

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JULY 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, Commissioner Bukiewicz, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Also present was Jeff Fortin Planner.

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

**Significant Common Council Actions**

Commissioner Dickmann questioned the reason the Council granted the extension for SynerG LLC. Commissioner Bukiewicz explained the hotel development is okay and is pretty well set and the City feels satisfied with that end of the development. The parking end of it is not quite there and the developer feels he is close. There is nothing else in the wings so there was no problem giving him a little more time to come through with the development.

Mayor Scaffidi commented for him it comes down to risks. Until they are comfortable that the risk for the City is as low as possible he is going to have a tough go of it but they allowed him additional time to look at the alternatives.

**Certified Survey Map – City of Oak Creek/One West Drexel, LLC  
7929 S. Howell Avenue  
Tax Key No.: 813-9013**

Mr. Fortin explained to the Commission the applicant was requesting approval of a certified survey map that would split the property at 7929 S. Howell Avenue into one parcel and one outlot. The map is being done for conveyances purposes. Lot 1 would be retained by the One West Drexel, LLC and Outlot 1 will be owned by the City and will be the site of the future civic center portion of the Drexel Town Square mixed-use development.

Since the map is only for conveyance and not for development, staff is comfortable with it not being shown on the map. There also some technical corrections that will need to be made prior to recording.

Commissioner Siefert questioned why they didn't get a better location for the seven acres for the City such as in the center or in the corners. Mr. Fortin explained in working with the WISPARK and the Drexel Town Center that is where it was decided it would be located. It is kind of in the center of the property so it doesn't take up any of the prime retail parts of the property. Commissioner Siefert questioned if it wasn't the objective of this development to make city hall/library the center piece of the development. Mr. Fortin agreed the goal of the plan was to have the city hall site as the center piece with a boulevard that would lead to the outlot in the center of the development. It will be a center piece of the development but not located on a prime retail corner.

Mayor Scaffidi commented the pathway of the road would lead into the city hall/library complex and up to a square that will highlight those buildings.

Commissioner Johnston expressed the concerns of the Engineering department using a CSM for conveyance purposes that does not follow the rules and requirements of the ordinances.

Mr. Fortin showed the location of the officially mapped street and then explained the goal was to provide a connection from 6<sup>th</sup> Street down to Forest Hill Avenue. The idea with the proposed plans is to have the main entrance pushed further to the east. If there is going to be a road in the location of the officially

mapped street it may not be a City road, it may be a private road. The actual City road has not been determined at this time and that is why they don't show it on the CSM. They don't want to be tied to having the road at that location when all indications are that the road will be pushed further to the east.

Mayor Scaffidi commented the roadway could be used to provide access to a residential development in the future. Mr. Fortin confirmed there will be ingress at that location but it will not be the main entrance into the Town Square.

Commissioner Michalski commented he viewed the city hall/library as being an anchor but the anchor is not necessarily needed to be visible from Drexel and Howell. Sears is an anchor at Southridge that is only visible from Edgerton. If the road is going straight through to the city hall it works out pretty well. He has visited sites that are laid out similarly and he believes it does work this way.

Commissioner Siefert commented he felt they should not be putting the outlot on the CSM on a temporary basis. He would like to see a definite plan. Mr. Fortin explained this was the agreed upon seven acres by the City and WISPARK and that is why they are moving forward with the CSM at this time. City hall and the library will be on this site. Mayor Scaffidi pointed out there are a lot of reasons that the seven acre site makes sense to be in that location. That has not changed since they have first started talking about this issue. Mr. Fortin explained you do not want to have a non-taxable entity taking up what is going to be very prime retail location.

Commissioner Dickmann questioned what would happen if they decided not to move forward with the conveyance CSM at this time and also commented the reason for putting the city hall/library at this location was to show the City's commitment to the whole project and get the ball rolling. It is key to keep moving forward. Mr. Fortin is not sure what the time frame was on this but that they did want to get moving on this fairly quickly which is why it is on this agenda.

Mayor Scaffidi recommended that they approve it because it has not changed one bit since they started talking about this. All of the early design plans show this as the center piece of the property.

Commissioner Michalski commented as he envisioned it the city hall/library complex would be the first thing that would be put up on the site. When it goes up it will be seen by people on Howell and Drexel. After it is seen and people know it is a magnet there at that point and time then the lots closer to Drexel and Howell Avenues will start to fill in around it. Those will be people that will be paying taxes to have those spots as opposed to sitting behind a city hall building and then saying they need a twenty or thirty foot sign to let people know they are behind the city hall. There is a rhyme and reason for this location.

Commissioner Correll agrees the site has always been at this location and it doesn't make any sense to tie up what could be difficult real estate sales to keep things going. The prime lots need to be kept for the retail to move things along. His only concern would be with where they are moving in terms of CSMs and not meeting their own ordinances. Mr. Fortin explained they typically require that officially mapped streets are shown and in some cases dedicated on the CSM and that is where the concern is at this time. What they have done with some of the conveyances for Falk Park which is a similar situation the officially mapped streets are not going to go in because the County was acquiring a lot of the land. They made them put a note on the CSM that the parcels were impacted by officially mapped streets. If there is a note on the CSM they will know there are officially mapped streets on the land.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the certified survey map be approved subject to all technical corrections being made prior to recording and with a note on the CSM stating officially mapped streets affect the CSM.

Commissioner Correll seconds. Roll call, Dickmann; aye, Johnston; aye, Carrillo; aye, Bukiewicz; aye, Scaffidi; aye, Michalski; aye, Correll; aye, Siefert; nay, and Chandler; aye. The motion to approve carries.

### **Plan Commission Meeting Start Time**

Mayor Scaffidi explained since he was not in attendance at the prior meeting to partake in the discussion the item was held. His thought was the Plan Commission is a unique body that primarily deals with business development and the hours should reflect more of a business climate. Businesses would be able to go right from their business day into a meeting that affects their business. He would not like to tie it to a decision to move Council meetings because they haven't had that discussion yet and this is an independent group. The public would be aware that there is a meeting and they are noticed in advance of the meeting.

Commissioner Chandler questioned if there was an ordinance prohibiting changing the time. Mr. Fortin explained there are no State statutes prohibiting the time change and there are no local ordinances specific to Plan Commission, only Council.

Commissioner Michalski moved that the Plan Commission will start their meetings on the second and fourth Tuesdays of the month at 6:00 p.m.

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

Commissioner Carrillo moved to adjourn. Commissioner Michalski seconds. Roll call, all voted aye. The meeting was adjourned at 7:25p.m.