

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 12, 2019**

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

Minutes of the February 26, 2019 meeting

Alderman Loreck moved to approve the minutes of the February 26, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Alderman Guzikowski and Commissioner Correll, who abstained. Motion carried.

**CONDITIONS AND RESTRICTIONS
STAR PROPERTIES 2, LLC
6524 AND 6548 S. 13TH ST.
TAX KEY NOS. 717-9987-001 AND 717-9986-001**

Planner Papelbon provided an overview of the conditions and restrictions for a conditional use permit for a contractor's office/shop/yard with outdoor storage and truck parking. (See staff report for details.)

Commissioner Hanna comments were inaudible due to not speaking into the microphone.

Commissioner Simmons stated that Engineering staff will be reviewing the storm water when the plans become clearer. There is some lack of clarity right now as to how much needs to be paved in the back and what the use will be.

Commissioner Simmons reminded the Commissioners that there is significant floodway in the front of the property on the west side, so they cannot raise the grade or put any new structures in that area.

Mayor Bukiewicz asked Planner Papelbon if the condition that refers to storage of equipment is limited to just trucks and trailers. Planner Papelbon confirmed that it is just for trucks and trailers in designated stalls. Mayor Bukiewicz reiterated this condition so that it is clear what is allowed to be stored. Nicolette Reinhart, 8580 S. Parkland Dr., Franklin, manager of Star Properties, confirmed that it will be truck and/or trailer parking, not boats, RVs and cars.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a contractor's office/shop/yard with outdoor storage and truck parking on the properties at 6524 and 6548 S. 13th St., after a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**FINAL SUBDIVISION PLAT REVIEW
GLEN CROSSING ADDITION NO. 2
8459 S. ROSEWOOD LN.**

TAX KEY NO. 829-0061-000

Planner Papelbon provided an overview of the request for the final subdivision plat review. (See staff report for details.)

Mayor Bukiewicz asked if there would be a temporary cul-de-sac on Rosewood Lane as well as the one on Nighthawk Trail. Planner Papelbon responded that there a note about the temporary cul-de-sac on Lot 72, including a building restriction, and explained that there is room for a cul-de-sac on the southern portion of Lot 61 that would not impact any future building on that lot. It is sort of a flag-shaped lot, so the building pad is actually closer to the north. It looks to be about 42 feet wide at the end of that lot that would allow for a temporary cul-de-sac.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Final Plat for Glen Crossing Addition No. 2 submitted by Robert Stack, Glen Crossing LLC, be approved with the following conditions:

1. That documentation confirming WE Energies' and Glen Crossing, LLC's agreement for the installation of utilities immediately upon thaw is provided to the Engineering Department prior to Common Council review of the Final Plat.
2. That any 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.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK CIVIC CENTER
8040 S. 6TH ST.
TAX KEY NO. 813-9064-000**

Planner Papelbon provided an overview of the proposed landscape addition to the Oak Creek Civic Center. (See staff report for details.)

Jill Lininger, Oak Creek Library Director, provided background information on the proposed project. The Library and the Library Foundation, along with a group of citizen volunteers, have been working on a plan for the last several months to enhance the south plaza area right outside the south doors (the grassy area next to the Library between the building and the parking lot). When the building was originally designed, there was an initial idea to have a water feature in that area. Due to budget constraints, that was eliminated from the final design; however, at the beginning of 2018, Director Lininger was approached by a group of donors and volunteers who were interested in bringing that back.

Director Lininger stated that the design is through a firm called Aquatica, Wales, Wisconsin. Director Lininger showed a video of what the feature may look like. She went on to describe the waterfall. The highest point of the waterfall will be near the parking lot. It will make its way down and empty into a covered well near the multi-purpose room, and then the water will recycle.

Director Lininger stated that before they started fundraising in earnest, they did take this to the Common Council, who has seen the initial plans. That was back in August. All of the money that is necessary for the project has been raised through private donations. As long as weather

conditions cooperate, they would like to start demolition beginning the first week of April with the water feature going in in the beginning of May, and the project being completed by the beginning of June.

Tom Bauer, who spearheaded the project, added that Aquatica is one of top ten companies nationwide for designing water features, and the City is fortunate to have him in the State of Wisconsin and he loves this project. As long as Aquatica is associated with this, it is going to be the type of quality that you would want to see at the entrance of City Hall.

Commissioner Correll asked how the maintenance and upkeep is being funded. Director Lininger responded that the upkeep will be funded through the Library foundation for the time being. It is about \$500 per year. The employees at Aquatica will start the water feature up in the spring and shut it down in the fall. Over the course of the year,

Mr. Bauer stated that Aquatica is going to train City staff as needed. Part of the reason Aquatica is involved is that this is a very low maintenance type of a pond.

Commissioner Hanna questioned if this is going to be a tripping hazard for small children. Mr. Bauer responded that there is a small 14-inch deep reflecting pond, which is of no danger to children. There is going to be a footpath over the creek similar to those at Boerner Botanical Garden.

Commissioner Simmons stated this is a great use of a currently underutilized space.

Alderman Loreck stated it will be a great addition.

Alderman Guzikowski stated he is happy this project is coming to fruition.

Mayor Bukiewicz concurred with Alderman Guzikowski. He feels this is really going to make the area "pop."

Mayor Bukiewicz asked where they are going to put the pumps. Mr. Bauer responded that the pumps will be in the well.

Mr. Bauer stated that they are hoping to have this in by June 15, depending on the weather.

Alderman Loreck moved that the Plan Commission approves the plans submitted by Jill Lininger, Oak Creek Public Library, for the property at 8040 S. 6th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all detailed, revised plans are submitted in digital format to the Department of Community Development.

Alderman Guzikowski seconded. On roll call: all voted all. Motion carried.

**OFFICIAL MAP AMENDMENT
LOT 1 OF CERTIFIED SURVEY MAP 8047
9330 S. SHEPARD AVE.**

Planner Papelbon provided an overview of the request for an official map amendment. (See staff report for details.)

Commissioner Hanna asked if the old path was used by the students to walk to the school. She inquired if there will be an alternative to this walking path.

Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that all students north of the school are in the bus zone. The only students in the walk zone for the school are to the west of S. Shepard Ave., and they cross the Oak Leaf Trail south of the building. The proposed adjustment does not affect any walkers in the walking plan.

Commissioner Simmons stated that it is a good thing that those two dead end roads are interconnected.

Mayor Bukiewicz inquired if the lots directly adjacent to the school property will be deep enough to be developed. Planner Papelbon responded that she believes they would be. There is a significant amount of land there, and there are no dimensions that are listed on the map for where that road is. It is a concern for where that road could be.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of Lot 1 of Certified Survey Map No. 8047 (mapped, unimproved future right-of-way affecting the property at 9330 S. Shepard Ave.) be amended as illustrated, after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
EAST MIDDLE SCHOOL
9330 S. SHEPARD AVE.
TAX KEY NO. 873-9013-000**

Planner Papelbon provided an overview of the plan review for parking areas, athletic fields and interior access for East Middle School. (See staff report for details.)

Asst. Fire Chief Kressuk stated there were just a few small discussions with the applicant regarding fire lanes and coming up with a solution that both sides came up with.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I've been a sidewalk addict all the 60 years I have been in Oak Creek and I am glad to hear the comment of Commissioner Hanna in regard to Safe Route to Schools. You'll notice that this is the Safe Route to Schools that was just approved by the City Council at the last meeting. I have abstracted parts of it that pertain to the school district itself. You see most of the problems in Oak Creek are the fact of the connecting major either arterial streets or adjacent streets. Whereas, these items that are on the Safe Routes were gathered prior to this building program because the building program blueprints were not available to the engineers and architects that were drawing the building. Now I have mentioned here on East Middle School and I notice that there is a conflicted between this Safe Routes and the drawings. Because you notice the Safe Routes for these middle schools ask for a direct walking route. See because the purpose of safe routes by the government was to provide more walking and bicycling opportunities. Of course, we recognize

that in Oak Creek the older we get the snow piles that they can't even see around. It's very dangerous and yet, this is the purpose of this Safe Routes is to provide for a temperate days this kind of access. You'll notice that there's an item D, there's an access to the Oak Leaf Trail to the, must be the eastern part of the school as well as further west and then directly at the entrance to provide access as well as the sidewalk property access. As long as I'm at it, I'll just mention Edgewood School the same way the trail sidewalk to the south. It's interesting how they have come up with the idea that we need access from the school and perhaps there's already existing access. But this is listed as G on that page so that the people or students can access the main road there. I don't know what happens there because there aren't even bicycle lanes provided. But at least this is, a portion of this you see would be school property to provide access. And the rest of it has to be coordinated with the City. That's my job today is to try to coordinate it at the school building and talk to the (inaudible), building manager and he said, 'Oh, that's the school, that's the Council's problem.' Well no it isn't because we have school district property adjoining. So that's my purpose. And then end with the same way item E as well as Deerfield School. That's an interesting situation. The Deerfield where they have, are you aware that the Deerfield attendance area stops at Highway 32 at about, goes on, excuse me the Carrollton School attendance stops at Highway 32 and continues on down, oh we'll say, to, around Oakwood Road. But the finger of everyone, all the students that are living in, used to be Carrollville, way up and east of Highway 32, way up to the plant, the Metropolitan Sewerage plant, that finger of territory is all a part of the Deerfield School District. Now that is why they've mentioned that this trail that we have and I think that it's something that has to be considered. This trail Item H that runs into this early childhood center which in the old days used to be Scatlan School and that it should be available for access for students having to cross this major highway to access. And I recall 40 years ago, there was a student killed trying to walk along Highway 32 to go to Otjen School. And then after that time, they put on some asphalt adjacent to the highway. So that has to be, that's I think, that's an important consideration is this for Deerfield as well as a sidewalk, continuing access south of it to not sure if that's Oakwood, must be Elm Road, so those are my comments and I appreciate your help."

Mayor Bukiewicz explained that the Safe Routes to School was adopted by the City this last week after the study was done City-wide as to the improvements we can make. The [Oak Creek-Franklin Joint] school district is responsible for their property, and the City is responsible for theirs, to try to ensure the safest routes possible to school for walking and biking. This is more geared toward elementary and middle schools.

Commissioner Simmons thanked Mr. Degner for his input and then continued by saying that there are slight improvements that could be made in probably each of the four plans being presented to the Plan Commission this evening to at least account for the Safe Routes to School recommendations on those properties.

Mayor Bukiewicz asked for comments/suggestions/questions specific this this item (Item E – East Middle School).

Commissioner Hanna concurred with the need for sidewalks.

Seeing as there were no other comments, Mayor Bukiewicz called for a motion.

Commissioner Correll moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 9330 S. Shepard Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
DEERFIELD ELEMENTARY SCHOOL
3871 E. BLUESTEM DR.
TAX KEY NO. 961-9201-000**

Planner Papelbon provided an overview of the plan review for modifications to the parking and interior access for Deerfield Elementary School. (See staff report for details.)

Mayor Bukiewicz called Michael Gaynor to the podium as he wished to speak on this item.

Michael Gaynor, 3900 E. Green Meadows Court:

“Oak Creek resident since 1976. I have major concerns with the south side of the building. You don’t need to send a surveyor over to see that the driveway pitches into the four backyards on Green Meadows Court. I’ve only lived there for two years. Just beginning to notice the water patterns, heavy rains, back yards fill up with water. A couple of neighbors having standing water year round. Um, the playground on the northeast side is particularly high, so the water drains from the, all the way from the top of that playground right down into the, right down into our neighborhood. If you stand by the driveway at the back of the building, you can see the slope. It’s not even close to level, so I have major concerns that it says that you’re going to deal with groundwater. I’m hoping you’re thinking something of some kind of storm sewer, something that’s going to, that’s really going to take the water out of there. There’s standing water on the court year round. Two of the houses have standing water almost year round. They’re yards are destroyed. We got the rains in January. My sump pump has stopped running three days since January. So all winter long, I’ve had, as quick as every 12 seconds, when I time it, the water is seeping right through there into our backyards and a major concern. And just an added note, I question the aesthetic value. Right now there’s a beautiful little woods between the school and our yards. I’d hate to see a fence and a brick wall there to ruin the aesthetics. It’s really a beautiful location. If you’ve ever come there after school and watch the parent pick-up on Green Meadows, it’s an absolute nightmare. It’s a two-lane road with somewhere between 50 and 60 cars lined up waiting to pick up their kids, so I hope they’re going to take that into consideration when they remodel. And I guess, one other sad note, there is not one crosswalk around that school and it is probably the busiest street in Oak Creek from 7:00 a.m. to 7:50 a.m. every morning. There are several hundred cars come through there. No crossing guard. No crosswalk. No attempt for the kids to cross safely. It’s really, really a hazard. Thank you.”

Alderman Guzikowski asked Mr. Gaynor if he had brought these issues up to anyone on the School Board previously.

Mr. Gaynor:

"I, well there's another speaker, I in my regard to my major concern, I wrote a letter to the City Engineer early in January expressing my concerns. I've written a letter to my Alderman expressing my concerns as well. I was told the plan was for 2020, but not I understand it's for this summer, so I'm glad that I wrote that letter because this would be my second property in Oak Creek where I've had water problems and I felt the City really disappointed me."

Alderman Guzikowski asked if Mr. Gaynor had reached out to the school board or any administration regarding the crosswalks.

Mr. Gaynor:

"There's another Mike Gaynor that's going to come up in a second."

Mike Gaynor, 3880 E. Hazelbranch Lane:

"I do not live with that Mike Gaynor, but we are related and he is my primary child care. He walks my child, both my kids, to school on a regular basis. There is no crosswalk connecting the north end of the district, or of the neighborhood to the school. I brought it up to Jim Marotta (sp?), the school principal. He had said it's a City issue. About three years ago, four years ago, I think I emailed my alderman and I also contacted the Oak Creek Police Department and filled out some form through the website. I was advised by the Police Department that it was a financial issue, that you guys couldn't afford to maintain a crosswalk at that location. So, um, that was kind of the end of that."

Mayor Bukiewicz explained that typically that would go through the Traffic and Safety Committee. Commissioner Simmons asked where the crosswalks are missing. He is aware that there are crosswalks at the intersection of Emerald, the north south road, and Green Meadows.

Mr. Gaynor:

"I'm coming from Willow Brook, I'm coming from Willowbrook, so if I come from Hazelbranch. Our neighborhood was set up as a green neighborhood. It has, specifically, easements to ease the movement of children between yards to get to the school. But once you get to the street, you would actually have to walk almost a quarter to a half mile down to find a crosswalk that would cross you to the side where you could actually get to the side of the school. So as of right now, we cross on front of the school, and with the snow and all that you can see the snow removal. My kids have to climb the hill, my dad who just had knee surgery, actually just walks down the middle of the road to the entranceway to get safety into the school district. There's nothing plowed, nothing moved, nothing to move children from one side of the street to the other."

Mayor Bukiewicz asked if Mr. Gaynor was referring to Bluestem.

Mr. Gaynor:

"Yep."

Commissioner Simmons stated that they did approve a project to improve the crosswalks on Bluestem and a few of the other roads adjacent in that neighborhood in the 2019 budget, so that will take place this year.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I have the Safe Routes to School plan that mentions the challenges. 1) lack of adequate school zone signage. 2) Inconsistent AGA facilities. 3) parent pick-up activates, generates, potentially hazardous conditions, and 3) (sic) the configuration of campus parking lot and driveways generate potentially hazardous conditions. So that was covered somewhat in the..."

Mayor Bukiewicz stated that it was identified that school pick-up is a problem there.

Mayor Bukiewicz asked Commissioner Simmons for more information on the drainage on the property.

Commissioner Simmons stated that the conditions now are such that a lot of that parcel does drain off to the south through the backyards of those properties. The plan shows that wall working in conjunction with a proposed bioswale, that water will filter through that bioswale. So that will cleanse the water and slow that water down, which will improve conditions out there. With the bioswale, the water soaks in. It also has an underdrain system that carries it away to the storm sewer rather than just release the water over land.

Alderman Guzikowski asked if that would alleviate the standing water in other areas. Commissioner Simmons responded that it is difficult to say if this is groundwater or if it is surface water. However, by slowing and reducing the surface water, there should be an improvement.

Joan Rickard, 3920 E. Green Meadows Court:

"I live right behind, I live right next to the big Mike Gaynor, and the biggest standing water is right by my house in front of the mailboxes between my neighbor, myself and then my neighbor to the east. It's he, the neighbor to the east, and I'm surprised he's not here, has huge water issues coming down from him, which is coming from the track area, and I'm afraid if you're going to put two more parking spaces down there, he's going to even have more. The water kind of sits over here by him, drains down between the two of us. I have water in the front of our mailboxes so bad. The water is this high. I can't even stand there. I have to take my...I have to get in my car. I've had knee replacements and it freezes there. I'm telling you, you guys are going to be ,paying for new knees soon when I slip and fall again. And you know, it's like, this is, I have called every year about this issue and people have come out. They told the neighbor they would have to pay \$10,000 so that he would have to put it in and connect it into the sewer system himself. And then I have the water draining down from the rest of the community down here. So I have water draining here, then there's water coming, this water, and so it all gathers right there. And then when the snow starts melting in the cul-de-sac and it hasn't been picked up, then that melts and that leans all this way as well. Thank God I don't have it in my back yard like they do because of how my lot is drained, but, you know, all this standing water is, and it's a, it's a, you know mosquito infest too during the summer."

Mayor Bukiewicz stated he is somewhat familiar with the area having been in the neighborhood a couple of times, but was not totally familiar with the grade. He added that hopefully the bioswale will take care of some of it. It is hard to say what is going on with the sewer.

Mike Gaynor, 3900 E. Green Meadows Ct.:

"This would be my concern. I guess I'm not looking for a prospective promise. I would like something definitive. Let's find something that works as long as you're going to do the

construction there, let's not, let's not say, 'Hey, this was supposed to work.' I've lived in situations where it was supposed to work and it didn't. And so now, I feel like as a neighbor, I am here early enough in the planning stages that the Planning Department, the Engineering Department can come forward and say, 'This is going to, this is going to work. We're going to drop a sewer in here', not, 'I think the stuff is going to absorb it.' I guess as a tax payer I'm saying, 'Let's get something definitive before you go ahead with the project because hindsight is always 20/20, but things don't get done once the project is done.' They say, "Boy, you know, you know, you're kind of SOL there buddy. Really wish we could have helped you. Now the project's done.' So you have a chance to do it before you start the construction and come up with something that's really going to work."

Mayor Bukiewicz stated that by all means, the City wants this to work, and the Engineering Department is advising the City that the bioswale is going to work. He added that, unfortunately, if he happens to be right where all the water naturally drains where nature takes it, it is going to be a wet area.

Mr. Gaynor:

"But that was altered when you put the asphalt in. The School District changed that when you ran the road back there. Then it's no longer natural drainage. That's drainage that they created and that's part of the problem, not only coming out of the hill, but the fact that they ran a road in there that's several hundred feet long that pitches right into our backyards. There was an easy way. You could have graded it and ran the water down the middle and ran it right off the playground. The driest part of the school out there is the part they have set aside for drainage. There's never water there. There's water everywhere else."

Mayor Bukiewicz responded that he cannot speak to the way it was graded, but he will trust Engineering staff to design a solution and improve the area going forward.

Joan Rickard, 3930 E. Green Meadows Ct.:

"I've only lived there for four years, but people before me that lived in Mike's house actually had told me that the drainage was not this, wasn't anything like this until the parking was done, paved on the south end."

Commissioner Simmons reiterated that Engineering staff can look into this. This subdivision was put in with an approved grading plan and the slope is not there to work with. He thinks that is the case here and when individual lots are landscaped, grades changed and a slight change can slow the water down and cause problems. In the spring, Engineering staff can take a good look at those yards and in the meantime, as the storm water plan comes in, it will be reviewed to make sure it is all in compliance with the City's discharge standards.

Commissioner Hanna comments were inaudible due to not speaking into the microphone.

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the Deerfield Elementary School property at 3871 E. Bluestem Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.

2. That copies of all permits/approvals issued by the Wisconsin Department of Natural Resources are provided to the Department of Community Development and Engineering Department prior to submission of local permit applications.
3. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
4. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
EDGEWOOD ELEMENTARY SCHOOL
8545 S. SHEPARD AVE.
TAX KEY NO. 827-9026-001**

Planner Papelbon provided an overview of the plan review for an addition to the building and parking lot and interior access modifications. (See staff report for details.)

Commissioner Simmons stated that proposed location of the detention pond is where there is an existing ball field. He asked if the ball field is going to be lost in that. Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that the detention pond will take over the ball diamond that is there. Part of the high school plan is a soccer field, so a full size varsity competition soccer field would be to the west of that detention pond. Essentially the three ball fields will be lost in exchange for a varsity soccer field moved to the high school site, and the retention pond for the runoff and water solution on that property. Mr. Chromy added that the improvements they are making to the school sites is for the increased safety for the pickup and drop off of children for parents and buses.

Devin Kack, Plunkett Raysich Architects, 209 S. Water Street, Milwaukee, stated that they are matching the existing brick as best as they can and showed the Commissioners an example. The dimensional block that is below the windows is no longer available, so the precast panel will be cut into the size of a block (8 "x 16") so that the character of that size is in keeping with the size of the block that is below all of those windows. The block below the windows has been painted to further blend in with the existing block.

Mr. Kack stated that basically there is zero insulation in any of those buildings, so this new gym will be the best energy performer on the site, meeting 2015 energy codes, 3 inches of rigid insulation and 4-inch veneer on the outside.

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 8545 S. Shepard Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.

3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
MEADOWVIEW ELEMENTARY SCHOOL
10420 S. MCGRAW DR.
TAX KEY NO. 957-9996-001**

Planner Papelbon provided an overview of the plan review for an addition to the building and parking lot and interior access modifications. (See staff report for details.)

Commissioner Simmons asked if removing the parking adjacent to McGraw Drive was looked into and for some reason that didn't work out in the plans. The traffic backing out onto McGraw Drive is not ideal. Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that that was one of the pieces that they didn't necessarily talk about was the parking directly on McGraw. They talked about the circle drive that is located on the front. The changes that were made to the back parking lot are obvious, but they did not specifically address the street parking.

Commissioner Simmons asked if that is designed for staff or parents picking up and dropping off children. Mr. Chromy responded that it is typically staff that parks there.

Commissioner Correll asked how many parking spots they were talking about. Mr. Chromy responded about 30.

Commissioner Simmons stated he would have to look at it closer to determine if it is the school using it or if it is in the public ROW, and that it is just a poor configuration. Mr. Chromy stated that he heard that they parking spots would stay there until a road improvement is done. At that point, those spots would be taken away. This information was given to him by someone on the School District staff, not City personnel.

Commissioner Simmons asked if the school reliant on all of those parking stalls as part of their plan for the needs of the school. Mr. Chromy responded that he does not know at this time, but they are queuing up the back for child pick-up and drop-off, so they have modified the traffic flow there. Ideally, the drop-off and pick-up will be located in the back.

Commissioner Simmons suggested that there may be an opportunity to look into this in the future, and yes, the parking can remain, but have it be parallel parking in line with the flow of traffic. Mayor Bukiewicz added that it looks like the parking is split between the school and the City property. Planner Papelbon confirmed that it is. It is half and half: partially on the school property and partially on City property.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if there are any concerns with any of these routes. Asst. Fire Chief Kressuk responded that the first two presentations, the Fire Department was involved in (East Middle School and Deerfield) talking about the fire lanes and how they can make that work with the bus traffic. The second two proposals, the Fire Department was not directly involved in, but both of them are very positive as far as Fire Department access to the

site. Edgewood has significant improvements over the current layout and certainly Meadowview does also. As far as the traffic on McGraw in front of Meadowview, the Fire Department concurs that it can be a hazardous circumstance and something that should be explored in the future.

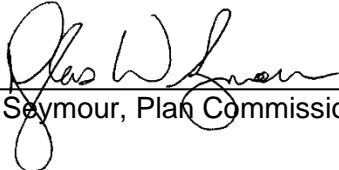
Commissioner Correll moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 10420 S. McGraw Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:32 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

3/19/19

Date