

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
NOVEMBER 12, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Simmons, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner.

**Minutes of the October 22, 2019 meeting**

Commissioner Siepert moved to approve the minutes of the October 22, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**REZONE**

**EAST BROOKE LLC**

**9343, 9352, 9357, AND 9365 S. ARBOR CREEK DR. AND 9349 S. NICHOLSON RD.**

**TAX KEY NOS. 873-1037-000, 873-1038-000, 873-1036-000, 873-1035-000, 873-9998-003**

Planner Papelbon provided an overview of the request to rezone the above properties to remove portions of the Flood Fringe District. (See staff report for details.)

Commissioner Siepert asked about the DNR's involvement in this process. Dave Tanner, Korndoerfer Homes, stated that this was a planned change for the rezoning and in this case, for the lots in phase I. It is not a DNR issue and it is strictly a floodplain mapping. They studied that area of the site and established those grades. They also worked closely with staff to design a grading plan and a construction sequencing plan to make sure it was regraded properly so they would have the appropriate drainage and floodplain storage. Once everything was regraded, they had to go back and certify the grades and FEMA has signed off on that officially. They are now making this official before the City to make it so they can pull building permits on these lots.

Commissioner Siepert asked if this was merely a regrading of the property and filling in some flood fringe. Mr. Tanner concurred and further stated that they had to account for floodplain storage in the floodplain and pond areas. Sometimes with these farm areas, there are some flat spots and the water will tend to migrate if its not directed to the right places. They basically regraded it to direct the water to the right spots. Now that that is done, they are at the final stage where they can wrap it up and make it official.

Commissioner Hanna asked if this work impacted the wetlands. Mr. Tanner responded no, because that is outside of the wetland area. They had some room with the pond areas and floodplain storage areas available.

Commissioner Hanna asked why this work is handled as a rezoning request. Planner Papelbon responded that it is because it is in a flood fringe district and the City's regulations require a hearing to rezone outside of that district. It is not an automatic out. Staff checked the regulations and they do have to go through the process to remove the flood fringe district.

Commissioner Simmons stated that the applicant did work closely with staff and they did confirm that all of the compensating storage and other requirements were taken care of adequately.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that portions of the properties at 9343, 9352, 9357, and 9365 S. Arbor Creek Dr. and 9349 S. Nicholson Rd. be rezoned to remove the FF, Flood Fringe district after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP**

**EAST BROOKE LLC**

**9343, 9352, 9357, AND 9365 S. ARBOR CREEK DR. AND 9349 S. NICHOLSON RD.**

**TAX KEY NOS. 873-1037-000, 873-1038-000, 873-1036-000, 873-1035-000, 873-9998-003**

Planner Papelbon provided an overview of the certified survey request. (See staff report for details.)

Commissioner Chandler asked if these are now buildable lots. Planner Papelbon responded yes, the only thing that was preventing them from being buildable lots was the presence of the flood fringe. Since they went through the Letter of Map Revision based on fill permit (FEMA) process and now they have gone through the local rezone process, these lots meet all of the requirements so that they can become building lots.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Mike Kaerek, East Brooke LLC, for the properties at 9343, 9352, 9357, and 9365 S. Arbor Creek Dr. and 9349 S. Nicholson Rd. be approved. Commissioner Siepert seconded. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn the meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:12 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

12-10-19  
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Date