

CITY OF OCONOMOWOC
COMMON COUNCIL MEETING MINUTES
April 6, 2010

Public Hearing:

7:30 PM – The purpose of the hearing is to hear public comments on the application to amend the General Development Plan and Planned Development Ordinance for the project known as Lake Shore Place. Tim E. Thiele of Lutheran Homes of Oconomowoc, Inc. has submitted the application to amend the General Development Plan and the Planned Development Ordinance approved in Step 3 of the Planned Development process. The amendment is to allow uses in the UR-10 Urban Residential District including the life enrichment center, café / restaurant, and medical clinic all within the Commons Building at 1306 W. Wisconsin Ave.

The hearing opened at 7:32 PM. Gallo reported on the request by Lutheran Homes of Oconomowoc to amend their original PD plan to include certain uses which are not typically allowed in the UR-10 zoning district. Those uses are a restaurant, medical clinic and life enrichment center. Since the project is a Planned Development, Council has the ability to grant these exceptions which would create mixed uses. These uses were never addressed in previous documents. Plan Commission held a public hearing and there was no opposition to the request. Tim Thiele was present on behalf of Lutheran Homes. 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 Nold, Larsen, Antonneau, Cochrane, Kohlenberg, Miller and Morgan

Excused: Alderman Schmitter

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

Others present: Atty. Chapman

Minutes of March 16, 2010: Motion by Cochrane to approve the minutes of the March 16th meeting as presented; second by Antonneau. Motion carried 7-0.

Comments and suggestions from citizens

A. Floss Whalen, 406 W. 3rd Street, representing the CDA spoke in support of the Loan Pool Program. The purpose is to achieve economic benefits for small businesses and she hopes other banks will invest along with First Financial.

Consent agenda:

A. Licenses

B. Lease Amendment between WisDOT, Lutheran Homes of Oconomowoc and City of Oconomowoc (Extending the Area)

Motion by Cochrane to approve the Consent Agenda; second by Miller. Motion carried 7-0.

Committee Reports:

Public Services – Nold, chr; Schmitter; Larsen, secy

1. **Consider/act on Lease Agreement between City of Oconomowoc and Loud Pipes, LLC (d/b/a WI Harley Davidson) to rent the former YMCA Parking Lot (1101 S. Silver Lake St):** Larsen explained that Loud Pipes, LLC would like to lease the former YMCA parking lot from the City for use on weekends for motorcycle training through October 31st. Council expressed concerns regarding noise and start time. Wade Fletcher, Co-Owner of Harley Davidson, explained he talked with the neighbors and they were supportive. He stated if left his business card with the neighbors and if there is an issue with noise, he could change the start time to 9 am. He noted that there will only be one training group for the day and that the bikes would stay in the parking lot. Motion by Larsen to approve the Lease Agreement with Loud Pipes, LLC; second by Cochrane. Motion carried 7-0.

Utility - Antonneau, chr; Larsen; Nold, secy

1. **Consider/act on Three Year Contract for Purchase of Aqua Mag from Martelle Water Treatment:** Nold explained this purchase is for a chemical used to treat the City's water. Kohlenberg questioned the nine year timeframe of the contract. Bednarski clarified the contract is for three years and will be brought back to Council for approval before exercising the two additional 3 year extensions. Motion by Nold to approve the three year contract for purchase of Aqua Mag from Martelle Water Treatment; second by Antonneau. Motion carried 7-0.
2. **Consider/act on Resolution to Purchase Vac Truck with Hydro Excavator:** Motion by Nold to adopt the resolution for the purchase of a vac truck with hydro excavator in the amount of \$249,325; second by Larsen. Bednarski explained that utilities demonstrated three trucks. The Camel CB 65 will be used almost daily for excavation of debris and materials around infrastructure in the ground which they currently either do by hand, equipment rental or use wastewater's truck if available. Council had questions on the cost to rent this type of equipment and why this truck was chosen. Motion by Kohlenberg to table this item for two weeks until it can be determined how much has been spent on third party contracting and rental services. Motion failed due to lack of a second. Main motion carried 6-1. Kohlenberg voted no.

Unfinished Business:

- A. **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 – 2nd Reading:** Motion by Antonneau to give the ordinance its second reading in title only; second by Cochrane. Chapman read the title into the record. Motion carried 7-0. Motion by Antonneau for the ordinance to become law; second by Cochrane. Motion carried 7-0.
- B. **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 – 2nd Reading:** Motion by Antonneau to give the ordinance its second reading in title only; second by Cochrane. Chapman read the title into the record. Gard stated that 4 units will now be offered at market value and 57 units will be income based. The total number of units has not changed from the original 61. Motion carried 7-0. Motion by Antonneau for the ordinance to become law; second by Cochrane. Motion carried 7-0.

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 (Per Public Hearing) – 1st Reading:** Antonneau reported that the amendment to the Planned Development Ordinance for LHO is to allow for the non-residential uses of a restaurant, clinic and community programming space within the newest building on the LHO campus. The underlying zoning of the property is UR-10 and allows only a few non-residential uses. A land use exemption for the non-residential uses is required because those uses were not part of the original planned development. Plan Commission reviewed and unanimously recommends. Motion by Antonneau to suspend the rules and dispense with the reading of the ordinance; second by Cochrane. Motion carried 7-0. Motion by Antonneau to give the ordinance its first reading in title only; second by Cochrane. Chapman read the title into the record. Motion carried 7-0.

New Business:

- A. **Consider/act on Resolution Authorizing the Downtown Oconomowoc Business Development Loan Pool:** Gard explained this is a program with First Bank Financial for a \$300,000 loan pool to provide low interest loans for start up costs of new businesses and costs of improving existing businesses in the downtown. The CDA's roll would be to administer the loan program and approve loan applications. Currently, the CDA is restricted from expending funds in excess of \$10K and since these requests may exceed that amount, by resolution, we are requesting Council grant authority to the CDA to approve applications and exceed the expenditure limit. No City dollars are involved in this program. Motion by Larsen to adopt the resolution authorizing the Downtown Oconomowoc Business Development Loan Pool; second by Cochrane. Nold commented that other areas of the community outside the downtown will have the ability to take advantage of this pool if other financial institutions get involved. Kohlenberg questioned why businesses don't work directly with the bank and feels the City's involvement in this loan pool doesn't make sense. Chapman said the key is that the bank is offering below market rates and favorable terms because it is a City program. Motion carried 7-0.

Announcements and Communications: Coenen stated those who still need help with census forms should go to the City's website for information on how to contact the Census. Forms are also available at the Oconomowoc Public Library. Lastly, the polls for the Spring Election closed at 8 pm tonight.

Reports and Comments from the Aldermen: Kohlenberg read an e-mail into the record from Christopher Rauls who received a ticket for driving through a Wisconsin Avenue detour.

Motion by Cochrane to adjourn the Common Council meeting; second by Miller. Motion carried 7-0. The meeting adjourned at 8:30 PM.

Diane Coenen, City Clerk