

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 9, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Alderman Loreck, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner.

Minutes of the November 28, 2017 meeting

The minutes of the November 28, 2017 meeting were voted on at the December 12, 2017 meeting; however, the wrong date was stated in the motion. Therefore, approval of these minutes needed to take place again. Commissioner Siepert moved to approve the minutes of the November 28, 2017 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Minutes of the December 12, 2017 meeting

Commissioner Siepert moved to approve the minutes of the December 12, 2017 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

**2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK
UPDATE PLANED LAND USE CATEGORY AND MAP 2 FROM “PLANNED INDUSTRIAL” TO
“PLANNED MIXED USE”
410 AND 500 W. DREXEL AVE.
TAX KEY NOS. 782-9014-000 AND 782-9003-000**

Planner Papelbon read the public hearing notice into the record and provided an overview of the request (see staff report for details).

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was closed.

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Commissioner Loreck moved that the Plan Commission adopts Resolution 2018-01, amending the Comprehensive Plan and Planned Land Use map to reflect the changes in land use from “Planned Industrial” to “Planned Mixed Use” for the properties at 410 & 500 W. Drexel Ave. (no change to the Resource Protection Areas) following review and adoption by the Common Council. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

**BRIAN AND JENNY STRAMOWSKI
1825 E. DREXEL AVE.
TAX KEY NO. 819-9993-000**

Planner Papelbon provided an overview of the request and proposed conditions of approval (see staff report for details).

Brian Stramowski, 8634 S. Shepard Ave., stated that when he first found out about the shed not being on his property, he was okay with tearing it down. In the meantime, he received a letter from the MMSD attorneys and they are okay with it being left in place. Mr. Stramowski requested that it be kept on there until it starts deteriorating. Right now, it is a very nice shed.

Mr. Stramowski stated that the request to dedicate the existing easement to the City at this point is not something he wants to put on the certified survey map. They can do it when it is time, but he doesn't want it on there for the sake of resale value. He stated he is giving up a piece of property and is basically giving it away. Mr. Stramowski requested that that dedication be put on later on.

Mr. Stramowski stated that the turn-around is not a problem. There was a question about the water mains tying into the street. Planner Papelbon stated that the Oak Creek Water and Sewer Utility provided some information stating that water is available from across the street or on the diagonal piece crossing the road for Lot 1. The developer would need to obtain a street opening permit on Drexel Ave. to connect to the piece crossing the road. That is something that Mr. Stramowski would have to work on with the Oak Creek Water and Sewer Utility. Mr. Stramowski stated that his plumber said that they could go underneath the road and it would not have to be opened.

Commissioner Chandler asked if it was acceptable to keep the shed in place. Planner Papelbon responded that it is not because it does not meet setback requirements. Structures that cross property lines are not acceptable, and that is a Code requirement. The shed can be moved, but it cannot cross property lines.

Commissioner Chandler asked the applicant if dedicating future right-of-way for both lots is acceptable to him. Planner Papelbon responded that whenever there is something that comes up for development (and a CSM is development) that is also affected by the Official Map, there is a requirement for that future right-of-way to be dedicated to the City.

Commissioner Chandler asked about drilling holes in the easement for connecting to water. Planner Papelbon responded that the connection to water is an issue that will need to be addressed with the Utility and doesn't affect the CSM. This item was mentioned for informational purposes.

Commissioner Johnston stated that conversations have taken place with staff about the middle property line moving to the west so that the sanitary lateral was on the existing parcel to go with the existing house for Lot 2. Commissioner Johnston asked if that change had been made. Planner Papelbon responded that she believed it did. The comments were forwarded to the surveyor.

Commissioner Johnston stated that as far as the Drexel Ave. right-of-way, there is nothing planned for that road to be widened. This is for the future road that goes to the south for turn-lane purposes.

Commissioner Correll stated his concern about adding another driveway when this lot is split. Planner Papelbon responded that there is something in the Comprehensive Plan that mentions discouraging direct access onto arterial and collector streets (of which Drexel is), and the concern is for safety for site distance. If there is a turnaround on Lot 1, it would help to alleviate some of the concern.

Commissioner Siefert asked why this property is being divided into two lots. Mr. Stramowski responded that he is going to build a house on Lot 1 for himself.

Commissioner Siefert asked what is going to happen to Lot 2. Mr. Stramowski responded that right now, the house is rented out. He has an agreement with the tenant that once this split is completed, he will buy the house.

Mr. Stramowski stated his concern about dedicating right-of-way along Drexel Ave. for both lots as he feels it devalues his property, and he is not in agreement with this requirement. Commissioner Johnston responded that when a new parcel is developed, that is the right-of-way procedure. The right-of-way needs to be there. There is an officially-mapped street pattern and that is where the City gets the right-of-way.

Mr. Stramowski referenced an email he received from Planner Papelbon requesting that he dedicate the land to the City and asked him if he had a problem doing that. For that reason, he stated it is something he really does not want to do.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Brian and Jenny Stramowski for the property at 1825 E. Drexel Ave. be approved, subject to the following conditions:

1. That the map is updated to reflect the dedication of future right-of-way along Drexel Ave. for both lots, and that the Common Council's signature page is updated with dedication and acceptance language.
2. That the storage shed and concrete pad on the south side of Lot 2 is removed by May 1, 2018.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siefert seconded.

Commissioner Correll asked if Mr. Stramowski had any problem with the deadline for removing the shed. Mr. Stramowski responded that he should be able to get it down by June 1. Commissioner Correll asked if he wanted the date modified to July 1. Mr. Stramowski responded yes.

Commissioner Correll modified motion 2 to read:

2. That the storage shed and concrete pad on the south side of Lot 2 is removed by July 1, 2018.

Commissioner Siefert concurred. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn. Commissioner Loreck seconded. On roll call: all voted aye. The meeting was adjourned at 6:28 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

January 23, 2018
Date