

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 8, 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, Commissioner Bukiewicz, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, and Commissioner Chandler. Also present were Doug Seymour Director of Community Development, Jeff Fortin Planner and Mike Kressuk Battalion Chief.

Commissioner Dickmann moved to approve the minutes of the April 24, 2012 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye with the exception of Commissioner Bukiewicz who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no additional comments or concerns from the Commission.

**Plan Review – We Energies Training Center Storage Building
4751 E. Oakwood Road
Tax Key No.: 963-9999-004**

Mr. Fortin explained to the Plan Commission WE Energies was requesting site and building plan approval for a 40' x 80' storage building that will be used for storing maintenance and operations training equipment. The building will be 17 feet in height. The building meets all of the setback requirements set forth in the conditional use permit issued by the Common Council on June 3, 2003.

The building will feature beige metal wall panels as the primary exterior material. The City's zoning ordinance requires that any building in this district be finished with 75 percent brick, glass, or decorative block. This building will not be visible from any public right-of-way. Approval of this building will require approval of a $\frac{3}{4}$ majority of the Plan Commission to allow the use of metal as the primary exterior material.

Commissioner Dickmann questioned what fire codes would need to be met. Battalion Chief Mike Kressuk explained they were just using the building for storage purposes and it would not be occupied. The plans will be reviewed for fire codes when submitted to the Inspection department for permits.

Commissioner Bukiewicz moved that the Plan Commission approves the site and building plans for the We Energies Training Center Storage Building located at 4751 E. Oakwood Road, subject to all building and fire codes being met.

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

Certified Survey Maps – Northwestern Mutual

Address: Multiple

Tax Key No.: Multiple

Mr. Fortin explained to the Commission there were nine certified survey maps being discussed at this meeting. Each of the maps is being done to reconfigure land in the vicinity of Falk Park for the planned expansion of the park.

Some of these certified survey maps are impacted by wetlands and floodplain however since these CSMs are being done only for conveyance purposes, staff is comfortable with these items not being shown on the CSM. There is a note on the face of the CSM that states this as well.

Mayor Scaffidi opened up the floor for discussion on the nine maps.

Commissioner Johnston expressed concern for the wetlands and floodplain not being shown on the map for 2200 W. Drexel Avenue given that it may be used for a future school site. There also should be a private easement over the sanitary sewer and there is also a watermain that runs on the property. Mr. Fortin explained there is a condition on the approval in the staff report that the private easements should be shown on the map or a separate document, so in the future the property that is served by the laterals is protected.

Commissioner Chandler requested to know who would be acquiring each of the parcels. Mr. Fortin explained which site would go to the school and which sites would become part of Falk Park and also which parcels would be owned by Northwestern Mutual.

Mr. Al Ellingson, 8170 S. 20th Street, expressed concern for a possible connection to 20th Street and the meaning of conveyance. Mr. Fortin explained it was being used to split off land that was being sold or exchanged. He also explained the official map was changed to remove the future street connection to 20th Street from the Apple Tower property. Mr. Ellingson would like the small piece of land that extends to 20th Street be conveyed to the home owners on either side of the land. He does not want to see it used as an access point off of 20th Street.

Mr. Doug Seymour Director of Community Development explained it was private property that was being conveyed to Milwaukee County and the City could not dictate to who or how a person sells their property.

Ms. Debra Moss, 8154 S. 20th Street, expressed concern for being notified about potential changes in the neighborhood. Mayor Scaffidi explained they follow the letter of the law as far as notification of residents. Mr. Seymour added the City exceeds the State requirements because there is no requirement that they notify for this evening. It has been the past practice, and a good practice, for the Plan Commission to notify residents within 300 feet when something is on the agenda. That is not a requirement

but is something that the City does to make sure that people are informed. We can not provide every detail about every project that is out there as part of the notice. The notice is out there so residents can call City Hall or go on the website or come to the meeting to get the information. We are doing more than is required by law because we want people to be aware of what is happening and be able to ask questions.

Commissioner Bukiewicz stated he was contacted by residents of 20th Street who were concerned about a road being pushed through. He explained it was nothing more than a rumor. The land swap was initiated by the County and this is in the County's estimation some of the last wetlands in the county to be preserved this way. They were anxious to pick this land up to keep it park.

Mr. Kevin Kennedy Northwestern Mutual, explained they began to acquire land a number of years ago along S. 27th Street and along Drexel Avenue. They met with the County Parks Department and talked about master planning the area for future development along S. 27th Street. He pointed out areas that would be reserved for park space and potential future development. He also explained the process for the land exchange with Milwaukee County.

Mr. Ellingson questioned what the use for the land along 27th Street would be in the future. Mr. Kennedy explained the City has an urban village concept planned for that area and when the economy went bad Northwestern Mutual decided not to pursue that. Northwestern Mutual does not own any land on 13th Street as was mentioned earlier. Mayor Scaffidi stated the goal was to increase and protect the parkland which would be in the best interest of all the people that live on 20th Street. It is a great place to live and we don't want to mess that up.

Commissioner Bukiewicz questioned the technical corrections that need to be made on the CSM for 8351 S. 20th Street. Mr. Fortin explained the property owner contacted Planning about some land exchange with his neighbor and on the issue which can be handled as a technical correction without having to return to the Plan Commission at later date.

Mr. Ellingson questioned if there was still a street on the map for the west end of the A-1 area. Mr. Seymour encouraged Mr. Ellingson to stop in the Planning Department to take a look at the official map and discuss any issues that he may have.

**Certified Survey Map – Northwestern Mutual & Milwaukee County
2200 W. Drexel Avenue, 7816 & 7860 S. 27th Street
Tax Key No.: 785-9996-002, 785-9996-001, and 785-9000**

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 2200 W. Drexel Avenue, 7816 & 7860 S. 27th Street be approved, subject to all technical corrections being made prior to recording.

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

**Certified Survey Map – Northwestern Mutual (Milwaukee County Property)
1830R & 1632R West Drexel Avenue
Tax Key No.: 784-9996-001 & 784-9997-002**

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map for the properties at 1830R & 1632R W. Drexel Avenue be approved, subject to all technical corrections being made prior to recording.

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

**Certified Survey Map – Northwestern Mutual
7332 S. 27th Street
Tax Key No.: 762-9994-001**

Commissioner Michalski moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 7332 S. 27th Street be approved, subject to the all technical corrections being made prior to recording.

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

**Certified Survey Map – Walden OC, LLC (Northwestern Mutual)
2341 W. Drexel Avenue
Tax Key No.: 810-9989**

Commissioner Michalski moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 2341 W. Drexel Avenue be approved, subject to all technical corrections being made prior to recording.

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

**Certified Survey Map – Northwestern Mutual / Apple Tower Development
8351 S. 20th Street
Tax Key No.: 831-9029**

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 8351 S. 20th Street be approved, subject to all technical corrections being made prior to recording.

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

carries.

**Certified Survey Map – Northwestern Mutual / Charles and Linda Buetow
8300 S. 20th Street
Tax Key No.: 830-9995**

Commissioner Michalski moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 8300 S. 20th Street be approved, subject to all technical corrections being made prior to recording.

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

**Certified Survey Map – Northwestern Mutual / Michael and Susan Rutz
8065 S. 20th Street
Tax Key No.: 810-9008**

Commissioner Bukiewicz moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 8065 S. 20th Street be approved subject, to all technical corrections being made prior to recording.

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

**Certified Survey Map – Walden OC, LLC (Northwestern Mutual)
2309 W. Drexel Avenue
Tax Key No.: 810-9990**

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 2341 W. Drexel Avenue be approved, subject to all technical corrections being made prior to recording.

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

**Certified Survey Map – Northwestern Mutual/Herbert Lass/City of Oak Creek
2301 W. Drexel Avenue
Tax Key No.: 810-9991**

Commissioner Correll moves that the Plan Commission recommends to the Common Council that the certified survey map for the property at 2301 W. Drexel Avenue be approved, subject to the following conditions:

1. All technical corrections being made prior to recording.
2. The applicant submitting a revised CSM that reflects a 3-lot configuration.

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

carries.

Presentation – Drexel Town Square development

No action will be taken on this item by the Plan Commission.

Mr. Jerry Franke, 1 West Drexel, LLC, gave a brief presentation on the development plan for the Drexel Town Square development. There were no comments or concerns from the Plan Commission.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting adjourned at 8:07 p.m.