

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 9, 2019**

Alderman Guzikowski called the meeting to order at 6:04 p.m. The following Commissioners were present at roll call: Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, and Commissioner Siefert. Commissioner Hanna arrived at 6:10 p.m. Mayor Bukiewicz, Commissioner Chandler, and Commissioner Correll were excused. Also present: Planner Kari Papelbon; Zoning Administrator/Planner Pete Wagner; and Director of Community Development Doug Seymour.

CERTIFIED SURVEY MAP

WALDEN OC, LLC

7700 S. IKEA WAY & 1700, 1750, 1800, 1816, 1848, 1850, 1900, AND 1920 W. DREXEL AVENUE

TAX KEY NOS. 784-9024-000, 784-9010-001, 784-9009-001, 784-9008-000, 784-9994-001, 784-9016-000, 784-9014-000, 784-9013-000, AND 784-9012-000

Planner Papelbon provided an overview of this certified survey map request to divide the property. (See staff report for details.)

Commissioner Siefert stated that the Commission already approved this in the past and does not see any problems.

Alderman Loreck asked if the certified survey map would need to come back to get approved if the cutout parcels are added.

Planner Papelbon confirmed any future additions or subtractions to this lot would have to go through the certified survey map process at that time.

Seeing no additional questions Alderman Guzikowski asked for a motion.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Walden OC, LLC, for the properties at 1700, 1750, 1800, 1816, 1848, 1850, 1900, & 1920 W. Drexel Ave. and 7700 S. Ikea Way be approved with the following conditions:

1. That the map is revised to include the “no access” restrictions along Ikea Way and Drexel Ave. on Sheet 1.
2. That all 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.

Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PLANNED UNIT DEVELOPMENT
WINGSPAN DEVELOPMENT GROUP, LLC
7581 S. 13TH STREET
TAX KEY NO. 784-9995-001**

Planner Papelbon provided an overview of the establishment of a planned unit development. (See staff report for details.)

Commissioner Siepert inquired about the future planning for the 2020 Comprehensive Plan for this area.

Planner Papelbon explained this development is in conformance with the current Comprehensive Plan. The future Comprehensive Plan will include developments that are already in progress.

Commissioner Siepert expressed a concern about already making changes to the new upcoming plan.

Planner Papelbon explained that the Comprehensive Plan amendment they are going through for the entire City would anticipate this because it already went through the amendment last year. Previous approvals and approvals going through the process now would be reflected in the future Comprehensive Plan.

Commissioner Siepert asked how many new developments of this type have come up in the City in the last six months to a year. He estimated four or five new developments.

Planner Papelbon stated that is approximately correct over the last three or four years.

Commissioner Siepert asked how many total units that is.

Planner Papelbon stated that her estimate is around 1,000 units.

Commissioner Siepert is concerned about the number of new apartments right now.

Alderman Guzikowski explains he understands Commissioner Siepert's concern, but explained that they have to consider that not everyone is moving into a house.

Commissioner Siepert explained that the City needs a good foundation of people that are going to stick around for a long time to balance out the City.

Planner Papelbon explained that there are new subdivisions coming up, and single family residential development is making a comeback in the market. However, there is still a market and need for the mix of residential options. Planner Papelbon also explained that the City didn't really see any new apartment complexes during or following the economic downturn until the last few years. The recent developments could be making up for the lack of development during that time period.

Commissioner Siepert questioned how full the current apartments are.

Planner Papelbon stated they are hearing the apartments are full or around a healthy vacancy rate of 3%.

Alderman Guzikowski explained a resident stopped him on the way in to City Hall to tell him that apartments are the future and they need to be mindful of that.

Alderman Loreck asked if other developments have tried to come into the City that has not made it to Plan Commission.

Planner Papelbon clarified that any development has to be reviewed on its own merits, and its fit with the overall area and plans for future development in the Comprehensive Plan. Everything is decided on a case by case basis, but the Comprehensive Plan is used as a guide. Part of the Comprehensive Plan is developed based on developments in the market. The Commission is seeing these types of developments being proposed as a response to the market.

Alderman Loreck asked if the applicant was present and willing to speak.

Jason Macklin, Wingspan Development Group, 1001 Feehanville Drive, Mount Prospect, Illinois. There is also an office in Milwaukee.

Alderman Loreck asked the applicant to touch on the market demand, interest in the area, and some of the amenities that will be offered.

Mr. Macklin explained they commissioned a market study using a local consultant, Pete Magenber. The market study showed there is a significant demand even with the upcoming projects in this market. Some of the amenities include a resort style swimming pool, package receiving room, Zen garden, outdoor grilling area, a fenced in dog park, and fire pits.

Alderman Loreck expressed a concern about the influx of school aged children on the school systems that can occur with large developments. He asked if the applicant has developments elsewhere and what kind of demographics occupy them.

Mr. Macklin explained it is a very diverse group including empty nesters, young professionals, and families.

Commissioner Siefert asked when the Planning Commission would be able to see the final Comprehensive Plan.

Planner Papelbon explained the City is on schedule for a final Comprehensive Plan to be presented late summer.

Alderman Guzikowski asked for anything other speakers to come forward.

Richard Ahlstrom, 7386 South Logan Avenue:

"I'm here mostly concerned, as a concerned citizen in regards to things like the continuing increase of traffic in the City especially at that location. As well, as the high number of apartment complexes that are being built, in comparison to the relatively low number of available lots for private home building. I'm in the situation where I'm interested in building in Oak Creek. I've been in Oak Creek since 1993 and the number of lots available doesn't compare to the number of units going up and I'm just hoping someone can speak on the traffic concerns, the school concerns a little further, and just the overall increase in population in Oak Creek for people that have been in the City a long time."

Alderman Guzikowski asked if anyone would speak on his concerns.

Director of Community Development Seymour explained traffic is a concern of everyone right now. The current construction projects and the growth of the City are adding to the traffic concerns. The earlier Comprehensive Plans and the Comprehensive Plan from 2002 called for a build out for a lot more people if all the land was developed. As the Comprehensive Plans are refined those numbers came down as the community decided where we wanted to be. The key is to get the right developments in the right places. Mr. Ahlstrom was correct for years we had had single family development. Even though there is a demand for single family housing in Oak Creek the economics involved make it difficult to bring in single family homes at a price point that meets the market. It makes more sense economically to develop multi-family developments in the correct areas. Director of Community Development Seymour confirmed there are developers that come in to build developments that are not approved because they do not fit in the Comprehensive Plan. The challenge before the Commission and the City is to find the right areas for this type of development and to make sure the development is consistent with the standards we as a community expect to see from residential developers, whether it is single family or multi-family. Director of Community Development Seymour explained that given the mixture of apartments in this development he doesn't expect to see many school aged children come out of this development. Some children will most likely come from this development, but nothing compared to what we would see with a single family residential development.

Alderman Loreck explained there is a desire to increase single family homes in the area. As part of the strategic plan the City did an inventory of available lots for single family homes. There are currently two subdivisions going in. This specific location might not work well for single family development due to the wetlands pushing the buildings closer to the freeway.

Julie Holler, 8180 South Lauree Lane:

"I came here years ago when Drexel Ridge was proposed and I thought it was a good idea because it was supposed to be seniors only and now that people are living there it's not seniors only. So we've seen these developments brought to us say they're upscale, seniors, etc. and they don't stay that way. So, what's to tell us that this is going to be what we get and I find it hard to believe that it's going to be 15 grade school children just because you see six kids waiting for the bus doesn't mean that there is six kids that go to that school because each school probably has about a third parent drop off or pick-ups, but you're talking about or the article said 300 units here. Orchard Circle or whatever is off 27th Street and Forest Hill is going to be 275 and let's not forget the Franklin units by 27th and Minnesota which will also be going to our school district which I believe are about 180 units. So, 600 and some apartment units in a year and half is a lot and, I think we are growing at too fast of a rate. I think there are empty nesters that want to move out, but nobody is developing ranch condos or condos in general anymore. I think there's still a need for that and I think we're just going where the dollars are. Which brings me to what kind of tax income, is this a TIF district? What kind of money is the City going to see if this passes?"

Director of Community Development Seymour explained when Drexel Ridge was originally proposed as senior housing for the Korean Church, but that project never got tax credits and was never built. So, Drexel Ridge was never intended as senior community. The apartment complexes make up a good number of the ten largest tax payers in Oak Creek. They are tax payers and they are very high valued projects. This project is estimated at a developed value of about \$36,000,000, but not sure of the assessed value. Right now, this development is not in a TIF district. There are plans to make some infrastructure improvements that should have been done as part of the County's redo of 13th Street, the City is looking for a financial mechanism to

complete those improvements the way they need to be so we don't have to come back and tear it up every five years, we can build out that intersection using proceeds from this expanded district so that we don't have to dedicate capital improvements, or general fund money. Apartments do not work everywhere they shouldn't work everywhere. We would love to see more duplexes, condos, or single family condos. We have talked with people about developing those types of developments, it just hasn't happened yet. The Strategic Plan lays it out that in order for Oak Creek to be the community we want it to be we need to have diverse types of housing.

Jim Prochnow, 7507 South 13th Street:

"First of all, this building goes right around my house and I knew nothing about it what so ever, I never got no, nothing in the mail on it, if it wouldn't have been for my neighbor yesterday I wouldn't have even known about this. Another thing they're just redoing 13th Street, well everybody knows that, but what are they going to rip it up again because, ya know, 300 houses going in my back yard. It took them a year and a half to get where they are and it's disgusting, I got my house up for sale, I'm gonna get out of here. That's all Oak Creek wants is apartments and office buildings and shopping centers and I've been born and raised in Oak Creek and this is getting ridiculous. Thank you."

Alderman Guzikowski explained a mailing did go out, but there was a problem with the coding and some letters were missed. Alderman Guzikowski apologized on behalf of the City.

Commissioner Sullivan addressed the traffic issue. A few years ago a traffic impact analysis was done for the corridor of Drexel Avenue. At that point those improvements on 13th and Drexel and areas of those natures were included in a lot of plans that were developed by the County or other parties. With the development to the south of this parcel another iteration of that traffic impact analysis was done. Which then bored another iteration of the intersection of 13th and Drexel, which at that point the County did not include in their improvements because of the funding mechanisms they were under they couldn't wait otherwise they would lose about 80% of the funds from the federal government. At the point when this came forward they were required to do another iteration to that traffic and this improvement did not change any configuration of 13th or Drexel Avenue intersection that was based on the last iteration. When it comes down to the final iteration, which it sounds like either the developer or the City will be improving on there would be no major changes from this complex. As far as tearing it all up, the Engineering department has looked at it and we can actually do most of the work by just removing the curb and trying to work towards the west side of the road and not spending as much money as you would normally need. It doesn't reach 100 feet passed the entrance to this property, we wouldn't be acquiring any property everything would be built in the right of way that was provided by the development to the south or what is currently there.

Alderman Guzikowski explained that 13th Street is being driven by the County and the City cannot do anything about the work except keep citizens informed.

Mr. Ahlstrom asked for clarification on the amount of parking that the complex will be providing.

Planner Papelbon explained they will be providing over 500 stalls including underground parking, garage parking, driveway parking, and surface parking.

Mr. Ahlstrom:

“So, you’re anticipating 500 new vehicles to be regularly at that property. And your estimation is that, that doesn’t have an effect on the traffic at that intersection? That’s what I understood you to say.”

Commissioner Sullivan explained that it is not his estimation; the estimate was made by a professional traffic engineer. He continued to explain that the analysis takes into consideration A.M. and P.M. peaks and that not everyone leaves at the same time. The assumption is about 180 trips in the morning and about 190 trips in the afternoon or P.M. peaks. There are parameters that the traffic engineers use that are developed nationwide. The traffic engineers take a number of studies from a number of different types of complexes, similar to this one, and create an average to determine what is needed.

Mr. Ahlstrom:

“My concern is those averages don’t also have a Drexel Town Square less than a mile away and an Ikea less than a mile away.”

Commissioner Sullivan explained the whole traffic impact is from Howell to 27th Street with the anticipation of these buildouts. The entire corridor was modeled and used on the trip ratios that were developed based on the uses that were provided. He continued to explain that the analysis does take into consideration Ikea. Once construction is done there will hopefully be some ease in the traffic.

Alderman Guzikowski asked for a motion.

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves the rezoning of the property at 7581 S. 13th St. from B-3, Office and Professional Business to Rm-1 (PUD), Multifamily Residential Planned Unit Development (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at their next meeting (April 23, 2019).

Commissioner Hanna seconded. On roll call: all voted aye except, Commissioner Siefert, who voted no. Motion carried.

Minutes of the March 12, 2019 meeting

Alderman Loreck moved to approve the minutes of the March 12, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Commissioner Sullivan abstained.

Minutes of the March 26, 2019 meeting

Commissioner Carrillo moved to approve the minutes of the March 26, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Alderman Loreck and Commissioner Siefert, who abstained. Insufficient votes for approval – will be reviewed at the April 23, 2019 meeting.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:48 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4-23-19
Date
