

CITY OF OCONOMOWOC
COMMON COUNCIL MEETING

June 21, 2005

Mayor Sullivan called the regular Common Council meeting to order at approximately 7:43 p.m. and the Clerk confirmed that appropriate notice had been given.

The **Pledge of Allegiance** was recited.

Roll Call: Aldermen present – Gross, Larsen, Antonneau, Hollatz, Jones, Snyder and Morgan
Aldermen absent – Cochrane (a quorum was present)

Staff in attendance: Lamp, Severson, Langohr, Caughran, Kitsembel, Duffy, Martin, Bednarski, Frye, Senfleben, Gard and Attorney Chapman

Minutes of previous meeting: Regular Common Council meeting of June 7, 2005. The City Clerk pointed out a correction, as follows: Page 2, D. Public Services Committee 1) Re; Sidewalk replacement program. The motion should read: Adoption of this Resolution authorizes the low bid of Concrete Placement Co. to do the sidewalk replacement project, for \$31,707.

Motion was made by Ald. Jones, seconded by Ald. Antonneau to approve the minutes of the June 7, 2005 Common Council meeting, as corrected. Voice vote carried with no dissenting votes.

Comments and suggestions from citizens – Frontier Development will present a donation of \$10,000 to downtown revitalization - Ms. Stephanie Phillips, Executive Director of the Chamber of Commerce, stated that they have been working with the Bureau to move forward with the revitalization and management of the downtown. She has asked various businesses to assist in this effort, and this evening Frontier Development is presenting a \$10,000 check to move those efforts forward. Ms. Beverly Bartel has donated \$1,000, as well, and the City's original donation, making a total of \$21,000 in their designated fund for downtown revitalization/downtown manager. She was very grateful for all of the support, and is hopeful of moving forward in an effort to retain a manager.

Mr. Pat McNamee, and Mr. Jerry Erdmann, both of Frontier Development remarked that they were honored to assist in this effort, and will do what they can to support the downtown as the City has so much potential. They recognize that we need someone to help them plan, and they thanked Ms. Phillips and Mr. Duffy for their concerted efforts.

Ms. Phillips asked the Mayor to join the group to receive the check. He said he would, but Bob Duffy should receive the check as he has been so instrumental in this area. Also joining them for a photo were Ms. Sharon Manke and Ms. Pam Thomas, officers of the Foundation.

Ms. Bartel, owner of Beverly's Design, thanked the City and Frontier Development for their generous support. She said she would like her donation to go toward a downtown planner, as she feels that we need one person in charge to make it work. The Chamber and the City have done a great job, but they need help and support. She referred to BID Districts having been discussed and felt she would like to have more information in that regard. It is essential that we move forward, and it should happen now.

Mayor Sullivan stated that there is a community interest in the downtown and he felt that will help make a downtown manager a reality. He thanked those who contributed.

Mr. Stewart Wangard, 4525 N. Hewitt Point Rd., spoke in support of a master plan for the Olympia region. He, and other property owners in the area (Roger Jensen and Jeff Statz) are in favor of a plan for infrastructure, roads, conditions of buildings, etc. and would appreciate the Council's consideration.

Consent Agenda:

- A. Licenses (including a Class "B" fermented malt license and a Class "C" Wine license for Rosati's; and a "Class B" liquor license for Memaw, Inc. (Marlene Schumacher)
- B. Treasurer's Report

Motion was made by Ald. Hollatz, seconded by Ald. Larsen to approve the Consent Agenda. Voice vote carried with no dissenting votes.

Committee Reports:

A. Finance

- 1) Initial Resolution Authorizing the Borrowing of not to exceed \$23,000,000; providing for the Issuance and Sale of General Obligation Securities therefor; and levying a tax in connection therewith.

Ms. Kitsembel, Finance Director, referred to this Resolution, and the next one, both of which are being considered as a precautionary measure. She explained that the Joint Committee on Finance has recommended a property tax freeze which could prevent us from borrowing for new debt, or re-financing our current debt. If this is signed by the Governor, adoption of these resolutions would reserve the City's ability to borrow money during the property tax freeze should it be needed for the remaining TID 3 projects and TID 4 projects, even though it would not affect our levy. This Resolution for \$23,000,000 regards new debt. The next Resolution for \$40,300,000 regards existing debt, and would allow us to re-finance during the tax freeze in an effort to attain a better interest rate in the event that opportunity arises.

Moved by Ald. Larsen, seconded by Ald. Jones to adopt the Resolution Authorizing the Borrowing of not to exceed \$23,000,000; providing for the Issuance and Sale of General Obligation Securities therefor; and levying a tax in connection therewith. Carried unanimously.

- 2) Initial Resolution Authorizing the Borrowing of not to exceed \$40,300,000; providing for the Issuance and Sale of General Obligation Securities therefor; and levying a tax in connection therewith.

Moved by Ald. Larsen, seconded by Ald. Antonneau to adopt the Resolution Authorizing the Borrowing of not to exceed \$40,300,000; providing for the Issuance and Sale of General Obligation Securities therefor; and levying a tax in connection therewith. Carried unanimously.

B. Personnel – no report

C. Protection and Welfare

- 1) Consider/act on Conditions to be imposed on the Fiesta Cancun "Class B" Liquor license for the 2005-06 licensing period – Moved by Ald. Hollatz, seconded by Ald. Morgan that the license not be issued to the licensee of Fiesta

Cancun until all violations are corrected and the Building Inspector has signed off on it. Carried unanimously.

D. Public Services

- 1) Consider/act on request to reconsider allowing handouts at the summer concerts – Moved by Ald. Larsen, seconded by Ald Hollatz to allow handouts at the summer concert series, with our Park, Recreation and Forestry Department approving the type of handouts and maintaining the accounting for them, on a trial basis. Motion carried, with Aldermen Gross and Antonneau voting “no”.

E. Utility – no report

Plan Commission recommendations

A. Conceptual presentation of Planned Development for Visionary Construction (Krill/Erdmann) – Ald. Gross reported that there was a presentation at the Plan Commission to rehab the restaurant and build Villas/condos at St. Andrews Dr. & Valley Rd., and they were given a favorable opinion from the Plan Commission. Mayor Sullivan pointed out this is only conceptual, and it has been to the Architectural Commission, Plan Commission and now comes to Council as an opportunity for aldermen to offer their observations. They are seeking a preliminary favorable opinion.

Mr. Mike Trego, Architect on the project, made a presentation in Mr. Krill's absence, pointing out this development is on 3 parcels, two on St. Andrews Dr. and one on Valley Rd. The Beach House restaurant will be one unit within a larger development. The Villas will be high end two-family duplex Villas. The restaurant building will require major remodeling. The owner of the restaurant is Tony Pepito, a current Italian restaurant owner in Milwaukee, wants to bring a piece of Sicily to Oconomowoc. Most of the beach area will be for the exclusive use of the condo residents and guests. There is approximately 50' to the east of the restaurant, and a little less footage to the west of the restaurant that will be considered a part of the restaurant. They propose 14 boat slips, 12 of which will be available for purchase by the condo owners and 1 or 2 will be on a daily rental basis for condo owners only. A gondola and/or pontoon boat are contemplated for restaurant patrons.

It was pointed out that they exceed the minimum green space requirements. Mr. Trego pointed out that some of the lots are odd shaped and they questioned the zoning code as to setbacks, etc. They do want to create their own standard in higher landscape and exceptional architecture. It was clarified that the restaurant unit, the land to the east and west of the restaurant and the parking lot are one condo unit. The beach will be part of the common area to be used by the owners. Their will be condominium documents spelling everything out. There was concern about the area directly in front of the restaurant (south side of Valley Rd.) which is very limited, and Mr. Trego stated that will be only for pick-up order, no long-term parking. There will be valet parking for the restaurant customers.

Some of the comments from aldermen were that this would be a vast improvement over what is now there; happy about the limitation of boats on the lake, and excessive green space. City Planner, Mr. Rob Severson, stated this is a high quality development and he felt it should be moved forward. They will come in with timeframes. Mr. Trego could not estimate the price range for a condo at this point, although he estimated that a villa pad would be about \$200,000.

The majority of the aldermen were either neutral, or favored the project.

B. Conceptual presentation of Preliminary Plat of Arrowood (Siepmann) – Ald. Gross reported this is a proposed subdivision located north of Valley Rd., east of Concord Rd., and west of Silver Lake St., to be developed by Siepmann Realty.

Mr. Jim Siepmann stated that this is an area of 275 acres, with 143 single residential lots proposed, and an area for institutional use. There are 61 lots in Phase I, which they will begin to develop in 2005 or 2006, depending on the City's inventory of pending development. This will be an upscale development, homes being 2,300 to 3,200 s.f. on ½+ acre lots. There will be a conveyance to the County for conservation/open space. They will have a Homeowners Association. They propose sidewalks on both sides of the subdivision streets, and on the north side on the Parkway only, to begin with. Mr. Siepmann did not know how the institutional area would be used, but that area has high groundwater so they would want a basement-less building there. Regarding the extension of the Parkway, it was pointed out that the original route is no longer available as it is built up with homes so an alternate route will have to be mapped out.

8:49 p.m. Mayor Sullivan left the Chair, and Ald. Gross took the Chair. The Mayor commented that the Plan Commission has discussed alternate routes for the Parkway. Bringing the road north and connect with Concord Rd. was one route, but the Plan Commissioners felt that would not achieve a parkway's way of moving vehicles as you would have to turn right or left on Concord Rd. Homes are being built to the west and the Parkway could serve those people and keep the traffic out of downtown. Right now we have a road to nowhere. Some staff people have talked with the County regarding taking over that road. If that should happen, they would want the City to take over some County Roads.

8:55 p.m. Mayor Sullivan resumed the Chair.

Some of the comments from aldermen were that they liked the lot sizes, and green space, good job planning. The Mayor pointed out that this proposal was at the Plan Commission before the moratorium, and had favorable reaction from them.

C. Consider/act on Certified Survey Map for 971 Silver Lake St. (Stapleton) – Moved by Ald. Gross, seconded by Ald. Hollatz to approve the CSM for 971 Silver Lake St..

It was pointed out that this was unanimously approved by the Plan Commission. Mr. Severson pointed that Ms. Stapleton is asking for rezoning to MR-6 to allow for a duplex. The bordering property on Bolson Dr. is MR-6.

Motion to approve the CSM carried unanimously.

D. Consider/act on master planning initiative for the "Olympia Region" – Moved by Ald. Gross, seconded by Ald. Antonneau to pursue a Master Plan for the Olympia Region.

Ald. Gross reported that the Plan Commission unanimously recommends that there be a Master Plan for the Olympia Area. (this is the area bounded by Lexington, south along Summit Ave. to Valley Rd., west to Silver Lake St., north to Thackeray Trail and east to Lexington.)

8:59 p.m. Mayor Sullivan left the Chair and Ald. Gross assumed the Chair.

Mayor Sullivan stated that there are a lot of factors that are taking place, some are in our control and some are not. Some of the major issues are transportation (roads-City and County); land use/zoning; easements; and utility system networks. Some of the large tracts of land in this area have no defined public road network. There is a potential development being talked about, or sought, which would increase the traffic load and we need to show how we will move the traffic. He referred to a map in the background showing the area, plus the area that will come into the City in 2009, from the Town of Summit. Those lands must be addressed. There are several vacant buildings, i.e. the old theatre; the Sentry store; and possibly Pick & Save. All future development is subject to our utility systems, including unresolved issues regarding sanitary service. He pointed out that the land in the area of the golf course with UR-10 zoning with no roads and serious questions regarding utilities. We can address these situations on a case by case basis, or an overall big picture. It seems it would be appropriate to create a Master Plan for the area. If you agree with that, a resolution would be prepared for your consideration at the next Council meeting. He stated that there is no pre-determined development. The Mayor felt we would need to have an RFP for a consultant, if you concur. He thought this may be a period of about 6 months. This could be an absolute freeze, or developments that would not impact our infrastructure could be allowed.

There was some discussion, most remarks were favorable. The Mayor stated that there are five property owners involved, and we need to look at the long term. Some of these owners are working against each other, and the City should help remove some of that tension by providing direction. We can accomplish this by having a Master Plan.

Motion to pursue a Master Plan for the Olympia region carried unanimously.

9:14 p.m. Mayor Sullivan resumed the Chair.

Unfinished Business

A. An Ordinance Annexing Certain Lands of the Town of Oconomowoc to the City of Oconomowoc, Wisconsin (Oconomowoc Cemetery Association property) – 2nd reading

Moved by Ald. Gross, seconded by Ald. Antonneau to give the Ordinance its second reading by title only. Carried unanimously.

Moved by Ald. Gross, seconded by Ald. Antonneau that the Ordinance become law. Roll call vote carried unanimously.

New Business

A. Resolution Renewing balance of Liquor licenses for 2005-2006 – Moved by Ald. Hollatz, seconded by Ald. Morgan to adopt the resolution. Carried unanimously.

B. Resolution re: Capital Improvements Plan (2006-2010) – Moved by Ald. Antonneau, seconded by Ald. Jones to adopt the resolution.

Ms. Gard commented that the Capital Improvements Commission went over this budget, and recommend the approximate \$1.3 million in capital improvements for 2006. This includes \$750,000 for streets, and the remaining items are replacement of equipment etc. The Commission was comfortable with the \$750,000 for streets, and staff will bring alternative funding sources, one being a transportation utility. We will take this to the Committee of the Whole on July 5th. Mayor Sullivan pointed out that this was presented to the Finance Committee earlier this evening.

Vote to adopt the resolution carried unanimously.

Mayoral appointments to Boards and/or Commissions, with Council confirmation – none

Staff Reports

- A. City Administrator – Ms. Gard announced that we have again been the recipient of the Certificate of Achievement for Excellence in Financial Reporting Award for 2003. This is quite an honor, and she presented a plaque to Ms. Kitsemel. She got a round of applause, and she thanked all who were involved in supporting that effort.
- B. Other – Mr. Rob Severson updated the Council on the progress of the zoning ordinance changes. He stated they are working diligently, and are about one-fourth through. He intends to have a matrix to present at the next Council meeting, to show the changes to date.

Announcements and Communications – none

Reports and comments from the Mayor – none

Reports and comments from the Aldermen – Ald. Gross stated that he has had a lot of calls regarding the Rockwell development, particularly regarding the height of the buildings. He urged people to call their aldermen with their opinions so we can provide the developer with that information. Several other of the aldermen had similar calls, and concerns about the maintenance of some of the properties on Pleasant St. The Mayor reminded people that the Architectural Commission will be meeting on June 27th @ 9:00 a.m., at which time they will be considering the conceptual project. At the next Council meeting you will be asked to consider that, based on that information. Public hearings will follow, including one before the Council.

There being no further business to properly come before this body, a motion to adjourn was made by Ald. Jones, seconded by Ald. Snyder, and carried. (9:34 p.m.)

Ardyce Senfleben, City Clerk