtland Cir.

James Marriott, Developer stated they had just heard from City representatives in the last 24 hours offering other site locations for consideration. He questioned why this project is not a good fit and Hackney Apts. is and why the other sites are better?

Susan Marriott, Co-Founder of Journey21 stated her two sons, Marvin and Max, who also spoke in support of the project, have Fragile X Syndrome and are cognitively disabled. They are ambassadors for Journey21 which was created with the vision to build a community for adults with IDD to have support to be independent.

Sheila Frisinger, Co-Founder of Journey21 asked why this project is not considered a good use of land? Why are other sites better? What changed?

No other comments were received. The hearing closed at 8:27 PM.

Approval of Meeting Minutes

a. Minutes of August 3, 2021

Motion to approve the Council minutes of August 3, 2021 made by Zapfel and seconded by Ellis.
Motion carried 7-0-0.

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 Schellpeper and seconded by Zapfel.
Motion carried 7-0-0.

a. Electric Utility Easement Agreement between City of Oconomowoc and DC RE Holdings, LLC (Blue Ribbon Baseball)

b. Treasurer's Report

1. Treasurer's Report and Financials - July 2021

Committee Reports

a. Finance - Mulder, Chr; Rosek, Secy; Spiegelberg

1. Consider/act on Approving Adjustment to Purchase Order 12283 for Gas and Diesel Expense

Motion to approve the adjustment to Purchase Order 12283 for gas and diesel expenses made by Mulder and seconded by Zapfel.
Motion carried 7-0-0.

2. Consider/act on Authorizing the WLFD Chief to work with Motorola to Upgrade the City's Portable Radios

Motion to approve authorizing the WLFD Chief to work with Motorola to upgrade the City's portable radios made by Kowieski and seconded by Rosek.
Motion carried 7-0-0.

b. Public Services - Ellis, Chr; Zapfel, Secy; Kowieski

1. Consider/act on Resolution 21-R2976 Awarding Design Engineering Services for 2021 Olympia Fields Phase Two Infrastructure Project Contract

Motion to adopt Resolution 21-R2976 awarding Design Engineering Services for 2021 Olympia Fields Phase Two Infrastructure Project Contract made by Ellis and seconded by Zapfel.

Motion carried 7-0-0.

Plan Commission

a. Consider/act on Ordinance 21-O1017 Amending the City's Comprehensive Land Use Plan 2050 for Journey21 Located at the SE Corner of Old Schoolhouse Rd & Hackney Way - 1st Reading

Motion to adopt the ordinance and waive the second reading made by Mulder and seconded by Zapfel.

Motion carried 5-0-2. Voted no: Schellpeper, Rosek.

b. Consider/act on Ordinance 21-O1015 to Rezone Lands to Residential Multi-Unit Low (RML) District for Journey21 Located at the SE Corner of Old Schoolhouse Rd & Hackney Way - 1st Reading

Motion to adopt the ordinance and waive the second reading made by Zapfel and seconded by Ellis.

Motion carried 5-0-2. Voted no: Schellpeper, Rosek.

c. Consider/act on Ordinance 21-O1016 to Create a Planned Development Overlay District for Journey21 Located at the SE Corner of Old Schoolhouse Rd & Hackney Way - 1st Reading

Motion to amend Page 5, Sidewalks, to include the applicant shall install sidewalk the entire length of Hackney Way & Old Schoolhouse Rd made by Ellis and seconded by Kowieski.

Motion carried 7-0-0.

Motion to give the ordinance its first reading made by Ellis. Motion died due to lack of a second.

Motion to amend Page 5, Not-For-Profit Status to add City portion of taxes made by Rosek and seconded by Kowieski.

Motion carried 6-0-1. Voted no: Rosek.

Motion to adopt the ordinance and waive the second reading made by Mulder and seconded by Kowieski.

Motion carried 5-0-2. Voted no: Schellpeper, Rosek.

d. Consider/act on Extraterritorial Certified Survey Map to Combine Two Lots into One Located at N52 W37160 Juneau Avenue, Town of Oconomowoc

Motion to approve the Extraterritorial Certified Survey Map to combine two lots into one located at N52 W37160 Juneau Ave, Town of Oconomowoc made by Ellis and seconded by Kowieski.

Motion carried 7-0-0.

Staff Reports

Marketing Intern Megan Little reported she has been working with Three Barn and one of her tasks was to create a Welcome Video on what makes Oconomowoc exciting. The video was played and will go live on the City's website on August 18th.

Reports and Comments from the Aldermen

Spiegelberg reported July marks the 100th anniversary of women gaining the right to serve in public office.

Reports and Comments from the Mayor

Magnus introduced the two District #3 Aldermanic Candidates Scott Carter and Christopher Douglas.

Adjourn

Motion to adjourn made by Schellpeper and seconded by Mulder.

Motion carried 7-0-0.

The meeting adjourned at 9:25 PM.

Minutes taken by Diane Coenen, City Clerk