

City of Oconomowoc
Comprehensive Land Use Plan Update – Steering Committee Meeting #3
6:00 PM, August 27, 2019 – City Hall, Conference Room #3

Council President Lou Kowieski called the meeting to order at 6:02 pm and confirmed the appropriate meeting notification was provided.

Members Present: Ald. Kowieski, Ald. Spiegelberg, Ald. Rosek, Ald. Zwart, Ald. Shaw, Plan Commissioner Frederick, Plan Commissioner Ritt, Park Board Member Moroni, and CDA Member Manke. Mayor Nold (arrived 6:45pm).

Others Present: Administrator Kitsemel, Planner Gallo, Planner Weber, Economic Director Duffy, DPW Frye, Parks Director Hoepfner, SRF Consultants Paul Chellebold and Stephanie Falkers.

Excused: Ald. Ellis, Ald. Strey, Ald. Rogers.

#2 Comprehensive Plan 2050 Overview – Consultants Chellebold and Falkers provided an overview of what has happened since the previous Steering Committee meeting that occurred 6 months ago. Since that meeting, the third and final pop-up event was held at the Farmer’s Market. There was also the first Public Informational Meeting held at the Community Center. After receiving this public feedback, including interaction with approximately 1250 people, they then drafted the chapters of the plan. The document has 9 required chapters and the Implementation chapter for a total of 10 unique sections. The Plan is required by State Statute which details what information is required to be included in the document. The draft includes suggestions and recommendations from the various public feedback received from the surveys, pop-up events, and the first public informational meeting. The draft was reviewed initially by City Staff. All comments received were incorporated. The draft is now ready for the review of the Steering Committee. The intention of tonight’s meeting is to go through the document and received comments and suggestions from the Steering Committee to incorporate. Based on the direction of the Committee and the outcome of this meeting, the next steps are to finalize the draft, schedule the second Public Informational Meeting in September and take forward to the Plan Commission and Common Council in October for adoption.

#3 Chapter Review – The Consultants went through each Chapter of the plan. Each Chapter was started by going through the Goals and Objections listed in the Implementation section for the specific Chapter. After the specific Chapter Goals and Objections were discussed, then the Consultant provided an overview of the Chapter. This process occurred for each of the 9 Chapters of the Plan.

General Comments – When reviewing the Implementation Chapter, the Committee members should take a good look at the wording of the Goals and Objectives. Depending on how something is worded it creates policy.

Chapter 1 – Introduction – It was asked to add a “How and Why” section pertaining to making future changes to the Plan. What merits a change to the document and what should the City decision-makers be taking under consideration in order to amend.

Chapter 2 – Issues & Opportunities – No comments or concerns with this Chapter.

Chapter 3 – Housing – Discussion on the types of housing need and the housing policies. The Committee asked that the document should not discuss specific groups, but provide for “life-cycle” housing, which includes all types of housing. The housing ratio of 60% single-family and 40% multi-family should be better defined. It was noted this is only a guide and is only that specific number for a moment in time. With each new development the numbers change one way or another.

Chapter 4 – Transportation – Discussion about bike routes in the City should be better identified. The Committee was told a map exists, but wayfinding could be improved. It was asked to add discussion of the Inner Urban Trail, Lang Park & Ride Lot, Lake Country Free Clinic transportation options, and discuss other private transportation options such as Uber and Lyft. The City has an Official Map, but the map is outdated and should be included in the document.

Chapter 5 – Community Facilities & Utilities – Committee asked the Senior Center should be mentioned as well as the City’s intentions of replacement of lead laterals in conjunction with Street projects. The City does not replace the entire lateral, but the section that is in the public right-of-way to the property valve.

Chapter 6 – Agricultural, Natural & Community Resources - No comments or concerns with this Chapter.

Chapter 7 – Economic Development – Under Community Strengths it was asked to add Downtown Events and under Weaknesses add Downtown Parking. The role of the Community Development Authority (CDA) should be discussed in this chapter.

Chapter 8 – Intergovernmental Cooperation – No comments or concerns with this Chapter.

Chapter 9 – Land Use – The Consultants went through the changes made to the Land Use Map. Some of the areas of the Town that were previously designated urban reserve have been changed to residential to match the existing use. Lands along Hwy P have been designated to Commercial. Staff said they will have a larger map available at the Public Informational Meeting that show individual parcels. There were questions about changes that are currently in the pipeline. Staff will make changes periodically to keep the map current.

Chapter 10 – Implementation – The Committee again asked that everyone should carefully review the wording, as this could be interpreted to create future policy. The housing ratios, bike trails, Downtown parking, sustainability, historic structures, a new goal of preserving the City’s designations (such as Tree City and Bird City), and the use of planned developments in all neighborhoods were all discussed.

The City Staff and the consultants will incorporate the requested changes. Staff asked that all additional comments should be sent to the Planning Department. A new updated version using bold / strikethrough will be provided to the members. The consensus of the group was to move forward with the Public Informational Meeting in September.

Hearing no other comments or questions from the Committee Members, the Chair asked for a motion to adjourn. Motion made by Ritt to adjourn, seconded by Shaw. Motion carried 10-0.

The meeting adjourned at 8:35 PM.

Jason Gallo, AICP
City Planner / Zoning Administrator