

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 24, 2012

Mayor Scaffidi called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, and Commissioner Chandler. Commissioner Bukiewicz was excused. Also present were Doug Seymour Director of Community Development and Jeff Fortin Planner.

Commissioner Dickmann moved to approve the minutes of the April 10, 2012 regular Plan Commission meeting. Commissioner Michalski seconds. Roll call, all voted aye with the exception of Mayor Scaffidi who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no additional comments or concerns from the Commission.

**Right-of-Way Vacation – S. Knights Place
Southwest ¼ of Section 16 (between E. Groveland Drive and E. Puetz Road)**

Mr. Fortin explained to the Commission on April 3rd the Common Council adopted a resolution approving the exchange agreement with the Oak Creek/Franklin Joint School District to exchange the 12 acre Civic Center Site at 8640 S. Howell Avenue and 16.6 acres on W. Drexel Avenue with the School District for 50 acres on Oakwood and Howell. One of the conditions of that agreement requires the City to initiate the process to vacate Knights Place for the eventual expansion of the high school campus. Although the right of way would be vacated and revert to the adjacent owner(s), access in the near term would still be provided over a vacated Knights Place to the public for use in accessing the High School, Library, City Hall, Community Center and Armory. There will be easements in place for this access as well as access to all underground utilities within the right-of-way. The City will continue to maintain the street and utilities.

The armory will not be negatively impacted by the street vacation. The Police Chief has been briefed as well and has no objection to the proposal from a police enforcement perspective.

Commissioner Dickmann questioned how the armory could not be negatively impacted. Mr. Fortin explained the armory will still have access through easements and the school expansion will not go that far north.

Commissioner Johnston expressed concern for the easements being in place for the sewer and water, storm and street lighting. Chief Edwards still needs to weigh in on police matters such as the no parking signs. Mr. Seymour explained one of the reasons why they decided to vacate the entire stretch of Knights Place was after conferring with

the Chief of Police he did not want to create a situation where there were two different sets of traffic laws operating on the same stretch of street. There will be some signage changes and some enforcement changes. They will maintain all of the easements that are there for the public utilities and the street lights.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue, expressed concern for traffic on Puetz Road when the street is vacated and how they will access the utilities.

Commissioner Michalski moved that the Plan Commission recommend to the Common Council the right of way for S. Knights Place be vacated after a public hearing.

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

**Official Map Amendment – Section 32
Multiple (lands southwest of intersection of S. Howell Avenue and W. Oakwood Road)**

Mr. Fortin explained to the Commission in July, 2009 they reviewed and recommend the Common Council approve an official map amendment for the lands southwest of the intersection of S. Howell Avenue and W. Oakwood Road. However it was recently discovered this item was not sent to the Common Council for public hearing so staff is requesting that the Plan Commission review the map again and make a recommendation.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the Official Map amendment for Section 32 be approved as proposed, after a public hearing.

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

**Certified Survey Map – Wispark, LLC/City of Oak Creek
9006 S. 5th Avenue
Tax Key No.: 866-9992-002**

Mr. Fortin explained to the Commission at the April 3, 2012 meeting the Common Council adopted a resolution approving the City purchase of approximately 30 acres of the property at 9006 S. 5th Avenue. The owner of the property is now requesting approval of a 4-lot certified survey map to facilitate this sale. The lots are being configured in such a manner in anticipation of a State Stewardship grant to fund the acquisition of 22.5 acres along the lakefront. The City's purchase also includes lots, 2 and 3, which although being acquired by the City, would not be part of the planned grant application. Lot 1 will be retained by Wispark, LLC.

Lots in the A-1 Agricultural Zoning District require a minimum area of 5 acres and a lot width of 150 feet. Lot 3 does not meet this requirement. However it should be noted

that the A-1 zoning on these parcels was meant as a holding zone for the eventual redevelopment of the lakefront. They were never intended for agricultural use. The City intends to use this land as parkland. The P-1, Park District does not have any minimum lot width or area requirements. However a $\frac{3}{4}$ majority of the Plan Commission is required for a favorable recommendation to the Common Council.

Mr. Larry Bachmaga, 9030 S. 5th Avenue, questioned what the future was for his property if the City was starting to redevelop the area. He has a photography studio in the front and apartments in the rear and he does not want to lose the building. Mayor Scaffidi explained it was not in the best interest of the City to destroy the historical nature of the Carrollville neighborhood. They would work as well as they can to keep the older buildings around and to make it part of the new development.

Commissioner Johnston questioned if lots 2, 3 and 4 should be listed as outlots. Mr. Seymour explained the lots do have access easements. There is an existing access off of Depot Road and there is a 30' access easement from 5th Avenue along the north edge of the entire property to provide access to not only the 22.5 acres but as well as the remnant parcel. There is not direct public street access but there are easements that are in place to provide access.

Commissioner Johnston commented the wetlands and floodplain should be shown on the map. Mr. Seymour explained in many cases where there is a map for conveyance purposes they have permitted those types of items be shown at the time of development so he is comfortable with this not being on the CSM.

Commissioner Dickmann commented when the 20/20 Comprehensive Plan was developed is when they started using A-1 zoning as a holding pattern and this fits perfectly to what they had in mind.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the certified survey map for the 9006 S. 5th Avenue be approved, subject to all technical corrections being made.

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

Commissioner Carrillo moved to adjourn. Commissioner Chandler seconds. Roll call, all voted aye. The meeting adjourned at 7:16 p.m.