

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 23, 2018**

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

**Minutes of the January 9, 2018 meeting**

Commissioner Siefert moved to approve the minutes of the January 9, 2018 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Hanna. Motion carried.

**REZONE**

**M-1 MANUFACTURING TO B-4, HIGHWAY BUSINESS  
I-DREXEL, LLC, ICAP DEVELOPMENT, LLC  
410 AND 500 W. DREXEL AVE.  
TAX KEY NOS. 782-9014-000 AND 782-9003-000**

Planner Papelbon provided an overview of the rezoning request (see staff report for details).

Commissioner Loreck moved that the Plan Commission recommends to the Common Council that the properties at 410 & 500 W. Drexel Ave. be rezoned from M-1, Manufacturing to B-4, Highway Business (no change to FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy Districts) after a public hearing. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW**

**HSI DREXEL RIDGE II, LLC  
1875 E. HIDDEN CREEK CT.  
TAX KEY NO. 779-9012-000**

Planner Papelbon provided an overview of the requested plan review for an expansion to the detached garage (see staff report for details).

Commissioner Chandler asked why there was a change from five to seven bays. Ashley Poull, HSI, 18500 W. Corporate Drive, Brookfield, WI, responded that they are looking for additional space for maintenance storage. Planner Papelbon added that the removal of two parking stalls for what would be equipment storage does not have any effect on the required number of parking stalls.

Commissioner Correll moved that the Plan Commission approves the site and building plans for the 7-bay detached garage building submitted by HSI Drexel Ridge II, LLC, for the property at 1875 E. Hidden Creek Ct. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
MATC  
6665 S. HOWELL AVE.  
TAX KEY NO. 718-9961-002**

Zoning Administrator/Planner Pete Wagner provided an overview of the request for a fire tower (see staff report for details).

Commissioner Siefert asked why the applicant wanted this extended to more stories. Jaime Vega, 700 W. State Street, Milwaukee, WI, responded that the original facility was built in the early 1990s and it is no longer technologically-useful to MATC at this time. They are doing minor remodeling, but the structure they are proposing is a state-of-the-art facility for training EMS, firefighters and police officers. Adding more stories onto the building will provide more opportunity to train properly to today's standards because in today's world, building are being built higher.

Commissioner Hanna asked about the enrollment. Mr. Vega responded that this facility is used by MATC students and local municipalities and enrollment is up. In order to get this project approved, they have to submit it to the state college board and it has been approved for enrollment.

Commissioner Chandler asked about the choice of building materials. Zoning Administrator/Planner Wagner responded that it is a metal-sided building. The existing tower is made out of CMU block. The proposed materials are better for modern-day training purposes. Mr. Vega stated that with new technology, the metal panels withstand more and they don't creep and move as much as CMU. The heat change created quite a bit of deterioration with the CMU. This is a building will be a standard industry fire training tower.

Mayor Bukiewicz stated that this facility is another great asset for the City of Oak Creek.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk to speak regarding this proposal. Asst. Fire Chief Kressuk responded that he does not know what the interior layout will be. As far as why they are requesting 5 stories, there will be an opportunity for each of those stories to have specialized features for the variety of situations the fire service is brought into. Having a taller structure presents more realistic training opportunities. The difference between 3 and 5 stories can be dramatic; therefore it is a huge asset to have this facility. This is a development that will benefit the fire service directly through training opportunities; not only the number of opportunities, but the type.

Commissioner Siefert moved that the Plan Commission approves the site and building plans for the proposed fire training tower expansion located at 6665 S. Howell Avenue. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Loreck seconded. On roll call: all voted aye. The meeting was adjourned at 6:21 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

February 13, 2018  
Date