

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 27, 2012

Mayor Foeckler called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Foeckler, Commissioner Michalski, and Commissioner Correll. Commissioners Nowak and Chandler were excused. Also present were Doug Seymour Director of Community Development, Jeff Fortin Planner, Peter Wagner Zoning Administrator and Mike Kressuk Battalion Chief.

Mr. Fortin requested an addition to the meeting minutes from March 13, 2012 for the TIF No. 11 Project Plan. Commissioner Dickmann moved to approve the minutes of the March 13, 2012 Plan Commission meeting. Commissioner Bukiewicz seconds. Roll call, all voted aye. The minutes were approved with changes.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Public Hearing - TIF No. 4 Project Plan and Boundary Amendment

Mr. Wagner explained to the Commission at the November, 2011 Plan Commission meeting the Commission approved site, building and landscaping plans for a 16,000 square foot industrial building at 7365 S. Howell Avenue. This 2.9 acre property is a vacant parcel across the street from the Oak Creek Commerce Center. The proposed building would be for NDT Specialists. The developer is requesting an amendment to the project plan for Tax Incremental District No. 4 that would allow for an additional \$210,000 in project costs to assist with the additional costs of grading and to assist with sanitary and storm sewer extensions and expand the TIF boundary to include the parcel located at 7365 S. Howell Avenue.

Since this development is outside the current TIF District No. 4, the boundary to TIF District No. 4 will need to be expanded to encompass the parcel at 7365 S. Howell Avenue. The estimated value of the development at 7365 S. Howell Avenue will be \$1,500,000 upon completion. In order to recover the Developer Incentive of \$210,000 it will take 6.05 years, well within the life of the District.

In addition, the southwest boundary of TIF District 4 needs to be amended. In 1999, there was a separate residential parcel in the southwest corner. Since that time, that parcel has been joined to the adjacent parcel to the north which is within the district. As a result, staff is proposing to add this additional territory so that the entire larger parcel is within the TIF boundary. This territory addition has no financial impact.

Mayor Foeckler opened the public hearing for comments. He made three calls for comments or concerns and hearing none he closed the public hearing.

TIF No. 4 Project Plan and Boundary Amendment

Commissioner Bukiewicz commented this was a very viable business that would be bringing over 20 employees to Oak Creek. He fully supports expanding the TIF.

Commissioner Dickmann also commented this would add to the TIF and it could possibly get paid off ahead of time. He questioned if the additional portion being added would have an effect on the TIF. Mr. Wagner stated there would be no fiscal impact but would provide for clean boundaries within the TIF district.

Commissioner Bukiewicz moved that the Plan Commission adopt Resolution No. 2012-02 adding the territory of 7365 S. Howell Avenue and the 0.375 acre area of 7420 S. Howell Avenue, and amending the Project Plan for Tax Increment Financing (TIF) District No. 4 to provide \$210,000 in developer assistance to ADL Enterprises, LLC for utility and site preparation work to support the development of a 16,000 square foot industrial building.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

Site Plan Review – Steel Warehouse of Wisconsin 500, 535, 575, & 601R. W. Forest Hill Avenue TKN: 813-9002, 813-9008, 813-9003 & 828-9021

Mr. Fortin explained to the Commission Steel Warehouse of Wisconsin was requesting site and building plan review for an addition onto their existing facilities located at 535 and 575 W. Forest Hill Avenue. The addition will be 60,000 square feet and will be used for a new fabrication line for a new steel product. The addition will be onto the west end of their building to take advantage of the exiting rail spur.

The addition will be finished with metal wall panels painted sagebrush tan to match the existing building which is also finished with similar metal panels. Staff is comfortable with the use of metal panels for this addition; however it will still require a $\frac{3}{4}$ majority of the Plan Commissioners present for approval.

Mr. Jim Lerman Steel Warehouse, explained they were a family owned company in Oak Creek since 1976. They need additional space to get this new manufacturing line under way.

Mr. David Keck, MSI General, addressed the issues with the wetlands. They have engaged Thomson and Associates to make a determination of suspect areas. The key area of concern is on the parcel being purchased from the City. It was going to be in the way of the road so they met with the DNR in December and they agreed to the determination followed by and confirmed by a delineation done in the spring. There is a wetland flowage on the City property which they are actually relocating further west and filling its current spot. They are leaving a new flowage so that it will continue to flow

from the track to the pond which is on the south. It has been approved by the DNR and they are in the process of publishing the permit. The final delineation should be done before May 1, 2012. In addition, they are working with WE Energies to relocate electrical lines which involves three poles and three underground lines. They are also proposing to relocate the City storm sewer to run similarly down the north side of the addition, straight down and then on an angle back to approximately where the cul-de-sac is located.

Commissioner Bukiewicz questioned if the wetlands were a problem for the addition. Mr. Keck explained the parcel from the City was essential to do the project. Moving the flowage to the west is critical.

Commissioner Dickmann was glad to see they were expanding their plant and bringing some new jobs to Oak Creek.

Mr. Keck addressed a concern from staff regarding the grading plan and the stockpile proposed. They have agreed they could reconfigure it and spread it a little further to the northwest of the quadrant to the west of the pond so it does not appear to be a mound. It does not appear it will be any higher than the mound that is there at this time. They will resubmit another grading plan for approval.

Commissioner Johnston addressed some easements that were located on the existing property that are going to be through the proposed building and requested they be cleaned up at this time and removed and a new easement established for the storm sewer. Mr. Keck stated he would get that taken care of. Commissioner Johnston questioned if the owner was discussing sale to the CP Rail for an extra spur line. Mr. Lerman stated they have not had any discussion at this time. Commissioner Johnston explained in his discussions with CP Rail they are interested in putting an additional line around there for their own movements.

Commissioner Correll moved that the Plan Commission approve the site, building, and landscaping plans for the Steel Warehouse of Wisconsin expansion located at 500, 535, 575, and 601R W. Forest Hill Avenue subject to the following conditions:

1. That all building and fire codes are met.
2. That the applicant submits an new grading plan to the Engineering Department that eliminates the stockpile proposed at the north end of their property.
3. That the final site grading, drainage, and stormwater management plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.
4. That the final utility plans are approved by the Water & Sewer Utility.
5. That the lighting plan is reviewed and approved by the Electrical Inspector prior to the issuance of building permits.
6. No permits will be issued until the final wetland delineation is completed this spring.

7. All approvals are conditioned upon the acquisition of the adjacent lands currently owned by the City of Oak Creek (601R W. Forest Hill) and Guiffre XX (500 W. Forest Hill) and approval of the certified survey map combining these lands.
8. That the applicant enters into a development agreement with the City for any public improvements, including the relocation of storm sewer.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

**Certified Survey Map – Steel Warehouse of Wisconsin
500, 535, 575 and 601R. W. Forest Hill Avenue
Tax Key Nos.: 813-9002, 813-9008, 813-9003 & 828-9021**

Mr. Fortin explained to the Commission Steel Warehouse of Wisconsin was requesting approval of a two-lot CSM that will consolidate parcels and redraw property lines for the properties located at 500, 535, 575 & 601R. W. Forest Hill Avenue. The CSM is being created to facilitate a 60,000 square foot addition to the Steel Warehouse facility.

Commissioner Michalski moved that the Plan Commission recommends to the Common Council that they approve the certified survey map for the properties at 500, 535, 575, & 601R W. Forest Hill Avenue, subject to the following conditions:

1. That any technical corrections are made prior to recording.
2. That all easements are shown on the CSM, including the relocated storm sewer easement, prior to recording.
3. That the final wetland delineation and date is shown on the CSM prior to recording.
4. That the CSM is not recorded until the sale of the City-owned property at 601R W. Forest Hill Avenue is finalized.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Sale of City-owned Land
601R W. Forest Hill Avenue
Tax Key No.: 828-9021**

Mr. Fortin explained to the Commission they were being asked to consider the sale of the City-owned outlot at 601R. W. Forest Hill Avenue.

The City owns a 2.75 acre property adjacent to the Liberty Woods Business Park at 601R W. Forest Hill Avenue. Steel Warehouse Company owns the adjacent properties at 535 and 575 W. Forest Hill Avenue. As part of an planned expansion of the facility, Steel Warehouse is proposing to acquire additional property, including the City-owned property as well as a portion of the property at 500 W. Forest Hill Avenue.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that they favorably consider the sale of the City-owned outlot at 601R. W. Forest Hill Avenue.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

**Temporary Use – Stein Outdoor Garden Center – Kohl’s Parking Lot
9035 S. Howell Avenue
Tax Key No.: 859-9035**

Mr. Wagner explained to the Commission Stein Gardens & Gifts was requesting a temporary use permit that would allow them to operate a temporary garden center in the Kohl’s parking lot at 9035 S. Howell Avenue.

The garden center would be located in the southeast corner of the parking lot using approximately 16 parking spaces. The garden center will consist of one tent, multiple metal racks of garden products, small shed and other garden supplies. The garden center will be enclosed by a wood picket fence to provide a barrier between traffic and customers.

Commissioner Michalski commented last year this looked like a pretty good site and they handled everything very well. His concern would be that this sets the bar for others who would like to have this type of greenhouse shopping area in the City. He has seen other businesses that have not been handled as professionally.

Commissioner Michalski moved that the Plan Commission approves the temporary use permit for the temporary garden center at 9035 S. Howell Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 8, 2012.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

**Temporary Use – Outdoor Display of Recreation trailers, Farm & Fleet
501 W. Rawson Avenue
Tax Key No.: 765-9046**

Mr. Wagner explained to the Commission the applicant was requesting a temporary use permit that would allow the business to display 14 recreational trailers on the far west side of the property.

Staff recommends not approving this temporary use permit because the last time the temporary use permit was granted, Farm & Fleet did not follow the conditions for

approval. They did not bring the trailers indoors when the business was closed nor did they display them where they said they would.

Mr. Matt Sauer, Assistant Manager explained he was not aware of the conditions on the 2010 temporary use permit. He stated it was difficult for a business to bring them in and out every evening. They were not looking to display up to 14 but more along the lines of five or six. In 2010 they were parking them further to the north but the area purposed is the area they want to utilize.

Commissioner Correll questioned how many trailers they were requesting to be displayed. Mr. Sauer stated they were looking for six maximum. Commissioner Correll questioned if it would be easier to bring them in and out if there were only six versus the fourteen. Mr. Sauer explained it would not be any easier to bring in six or fourteen.

Commissioner Dickmann moved that the Plan Commission approves the temporary use permit for the temporary outdoor display of 6 recreational trailers on the far west side of the parking lot along 6th Avenue at 501 W. Rawson Avenue from April 1 through August 1, 2012.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Temporary Use – Blain’s Farm & Fleet Outdoor Garden Center
501 W. Rawson Avenue
Tax Key No.: 765-9046**

Mr. Wagner explained to the Commission the applicant was requesting a temporary use that would allow them to operate a temporary garden center in their parking lot at 501 W. Rawson Avenue. The garden center will consist of one tent, one aluminum structure with a cloth shade, multiple metal racks of garden products, trees and shrubs, and other garden supplies. The garden center will be enclosed by a split rail fence supported with concrete blocks to provide a barrier between traffic and customers.

Commissioner Correll moved that the Plan Commission approve the temporary use permit for the temporary garden center at 501 W. Rawson Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 8, 2012.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

**City Purchase of Property
Part of 9006 S. 5th Avenue
Tax Key No.: part of 866-9992-002**

Mr. Fortin explained to the Commission they were being asked to consider the City's planned purchase of approximately 30 acres of the property at 9006 S. 5th Avenue. This, the former Peter Cooper property, was purchased by Oak Creek Lakeside Land Holdings, LLC earlier this year.

There have been ongoing environmental investigations and remediation activity taking place on the property. This property is enrolled in the State's Voluntary Property Liability Exemption ("VPLE") program. The City will also obtain Federal and State municipal liability exemptions for conditions existing prior to the City's acquisition. There continue to be investigations regarding the long term stability of the bluff in this area. The final solution for bluff stabilization has not been agreed upon to date. Such stabilization efforts would take place in the future, when grant funding and other resources permit. In the interim, the property would remain in its present condition – as it has existed for many years.

The proposed use is consistent with the Comprehensive Land Use Plan for this area. It is also consistent with the recently adopted Lakefront Redevelopment Action Plan. The City's acquisition of this property would also serve to implement the recommendation of the 2009 Urban Land Institute report.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue, expressed concern for where the money would come from to pay for the bluff stabilization. Mayor Foeckler explained they have a bluff expert they are working with and it is his opinion they are not in dire need of repairs at this time. They will need repair over time and it is an identified goal to obtain grants to get work like this done.

Mr. Degner stated the taxpayers are going to be stuck with a pig-in-a-poke. They are going to be taking money from the taxpayers to buy 30 acres. Mr. Seymour explained the Plan Commissions role in this process is to consider whether or not the acquisition of this parcel serves to implement their Comprehensive Plan, the Parks and Open Space Plan and the Lakefront Redevelopment Action Plan. The fiscal concerns are to be dealt with by the Common Council and are not the role of the Plan Commission.

Mr. Mark Verhalen, 1200 E. Ryan Road, questioned the timing of the purchase. None of the work is going to transpire in the next couple of months and there is nothing that precludes the City from working with WISPARK to apply for grants for the area. Purchasing the property at this time is not prudent until they have solid commitments from the rest of the properties in the area. He also added there is one park in Oak Creek that they have been trying to complete for several years and he would like to see them complete that park with the money instead of purchasing this property.

Commissioner Michalski commented he felt this was the way things should be going. They will look into all areas thoroughly before making the final purchase. In regards to Abendschein Park he felt there was room enough in this City for an additional park to serve the many different needs of the residents.

Commissioner Bukiewicz explained Abendschein Park was being developed exactly as planned. It was to be done in phases and is being done as planned. It will be a beautiful park when it is completed and is a different type of park than what is being proposed at the lakefront.

Commissioner Dickmann understanding that the Plan Commission is to determine if it fits the Comprehensive Plan, which he felt it did, expressed concern for having to purchase the land and not having it being exchanged or worked into City ownership in some other way than spending tax dollars. Mr. Seymour explained there were a number of avenues that were looked at which would get that land into the public realm once again. They are applying for a grant for half of the City's purchase price of the parcel.

Mr. Patrick Lasusa, 8955 S. 5th Avenue, questioned if there have been any representations to the City regarding the development plans for the west portion from WE Energies. Mr. Seymour explained the adopted plan went through a large amount of public input and had different zones of activity. The public park portion would mainly be on the south end and would have continual access throughout the lakefront. The area across from Mr. Lasusa's property is an area that is being prepped for a corporate user or a business user. If the opportunity happens tomorrow we would be ready to act on that. It will be a very specialized type of user that would be interested in these sites. They are hopeful that it will develop into a very specialized type of business park that will capitalize on its location along the lakefront and attached to the open space. Having the set up and making the investments in the public open space and improving the access with the extension of HWY 100 through to 5th Avenue are the types of first steps that are necessary. Getting some of the blighted properties taken care of will go a long way in making the property more attractive to potential users. There is no one at this time developing the area.

Mayor Foeckler stated this was a long term investment for WISPARK. The area will gain momentum once the park land is opened up and people start using the area. One of the key development opportunities that he sees in this area is the Greater Milwaukee Area is trying to market themselves as the water capitol of the world. The location of these parcels gives the City an opportunity to take advantage of this.

Commissioner Michalski moved that the Commission recommend to the Common Council that they favorably consider the purchase of approximately 30 acres of lakefront property at 9006 S. 5th Avenue.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Exchange of properties – City of Oak Creek and Milwaukee County
Part of 2200 W. Drexel Avenue, 8245 S. 20th Street, 2211 W. Drexel Avenue and
part of 2301 W. Drexel Avenue**

Tax Key Nos.: part of 785-9996-002, 810-9014, 810-9992 and part of 810-9991

Mr. Fortin explained to the Commission in January of 2011, the Common Council authorized and exchange of lands and transfers of title for 8245 S. 20th Street, 2211 W. Drexel Avenue and (part of) 2301 W. Drexel Avenue to Milwaukee County subject to receiving title to (a portion of) 2200 W. Drexel Avenue and further subject to appraisals for the properties as well as approvals from the National Park Service, Wisconsin Department of Natural Resources and Milwaukee County.

Those appraisals have been completed, and the Milwaukee County Board of Supervisors has approved the proposed exchange of lands. The properties that the City will be transferring to the County will be deed restricted to park and open space uses. This is consistent with the goals and objectives of the Comprehensive Plan. The property that the City would receive in exchange would be part of a subsequent exchange with the Oak Creek-Franklin School District for use as an elementary school site.

Commissioner Bukiewicz commented the woods off of 20th Street would be preserved and protected with this exchange.

Mr. Andrew Weisensel, 1920 W. Drexel Avenue, questioned the time frame for development of the park land. Mr. Seymour explained the exchange was being done as part of a land transfer and not a development plan for the park per say but as part of the land transfer and the National Park Service they are required to show and ultimate development plan. The County's plan is mostly for a passive park with trails. There would be potentially a parkway road or drive but there are no plans to do that at this time. Mr. Weisensel also questioned where the interchange would work into this plan. Commissioner Bukiewicz explained where the ramps were going to be located.

Bukiewicz moved that the Commission recommends to the Common Council that they favorably consider the exchange of the City-owned properties at 8245 S. 20th Street, 2211 W. Drexel Avenue and part of 2301 W. Drexel Avenue with the Milwaukee County for 16.6 acre property at 2200 W. Drexel Avenue.

Commissioner Dickmann seconds. Roll call, all voted aye. The motion to approve carries.

Exchange of properties – City of Oak Creek/Oak Creek-Franklin School District/Wispark

8640 S. Howell Avenue, 2200 W. Drexel Avenue, 405 W. Oakwood Road and part of 7929 S. Howell Avenue.

Tax Key No.: 827-9014, 785-9996-002, 955-1001, 813-9013

Mr. Fortin explained to the Commission there has been considerable discussion by the common Council regarding the exchange of several different properties in connection with the decision to relocate the library and city hall from their current location to the former Delphi site at 7929 S. Howell Avenue. As part of that proposed deal, which has been reviewed by both the Common Council and the Oak Creek-Franklin School District, the City would exchange the 12 acre civic center site, as well as a 16.6 acre site that is being acquired from Milwaukee County at 2200 W. Drexel Avenue for the 50 acres currently owned by the School District at 405 W. Oakwood Road. At that point, the City would exchange that 50 acre site for a 7 acre site at 7929 S. Howell Avenue for the development of a library and city hall as part of a town center at the former Delphi site.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue, expressed concern for the cost of demolition and rebuilding a new city center.

Mr. Mark Verhalen, 1200 E. Ryan Road, as a member of the School Board they were told the 16 acres on Drexel it may or may not fit their needs in future. There was another piece of property that was proposed as an alternate to this 16 acre property. He does not feel that this exchange should be in writing as being approved by the School District. Mayor Foeckler stated the School Board already has approved the exchange. Mr. Verhalen did not feel there was due diligence done on their end. The 16 acre exchange on Drexel has not been agreed to. The exchange from Oakwood Road to this site (city hall) has been approved. There was mention of a land trade of the 16 acres but also on the table was the option of another property that the City owns off of 27th Street. By him saying there really wasn't due diligence on their end he doesn't feel that the School Board is aware of all of the issue on the 16 acre property that will arise if the trade is made for that particular property.

On of the reasons that Drexel Avenue was relocated to the south a little bit was because of the portion of the 16 acres contains garter snake habitats so, there is endangered species issues on the land and soil issues and wetland issues on the 16 acre parcel. If the school approves that portion of the trade they may end up with a piece of property that they really can't utilize because it may be too small to put up there what they need. On the surface the people on the School Board have looked at this thing and on the surface it looks like a favorable thing. There is another property that was offered and he feels there should be a little bit more time for the School Board to do some due diligence on this particular trade for the 16 acres. He will have to take the information that is forwarded from the Plan Commission and relay it to the School Board. There are people on the School Board that don't realize some of the

implications with the 16 acres moving forward and he would like to have a chance to really get into it a little more.

Mayor Foeckler questioned who Mr. Verhalen was discussing the other parcel, someone on the City side or Mr. Verhalen. Mr. Verhalen questioned why he would bring up the subject of another piece of property if it wasn't advanced to them by someone on the other side. It is hard to say that it was a set option in stone but it was mentioned that if the 16 acre wouldn't be compatible to what they needed to have the City had another property that was available. That is how it was conveyed to the School Board. He doesn't think the School Board as of this moment hasn't had enough time to do due diligence on the 16 acres. So, if it assumed that they are going to make that trade, he doesn't want to see the School Board end up with a piece of property that they can't use. Mayor Foeckler explained he was at the meeting and the School Board voted in favor of this trade. Mr. Verhalen voted against it and the rest of the Board voted in favor. Mr. Verhalen stated no they voted on a trade here for here (Oakwood Road for City Hall). He also stated he couldn't understand why they were conveying the Community Center property to the School. It really serves the School no purpose to own the Community Center property. If the City doesn't want to continue owning it, it would probably be in the best interest of everybody involved to just sell it to the Community Center.

Mayor Foeckler questioned if he was speaking on behalf of the School Board or if they were his comments. Mr. Verhalen stated he never comes to the microphone as a spokesman for the School Board. All he is saying is he feels there should be a little bit more due diligence on their end and he would hope that some of the people here would share those values.

Commissioner Michalski questioned on whose end. Mr. Verhalen stated it was his view that the rest of the School Board didn't have enough time to do due diligence on this trade and was requesting more time for the School Board. He does not speak for the School Board, he is a member of the School Board and he is asking the Plan Commission if it would be alright to convey a little bit extra time so perhaps if the School Board wanted to do more due diligence they could.

Commissioner Michalski questioned if the School Board felt that way wouldn't they be at the Plan Commission meeting. Mr. Verhalen stated they might have come if he would have called all of them be he doubted they would.

Mayor Foeckler explained the Plan Commission doesn't speak on behalf of the School Board either. He can say that this is certainly a reflection of cooperation between the City and the School District that the majority of people involved think is a good idea for the community.

Mr. Degner stated the School Board is already in debt \$60 million and questioned how on earth they could use any other debt. They have been fighting to have a strings

program in the schools and they have not been able to afford it since 1980. This is going to put the City in double that with the lakefront.

Ms. Edna Adams, 3206 S. Chicago Road, South Milwaukee, questioned if the parcel that was designated A-1 was going to be changed over to Industrial. Mr. Seymour explained the parcel was zoned agricultural and there were no plans to change it. She also questioned if the proposed roads would be redrawn. Mr. Seymour stated they would be redrawn for the industrial park.

Commissioner Dickmann commented there has been a lot of work to get to this point. Property 8640 S. Howell Avenue would fit for what they call for in the Comprehensive Plan for institutional use. He did not realize that it included the Community Center. Mr. Seymour clarified that the transfer of this property does not in any way, shape, or form affect the lease rights of the Community Center. Commissioner Dickmann then went on to 2200 W. Drexel Avenue also fits the plan. The 50 acre site is in the Comprehensive Plan as a planned industrial and that should fit. The last property is the Delphi property 7 acre site and he expressed concern for not seeing the Delphi redevelopment concept plan. It looks like everybody comes out pretty good but the City of Oak Creek ends up with an unspecified seven acres only. Mr. Seymour explained when looking at this plan just doing the math based on acreage is a bit deceiving. There are other issues that the Common Council has to look at when examining the deal. He can't be specific but there are additional considerations that the City would be receiving both in terms of direct benefits and indirect benefits. In regards to the Delphi the Plan Commission was set to review and recommend the Delphi Plan in early December and unfortunately the Mayor's passing cancelled that meeting and it was not brought forward on a subsequent agenda. The Plan Commission will be given the opportunity to not only take a look at the Delphi redevelopment conceptual plan but as the plan moves forward and recognizing that it is a dynamic plan that will likely change as a result of additional market forces and as we work through some of the issue with our development partners the Plan Commission will be involved in the actual site planning. In fact, as a Plan Commission they will be responsible for reviewing and approving the site and building plans for any development that takes place there. Not only the civic development of the library and city hall but the private buildings as well. Unfortunately the Plan Commission did not have an opportunity to review the Delphi redevelopment plan they will shortly. They are an important part of the planning for that site and will be as we move forward.

Commissioner Dickmann again questioned if it was appropriate to make a recommendation now or should they wait until after the election because those people are going to be the ones who are responsible for the implementation of this plan. Mr. Seymour explained they need to take a look at the amount of work that it has taken place and the amount of public input that has gone into this. This is not something that has just happened over the last couple weeks. This is something that has been happening for the better part of at least a year. He feels it is important that the people who have been involved with this project are the ones who are making the decisions on the plan. It is certainly up to the Common Council as to how they want to schedule this phasing with that but it is important that given the amount of public input and the

process that has taken place to date, to replicate that for a new Council he isn't sure that that serves the best interest of the people that have working to put this before the Commission at this time.

Commissioner Michalski moved that the Commission recommends to the Common Council that they favorably consider the exchange of properties as follows:

1. Exchange the 12 acre civic center site currently owned by the City, as well as a 16.6 acre site at app. 2200 W. Drexel Avenue (acquired via a separate exchange with Milwaukee County) for the 50 acre site currently owned by the Oak Creek-Franklin School District at 405 W. Oakwood Road.
2. Exchanging the 50 acre site (which would be acquired by the City under the preceding deal) at 405 W. Oakwood Road for a 7 acre site at the former Delphi property (7929 S. Howell Avenue) which would be the location for a new library and city hall.

Commissioner Bukiewicz seconds.

Roll call, Dickmann; aye, Johnston; aye, Carrillo; aye, Bukiewicz; aye, Foeckler; aye, Michalski; aye, Correll; nay. The motion to approve carries.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting was adjourned at 8:40 p.m.