

City of Oconomowoc Common Council Meeting Minutes February 21, 2023 - 7:30 PM



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

Absent: Matt Rosek

Also Present: Robert Magnus, Diane Coenen, Robert Duffy, Mark Frye, Jason Gallo, Jason Herzog, James Pfister, Laurie Sullivan-Murray, Ivan Lam

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

Pledge of Allegiance

Roll Call

Items 6. a. & b. were moved up on the agenda without objection:

Comments/Suggestions from Citizens

- a. **Legislative Updates** - Representative Barbara Dittrich stated she is checking in with all communities she serves to provide an update on the shared revenue issue. The State is in the budget process, and they are talking about and looking at options to provide additional shared revenue dollars, however until the budget process is finalized, she cannot provide definitive information.
- b. **Lake Country Municipal Court - State of the Court Address 2022** - Judge Kay passed out a copy of his annual State of the Court letter to Council and gave an update on court operations.

Public Hearing

- a. The purpose of the hearing is to hear public comment on proposed amendment to the City of Oconomowoc Comprehensive Land Use Plan 2050 & a rezoning of 235.79 acres located at 965 Cannon Gate Rd for a variety of for-sale and rental residential housing, public recreational features such as walking trails, & active-lifestyle commercial uses. The 13 parcels included are identified as tax key numbers OCOC 0609.994; 0614.971.002; 0614.972; 0615.986; 0615.997.010; 0587.996.002; 0587.996.003; 0614.977; 0614.979; 0615.983; 0609.995; 0614.971.001; and 0614.966 and designated on the land use plan as medium density residential, high density residential; business park; & recreational/parks; and are zoned Urban Reserve; Residential Multi-Unit Low; General Commercial; Residential Multi-Unit High; & Business Park districts. The request is to change the land use plan to suburban residential; medium density residential; high density residential; commercial; & recreational/parks and rezone the property to SR; RML; RMH; GC; UR; with a Planned Development Overlay district. The purpose of the PD overlay is to allow street yard setbacks on corner lots be reduced from 25' to 20', the side yard setbacks be reduced from 10' to 0' on one side, & the minimum lot width be reduced from 90' to 31' which are exemptions from Section 17.202 Residential Intensity & Bulk Requirements within the zoning ordinance. A complete list of public benefits are identified in the application materials. If approved, the applicant intends to redevelop the west side of the former Olympia Conference Center and Old Highlander Golf Course with a complementary mix of land uses.

The hearing opened at 7:39 PM. Gallo gave a PowerPoint presentation and read a statement received earlier today from the School District. Sullivan-Murray addressed questions 6. & 7. and Frye addressed questions 8., 9. & 10. in the PowerPoint.

These individuals expressed concerns: Michael Rampolla, 731 Browning Cir project use does not support abundant use; Scott Brooks, 741 Byron Dr wildlife disruption, privacy affected, what can the City come up with to maintain existing property amenities; Jennifer Hutton-Rampolla, Harrison & Grayson, 731 Browning Cir loss of green space and boys will miss the calm; Chela Quinones, 727 Browning Cir why hasn't the City invested in a conservancy or natural wildlife area; Dustin Konroff, 779 Byron Dr run-off & grading; Rebecca Melgares, 1512 St. Andrews Dr feels the City cannot call green space the area that may be given to Paganica & choppy transition going from one neighborhood without sidewalks to sidewalks in the new development; Jessica Lynch, 811 St. Andrews Dr over-populate schools, only 3 entrances into large development & Mackenzie will be a thoroughfare; Robert Nussbaum, 833 Byron Dr bike path too narrow in his area, suggests widening it, & uncertainty of ski hill development; Tedor Andrea Camenisch, 803 Byron Dr population increase & security concern with walking path, more thought needed for privacy, access to walking path, landscaping along paths & lightning; Angela Christenson, 840 Byron Dr natural beauty lost, resale of home, increased traffic & loss of wildlife; Trevor Stiles, 870 St. Andrews Dr not connect Mackenzie Ln & impact of traffic; Sigi Miller, 1128 Dickens Dr setbacks should maintain minimum requirements, redevelop Olde Highlander golf course into a new golf course since Paganica will need land anyway, property owners along the old golf course paid premiums for that land & now they will abut walking trails, & stressing City infrastructure; Craig Cooke, 815 Byron Dr supports all comments, wants City to get details on how developer will construct paths (width, trees, berms, etc.), stormwater management; Denney Zenge, 1513 Turnberry Cir, Pres of Homeowners Assoc for Briarwood, objects to Mackenzie Ln extension, traffic generation with 622 units, not allow construction traffic on Mackenzie Ln - if allowed add speed bumps; Jane Owen, Box 254 does not support a TIF as developers have enough money to pay for their project, setbacks if granted will not allow for gardens, LEED standards should be considered, developer has not proposed any environmental aspects & concrete is a problem; Karen Wolf, 962 Oconomowoc Pkwy agrees with all comments especially run-off, setbacks, wildlife & traffic; Cheryl Bielich, 727 Browning Cir asked if anyone could buy property to prevent one row of houses; Mathias Miglautsch, 1061 Regent Rd infrastructure does not support this large-scale project, traffic & flow, too many houses & people stuffed into this area; Mary Birk, 845 St. Andrews Dr asked what are the plans for fire protection as area grows, firefighter shortage, traffic speeds & overall aesthetics of the homes.

Bryan Lindgren, representing Neumann Company who proposes to redevelop this area, stated they are excited to purchase the land, are looking to bring many uses into the development, setting it up for success, project provides infrastructure upgrades and encouraged Council to look at the whole project.

No other comments were received. The hearing closed 9:05 PM.

Approval of Meeting Minutes

a. Minutes of February 7, 2023

Motion to approve the Council minutes of February 7, 2023 made by Douglas and seconded by Aultman Kloth.

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 Kowieski and seconded by Mulder.
Motion carried 7-0-0.

a. Treasurer's Report

1. January 2023 Treasurer's Report and Financials

Committee Reports

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

1. Consider/act on 4th Quarter 2022 Grants and Donations Received and Budget Amendments - October 1 - December 31, 2022

Motion to approve the 4th Quarter 2022 grants and donations received and budget amendments from October 1 – December 31, 2022 made by Kowieski and seconded by Aultman Kloth.
Motion carried 7-0-0.

2. Consider/act on Intergovernmental Agreement Between the City of Oconomowoc and Waukesha County Regarding the Municipal Recycling Dividend Program

Motion to approve the Intergovernmental Agreement between the City of Oconomowoc and Waukesha County regarding the Municipal Recycling Dividend Program made by Kowieski and seconded by Spiegelberg.
Motion carried 7-0-0.

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

1. Consider/act on Resolution 23-R3102 Approving 2022 Street Construction Contract Overages

Motion to adopt Resolution 23-R3102 approving 2022 Street Construction Contract overages made by Kowieski and seconded by Mulder.
Motion carried 7-0-0.

Plan Commission

a. Consider/act on Extraterritorial Certified Survey Map to Combine 2 Lots Located at N65 W34753 & N65 W34759 Road J, Town of Oconomowoc

Motion to approve the ETZ CSM to combine 2 lots located at N65 W34753 & N65 W34759 Road J, Town of Oconomowoc made by Kowieski and seconded by Aultman Kloth.
Motion carried 7-0-0.

b. Consider/act on Certified Survey Map for Olympia Fields Dividing Lot 2 of CSM 12337 into 2 Lots, Located on Olympia Fields Drive

Motion to approve the CSM for Olympia Fields dividing Lot 2 of CSM 12337 into 2 lots, located on Olympia Fields Drive made by Kowieski and seconded by Douglas.
Motion carried 7-0-0.

New Business

a. Consider/act on the Developer's Agreement for Prairie Creek Ridge Subdivision Addition Six

Motion to approve the Developer's Agreement for Prairie Creek Ridge Subdivision Addition Six made by Kowieski and seconded by Aultman Kloth.
Motion carried 7-0-0.

Reports and Comments from the Aldermen

Kowieski stated that due to his limited time left on Council he wanted to thank Duffy, Gallo and Herzog for their work. He reminded everyone that there is voting today and encouraged people to take the opportunity to voice their opinion through voting. Ellis stated he has been getting calls on garbage pickup issues. Aultman Kloth has been looking into the number of Police officers in the City and her ability to interact with them. Spiegelberg gave Council condolences to Chief Pfister on the passing of his Father.

Reports and Comments from the Mayor

Magnus stated in his effort to go paperless, he has a new laptop that he is testing and will report back to Council.

Adjourn

Motion to adjourn made by Kowieski and seconded by Aultman Kloth.
Motion carried 7-0-0.
The meeting adjourned at 9:24 PM.

Minutes taken by Diane Coenen, City Clerk