

CITY OF OCONOMOWOC
COMMON COUNCIL MEETING MINUTES
March 16, 2010

Public Hearing:

7:30 PM – The purpose of the hearing is to hear public comments on the rezoning application filed by Ted Matkom, Gorman & Company Inc., to rezone 7.86 acres from SR-4 Suburban Residential District, to UR-10 Urban Residential District, with a Planned Development Overlay, located at 623 E. Summit Avenue. The rezoning and Planned Development Overlay District are being requested to allow for the redevelopment of the former Oconomowoc Middle School into 61 residential apartment dwellings.

The hearing opened at 7:30 PM. Gallo reported that the proposed GDP is Step 3 in the PD process and the development provides for the conversion of the old middle school building into sixty-one residential apartment units to be known as the Oconomowoc School Lofts. The Oconomowoc Area School District currently owns the building and parcel of land; however the developer and the School District have an approved purchase contract for the property which is contingent upon the approval process. Along with the requested approval of the GDP, the applicant is required to rezone the property from SR-4 to UR-10. This zoning is consistent with the 2009 approved City Master Plan. Mary Peschel, 357 W. Wisconsin Avenue is with the Affordable Housing Task Force and stated they are excited about the project. Ted Matkom, Gorman & Co. stated they have worked hard with staff and their project proposes workforce housing. The school was designed by Eschweiler and has historical significance which will be preserved. No other comments were received. The hearing closed at 7:37 PM.

Mayor Sullivan called the regular Common Council meeting to order at 7:37 PM.

Pledge of Allegiance

Roll Call: Aldermen Morgan, Nold, Larsen, Antonneau, Cochrane, Kohlenberg, Miller and Schmitter

Staff Present: Mayor Sullivan, Gard, Beguhn, Kitsembel, Duffy, Gallo, Frye, Lamp, Kelliher, Bednarski and Coenen

Others present: Atty. Chapman

Minutes of March 2, 2010: Motion by Cochrane to approve the minutes of the March 2nd meeting as presented; second by Miller. Motion carried 8-0.

Consent agenda:

- A. Licenses
- B. Treasurer's Report

Kohlenberg requested that Item B. Treasurer's Report be removed from the Consent Agenda. Motion by Cochrane to approve Item A. Licenses on the Consent Agenda; second by Miller. Motion carried 8-0. Motion by Larsen to approve Item B. Treasurer's Report; second by Cochrane. Motion carried 7-1. Kohlenberg voted no.

Plan Commission:

- A. **Consider/act on Ordinance to amend the General Development Plan and Planned Development Ordinance #03-O573 approved in Step 3 of the Planned Development process for Lake Shore Place (LHO), 1306 W. Wisconsin Avenue:** Sullivan stated that before Council can take action on this item, it needs a public hearing. It will be brought back to Council at a future date.
- B. **Consider/act on Conditional Use Permit to construct a drive-thru canopy at 1408 Summit Avenue for Goodwill Industries:** Antonneau reported that this CUP is for the construction a two lane drive-thru canopy at 1408 Summit Avenue for Goodwill Retail Services. A CUP is required because the drive-thru canopy is classified as in-vehicle sales or service incidental to the principal land use. The drive-thru will be located on the north side of the existing building and the canopy will serve as a drop-off location for people donating items. Plan Commission reviewed and unanimously recommends approval. Motion by Antonneau to approve the Conditional Use Permit for a drive-thru canopy at 1408 Summit Avenue; second by Cochrane. Chapman stated the permit will be changed to reflect Goodwill Retail Services as the permittee instead of Wangard Partners, Inc. He also noted that K-Mart/Sears,

who leases space on the same property from Unisource, had filed a letter with the City stating they have not given permission for the construction of a canopy. Although this is not a City issue, the City will not release the CUP until we hear from Wangard that things are settled. Council asked for clarification on the entire building façade. Wangard stated a new façade will be placed from Goodwill to Subway (north end of shopping center), but the area in front of K-Mart (south end) is the responsibility of K-Mart. Motion carried 7-1. Kohlenberg voted no.

- C. **Consider/act on Ordinance to rezone 7.86 acres from SR-4 Suburban Residential District to UR-10 Urban Residential District located at 623 E. Summit Avenue (Per Public Hearing):** Antonneau reported that the applicant is required to rezone the property at 623 E. Summit Ave. from SR-4 to UR-10 in order to comply with the proposed General Development Plan to convert the old middle school into residential apartment units. Plan Commission reviewed and unanimously recommends approval. Motion by Antonneau to give the ordinance its first reading; second by Cochrane. Chapman read the ordinance into the record. Council had questions and requested further explanation regarding rent cost, income levels, occupancy, tax credits (requirements and qualifications), cost of development and tax roll impact. Matkom answered and explained all concerns. Motion carried 8-0.
- D. **Consider/act on Ordinance to create a Planned Development and approve the General Development Plan allowing the build-out of 61 residential dwelling units for the Oconomowoc School Lofts located at 623 E. Summit Avenue (Per Public Hearing):** Antonneau reported that the proposed PD and GDP provides for 61 residential apartment units to be known as the Oconomowoc School Lofts. The Oconomowoc Area School District currently owns the building and parcel of land; however the developer and the School District have an approved purchase contract for the property. Plan Commission reviewed and unanimously recommends approval. Motion by Antonneau to suspend the rules and dispense with the reading of this ordinance; second by Cochrane. Motion carried 8-0. Motion by Antonneau to give the ordinance its first reading in title only; second by Cochrane. Chapman read the title into the record, pointed out three revisions (copy at Council stations) and outlined some of the details of the ordinance. Council inquired about median income, details of the offer to purchase and construction timeframe. Matkom answered the questions. Motion carried 8-0.

Staff Reports: Beguhn reported on two incidents that occurred earlier today. (A Press Release was at Council stations.)

- 1) Olympia had a chlorine leak in the lower level laundry room resulting in a minor explosion. One employee and one EMT had minor injuries. All other employees from Olympia and first responders were checked at the hospital as a precaution and are OK.
- 2) Roundy's reported ammonia leak was a false alarm caused by a faulty sensor.

Announcements and Communications: Coenen stated the Spring Election is Tuesday, April 6th and the polls are open from 7:00 am – 8:00 pm.

Reports and Comments from the Mayor:

- A. Comments on Permit and Development Approval Process – Sullivan stated a month ago he had a discussion with the Community Development Authority about various aspects of the permit and approval process. The Plan Commission discussed the same issues at their March 10th meeting and had a variety of comments. In conjunction with those discussions, he has asked staff to review the timetables for approvals and possible fee reductions. Findings will be brought back to Plan Commission and Council for review. Council agreed that the City should take a closer look at our processes because some of the processes go back at least 15 years and we need a system to encourage business.

Motion by Cochrane to convene into Closed Session; second by Larsen. Motion carried 8-0. Closed Session convened at 8:26 PM.

Closed Session: Per Wis. Stats. 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." (Bielinski Property – S of Hwy Z)

Motion by Antonneau to adjourn the Common Council meeting; second by Cochrane. Motion carried 8-0. The meeting adjourned at 8:26 PM.

Diane Coenen, City Clerk