



Common Council Chambers
8040 S. 6TH Street
Oak Creek, WI 53154
(414) 766-7000

COMMON COUNCIL MEETING AGENDA

TUESDAY, FEBRUARY 4, 2020

7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski - 1st District
Greg Loreck - 2nd District
Richard Duchniak - 3rd District
Michael Toman - 4th District
Kenneth Gehl - 5th District
Chris Guzikowski - 6th District

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 1/21/20

New Business

4. **Motion:** Consider a *motion* to confirm the nomination of Catherine Roeske as the appointed City Clerk for the City of Oak Creek effective May 1, 2021 (by Committee of the Whole)
5. **Motion:** Consider a *motion* to confirm the nomination of Barbara Guckenberger as the appointed City Treasurer for the City of Oak Creek effective May 1, 2021 (by Committee of the Whole)
6. **Informational:** Summarized Treasurer's Report on investment and banking accounts for the month ending December 31, 2019.

FIRE

7. **Motion:** Consider a *motion* to approve the purchase of Holmatro extrication tools and related equipment in the amount of \$54,217 (by Committee of the Whole).

COMMUNITY DEVELOPMENT

8. **Ordinance:** Consider *Ordinance* No. 2963, an Ordinance to amend Chapter 19 of the Municipal Code, and to adopt the Comprehensive Plan of the City of Oak Creek (by Committee of the Whole).

LICENSE COMMITTEE

9. **Motion:** Consider a *motion* to grant the various license requests as listed on the 2/4/20 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

10. **Motion:** Consider a *motion* to approve the January 29, 2020 Vendor Summary Report in the combined total amount of \$408,739.49. (Of this total, \$79,318.21 will impact the 2019 fiscal year. The remaining amount, \$329,421.28, will impact the 2020 fiscal year) (by Committee of the Whole).

MISCELLANEOUS

11. **Motion:** Consider a motion to convene into Closed Session pursuant to Wisconsin State Statutes, Section 19.85(1)(g) to discuss Robin Matchett-Schmidt et al vs. City of Oak Creek et al (Milwaukee County Case No. 2019CV004295).
12. **Motion:** Consider a *motion* to reconvene into Open Session.
13. **Motion:** Consider a *motion* to take action, if required.

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice



COMMON COUNCIL REPORT

Item: Appointment of City Clerk

Recommendation: The Mayor requests Common Council to confirm his nomination of Catherine Roeske as the appointed City Clerk for the City of Oak Creek effective May 1, 2021.

Fiscal Impact: n/a

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Under the Inspired, Aligned, and Proactive City Leadership critical success factor, the City Strategic Action Plan has the following objective: "Evaluate, Right-size, and Better Align City Organization. A specific goal under that objective is to "Evaluate and revise the City organizational chart." The transition of the elected Clerk and Treasurer positions to a more stable, appointed role is a significant action to further this goal. The requested action for this agenda item pertains to the City Clerk position.

On November 19, 2019, the Common Council unanimously approved Charter Ordinance No. 15: A Charter Ordinance Relating to the Manner of Selection of the City Clerk and City Treasurer for the City of Oak Creek, To Repeal and Recreate Section 2.41 (c), To Repeal Sections 2.41(d) and (e), and to Create Sections 2.44(d) and (e) of the Municipal Code. As there was no petition calling into question the Common Council's Charter Ordinance, the Ordinance is now in full force and effect.

The last phase of this transition is a formal Mayoral appointment with Council confirmation. This requires the Mayor to nominate an appointee subject to approval/confirmation by majority vote of the Council. This confirmation is the required action before the Council this evening.

The transition to an appointed role can only occur after the fulfillment of the current elected term. As such, the effective date of this action is May 1, 2021.

Options/Alternatives: n/a

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

A handwritten signature in black ink, appearing to read "Bridget M. Souffrant". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bridget M. Souffrant

Assistant City Administrator/Comptroller

Attachments: n/a



COMMON COUNCIL REPORT

Item: Appointment of City Treasurer

Recommendation: The Mayor requests Common Council to confirm his nomination of Barbara Guckenberger as the appointed City Treasurer for the City of Oak Creek effective May 1, 2021.

Fiscal Impact: n/a

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Under the Inspired, Aligned, and Proactive City Leadership critical success factor, the City Strategic Action Plan has the following objective: "Evaluate, Right-size, and Better Align City Organization. A specific goal under that objective is to "Evaluate and revise the City organizational chart." The transition of the elected Clerk and Treasurer positions to a more stable, appointed role is a significant action to further this goal. The requested action for this agenda item pertains to the City Treasurer position.

On November 19, 2019, the Common Council unanimously approved Charter Ordinance No. 15: A Charter Ordinance Relating to the Manner of Selection of the City Clerk and City Treasurer for the City of Oak Creek, To Repeal and Recreate Section 2.41 (c), To Repeal Sections 2.41(d) and (e), and to Create Sections 2.44(d) and (e) of the Municipal Code. As there was no petition calling into question the Common Council's Charter Ordinance, the Ordinance is now in full force and effect.

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The transition to an appointed role can only occur after the fulfillment of the current elected term. As such, the effective date of this action is May 1, 2021.

Options/Alternatives: n/a

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

A handwritten signature in black ink, appearing to read 'Bridget M. Souffrant', written over the printed name.

Bridget M. Souffrant
Assistant City Administrator/Comptroller

Attachments: n/a



COMMON COUNCIL REPORT

Informational: Treasurer Report on Investment and Banking for the City of Oak Creek accounts, month ending December 31, 2019.

Fiscal Impact: Presenting the monthly condition of the City treasury at an open meeting of the Common Council will provide additional financial data to decision makers while enhancing transparency to the public.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Treasurer Report on Investment and Banking displays the City's month end balances, to provide the Common Council and the public with the current condition of the City's treasury. Please note that some funds are allocated for specific purposes such as debt service, Tax Incremental Districts, capital improvement projects and distribution of tax collection to other taxing districts and is not available for general purpose spending. This monthly report is prepared, along with a more comprehensive report for Finance Committee, to assist with investment decisions and financial strategies. Below is a brief summary:

Beginning Balance	Ending Balance	Interest Earned	Increase/(Decrease)
\$33,487,193.37	\$73,786,815.05	\$64,195.76	\$40,299,621.68

December Activity: December Tax Collection \$43,784,750.29 or 49.61%, City Share \$14,867,351.03; Debt Service Payments -\$890,781.25

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Barbara Guckenberger, CMTW
City Treasurer

Fiscal Review:

Bridget M. Souffrant
Assistant City Administrator/Comptroller

Attachments: Treasurer Report on Investment and Banking

**City of Oak Creek
Treasurer Report on Investment and Banking**

Name of Account	Beginning Balance	Additions	Subtractions	Account Ending Balance	Actual Interest Earned	Interest Rate	Percentage of Total Invested
Tri City National Bank	5,616,521.20	88,928,899.32	(87,655,967.69)	6,889,452.83	5,723.87	1.56%	9.34%
General Fund	5,151,156.56	44,148,277.41	(45,077,616.54)	4,221,817.43			
Title 125	66,962.40	22,525.82	(31,288.36)	58,199.86			
Police Credit Card	44,510.61	27,275.20	(24,646.87)	47,138.94			
Parks & Rec Counter Credit Card	2,111.52	7,106.12	(3,919.83)	5,297.81			
Tax Payment Account #2	6,886.49	28,790,638.38	(28,312,076.75)	485,448.12			
Parks & Rec Online Credit Card	3,465.77	5,572.00	(1,621.34)	7,416.43			
Health Insurance	122,328.87	830,243.58	(890,978.07)	61,594.38			
Tax Payment Account	8,183.33	14,993,259.46	(13,214,560.41)	1,786,882.38			
EMS	210,915.65	104,001.35	(99,259.52)	215,657.48			
0	-	-	-	-			
DANA Investment Advisors	5,745,273.33	14,843.05	(7,566.55)	5,752,549.83	14,843.05	2.41%	7.80%
BMO Global Asset Management	4,643,895.53	10,090.85	(1,299.56)	4,652,686.82	7,435.48	2.26%	6.31%
American Deposit Management (ADM)	4,866,167.58	6,004.97	(521,377.49)	4,350,795.06	6,004.97	1.65%	5.90%
*ADM General Account Balance	6,050.53	-	(6,050.53)	0.00	-	-	-
Local Government Investment Pool (LGIP)	6,562,943.95	41,033,480.47	(1,515,326.96)	46,081,097.46	18,153.51	1.63%	62.45%
*LGIP General Account Balance	5,255,791.01	40,515,742.28	(1,515,326.96)	44,256,206.33	15,742.28		
**Ehlers Investment	6,052,391.78	12,100.34	(4,259.07)	6,060,233.05	12,034.88	2.0520%	8.21%
	6,052,391.78	12,100.34	(5,207.51)	6,059,284.61			
Total Balance	33,487,193.37	130,005,419.00	(89,705,797.32)	73,786,815.05	64,195.76		

**Ehlers balance is first shown gross of fees to balance to their monthly report; below that is shown net of fees for comparison purposes. Also, due to multiple CD's in the account, interest/dividends may not be earned monthly;

*General Account Balance shown separately and is also part of the total account listed above; although it is used for cash flow purposes, a portion may be allocated for specific uses and may not be available for general purpose spending

Excludes Police Forfeiture Account;

Tri City Interest is an analyzed credit from previous month earnings;

Additions and subtractions on investment accounts may include market adjustments for realized and unrealized gains(losses) or change in accrued income, as well as interest, management fees, deposits, transfers, returned payments or withdrawals; rates may reflect weighted average yield

Tax Collection Deposits		Distribution to other Taxing Jurisdictions (December Collections distributed in January)	
Tax Payment Account #2			
City Deposit (Counter, Drop Box, Mail)	16,753,324.73	STATE	\$ -
Gov Tech	11,708,717.59	COUNTY	\$ 8,312,517.65
Credit Card	316,519.31	MMSD	\$ 2,858,606.12
Total Tax Payment Account #2	28,778,561.63	SCHOOL	\$ 15,392,468.67
Advanced Tax Collection/noncash	27,489.61	MATC	\$ 2,055,203.51
		UTILITY	\$ 274,840.01
Tax Payment Account		TOTAL DIST	\$ 28,893,635.95
Tri City Payments (At Bank, Lockbox)	14,978,699.05	TAX REFUNDS	\$ 30,735.67
		CITY	14,387,787.57
Total Tax Collection Deposits	43,784,750.29	SPECIAL ASSESSMENTS	\$ 36,923.14
	49.61% of Total Tax Levy	SPECIAL CHARGES	\$ 442,640.32
		TOTAL COLLECTION	\$ 43,791,722.65
Please note the City uses two bank accounts for tax collection; one for payments processed by the City (account #2) and the other for payments processed by our bank		*Uncollected Personal Property Tax Settled	
		NonCash/other adj	(6,972.37)
		TOTAL COLLECTED	\$ 43,784,750.28

Prepared for Common Council; cc Finance Committee
Barbara Guckenberger, CMTW
City Treasurer



COMMON COUNCIL REPORT

Item: Purchase of extrication equipment

Recommendation: That the Common Council approves the purchase of Holmatro extrication tools and related equipment in the amount of \$54,217.00

Fiscal Impact: The funding for this equipment will be obtained through the \$60,000 amount approved for 2020 CIP Project 20004.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Our current inventory of extrication equipment ranges in age from 10 to 20 years. Many of these tools have reached the end of their useful service life and are generally not able to address the materials found in newer vehicles. Additionally, our current tools are all powered by small engines and are tethered to hydraulic hoses, each which contributes to additional maintenance costs and usage limitations. The department has developed a replacement plan for our extrication equipment and recommends the purchase of the Holmatro eTools. These tools are battery powered, designed to address the structures of newer vehicles, and are much more portable and maneuverable.

The department investigated four types of tools: Holmatro, Hurst, TNT, and Genesis. The Holmatro and Hurst tools were field tested by our purchasing committee, which subsequently recommended the Homatro tools. The committee felt that equipment quality, manufacturer support, pricing, and national reputation supported the selection of the Homatro products. Jefferson Fire Safety was identified as the sole distributor of Holmatro tools in the State of Wisconsin.

Options/Alternatives: NA

Respectfully submitted:

Prepared:

Andrew J. Vickers, MPA
City Administrator

Michael Kressuk, Jr.
Fire Chief

Fiscal Review:



Bridget M. Souffrant

Assistant City Administrator/Comptroller

Attachments: Extrication Equipment Quotes



Quote PDF

Jefferson Fire & Safety, Inc
 7620 Donna Drive,
 Middleton, WI 53562
 1-800-697-3473
 www.jeffersonfire.com



QUOTE DETAILS

Quote #: OKCFD120419HOL-REV	Date: Jan 17th, 2020	Sales Rep: Tim Polzin 414-313-7073 tpolzin@jeffersonfire.com
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CUSTOMER DETAILS

Oak Creek Fire Department

CUSTOMER ADDRESS

Billing Address:
 7000 S. 6th St.
 Oak Creek, WI 53154

Shipping Address:
 7000 S. 6th St.
 Oak Creek, WI 53154

PURCHASE ORDER

SHIPPING OPTION

DELIVERY

SHIPPING INSTRUCTION

Deliver

NOTES

NOTE: Quote expires 01/31/2020

ORDER DETAILS

QTY.	U/M	ITEM #	Dropship	Vendor Part #	TAX	UNIT PRICE	TOTAL
1	Each	HOL 158.052.201	No	-	0	\$7356	\$7356

Holmatro USA, GCU 5050 i EVO 3 CUTTER

New Car Technology Inclined Cutter - 5000 series, battery-operated model. Part of our latest EVO 3 range, offering a higher speed when it counts (under load) at a lower weight and noise level.

Weight, ready for use: 47.6 lb
 Max. working pressure: 10443 psi
 Max. cutting opening: 7.2"
 Theoretical cutting force: 312260 lbf

1	Each	HOL 158.052.205	No	-	0	\$7428	\$7428
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Holmatro USA, GSP 5240 EVO 3 SPREADER

Spreader - 5000 series, battery-operated model. Suitable for spreading, squeezing and (with accessories) pulling. Part of our latest EVO 3 range, offering a higher speed when it counts (under load) at a lower weight and noise level.

Weight, ready for use: 44.8 Lbs

Spreading distance: 28.5"
 Max. spreading force: 62947 lbf

1	Each	HOL 159.000.017	No	-	0	\$8235	\$8235
Holmatro USA, GTR 5350 EVO 3, Telescoping Ram Ram with telescopic plunger - 5000 series, battery-operated model. Part of our latest EVO 3 range, offering a higher speed when it counts (under load) at a lower weight and noise level. Retracted length: 22" Extended length: 50.6"							
3	Each	HOL 150.182.209	No	-	0	\$298	\$894
HOLMATRO BCH2 CHARGER, GREENLINE 120V 28V DC							
11	Each	HOL 151.000.307	No	-	0	\$440	\$4840
HOLMATRO GREENLINE BATTERY BPA286, 6AH-28V							
1	Each	HOL 150.182.207	No	-	0	\$500	\$500
HOLMATRO GL BMC2 AC/DC ADAPTER, 120V AC 28V DC							
4	Each	HOL NS	No	150.182.286	0	\$298	\$1192
HOLMATRO BCH2 CHARGER, GREENLINE 12V 28V DC							
3	Each	HOL NS	No	159.000.046	0	\$6975	\$20925
Holmatro USA, GCT 5114 EVO 3 COMBI TOOL							

SUBTOTAL:	\$ 51,370.00
TAX:	\$ 0.00
TOTAL:	\$ 51,370.00



PROTECTING AMERICA'S HEROES
 350 Austin Circle
 Delafield WI, 53018-2171
 Ph: (262) 646-5911 Fx: (262) 646-5912

Bill to: OAK CREEK FD
 7000 S. 6TH STREET
 OAK CREEK, WI 53154-3219

Phone: (414) 768-6555 Fax: (414) 570-5631

Ship to: OAK CREEK FD STA 1
 255 E. CENTENNIAL DR
 OAK CREEK, WI 53154

Phone: (414) 570-5629 Fax: (414) 570-5631

Email: MHAVEY@OAKCREEKWI.ORG

Quote

Quote Number : **193644-0**
 Customer# : 718
 Quote Date : 01/20/2020
 Quoted To : MIKE HAVEY
 Entered By : SARAH ENSWEILER
 Salesperson : PAT MALONEY
 Terms : NET 10
 Ship Via : UNITED PARCEL SERVICE
 Ship Acct# :
 Job/Rel# :
 Customer PO : R42 RIPPER

Customer/Order Instructions

THANK YOU FOR CHOOSING 5 ALARM FIRE AND SAFETY.

Line	Qty	U/M	Item #	Description	Price	Extension
0001	3	EA	RK-ML-2553	RESCUE 42 THE RIPPER GLASS CUTTER KIT INCLUDES: MKE IMPACT 12V DRIVER KIT THE RIPPER, IMPACT DRIVER, 2-BATTERIES, CHARGER, SOFT KIT	699.00	2097.00
0002	1	EA	247R028	HURST QUICK KICK RAM SUPPORT	750.00	750.00

SubTotal 2,847.00

Signature: _____

SHIPPING CHARGES EXTRA

PRICES ARE GOOD FOR 30 DAYS OR UNTIL A MANUFACTURER PRICE INCREASE.
 Credit Card payments will incur a convenience fee of 3% of the transaction amount on transactions exceeding \$5000.

Total USD 2,847.00

COMMON COUNCIL REPORT

- Item:** Comprehensive Plan Adoption and Text Amendment - Chapter 19, Comprehensive Plan
- Recommendation:** That the Council adopts Ordinance 2963, an ordinance to amend Chapter 19 of the Municipal Code, and to adopt the Comprehensive Plan of the City of Oak Creek.
- Fiscal Impact:** This Comprehensive Plan updates and replaces the "2020 Vision - A Comprehensive Plan for the City of Oak Creek" adopted by the Common Council April 1, 2002. The Comprehensive Plan provides essential guidance for development within the City over the next 20 years. While area-specific updates to the have occurred since 2002, this Comprehensive Plan is the culmination of a multiyear effort to update the Plan in its entirety. Positive effects will be seen in all Critical Success Factor categories, ultimately providing opportunities for continued positive fiscal impacts for future developments and reinvestments.
- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: As the Common Council is aware, staff have been engaged with consultants from Houseal Lavigne Associates (HLA) in the preparation of a full update to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek." Following an extensive program for public engagement, Steering Committee review, internal staff participation, a public Open House held October 10, and a public hearing before the Plan Commission, staff and HLA are presenting the draft Comprehensive Plan for Council adoption.

In November of 2019, the Council was provided with select discussion points of the Draft Plan for each Aldermanic District. Comments received from Council were incorporated into the document presented to (and adopted by) the Plan Commission. During the public review process, the Plan Commission amended the Land Use Map to identify the properties on the east side of S. 13th St. between Rawson Ave. and the property at 7433 S. 10th St. (currently owned by Bast Holdings, aka GoRiteway) as appropriate for future Commercial development. South of that area to the existing cemetery would remain shown as Industrial. Additional comments received by staff regarding minor corrections and clarifications were in the process of being incorporated into the draft, and were presented to the Plan Commission during the public hearing on December 10, 2019, and subsequent meetings on January 14 and 28, 2020.

Wisconsin Statutes Section 66.1001(2) defines the contents required to be incorporated into a Comprehensive Plan, which are included with this report for Council reference. The Plan Commission accepted the aforementioned comments and adopted Resolution 2019-04, adopting the Comprehensive Plan and recommending Common Council adoption.

Options/Alternatives: Council may request modifications or clarifications to portions of the Comprehensive Plan, provided such modifications or clarifications are in conformance with Wisconsin Statutes.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

Bridget M. Souffrant
Finance Director/Comptroller

Prepared:


Kari Papelbon, CFM, AICP
Planner

Approved:


Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Ordinance 2963

Chapter 19 Amendment

Wis. Stats. 66.1001(2), Contents of a Comprehensive Plan

Plan Commission Resolution 2019-04

Comprehensive Plan (link to be provided)

Existing Future Land Use map

Proposed Future Land Use map

Implementation Matrix

Excerpted Plan Commission Minutes 12/10/19 & 1/14/20

ORDINANCE NO. 2963

BY: _____

AN ORDINANCE AMENDING CHAPTER 19 OF THE MUNICIPAL CODE
AND ADOPTING THE COMPREHENSIVE PLAN OF
THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

WHEREAS, Pursuant to Sections 62.23(2) and (3) of the Wisconsin Statutes, the City of Oak Creek is authorized to prepare and adopt a comprehensive plan update as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, The Common Council of the City of Oak Creek has adopted and followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS, The Plan Commission of the City of Oak Creek, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution (Plan Commission Resolution 2019-04) recommending to the Common Council the adoption of the document entitled "Comprehensive Plan, City of Oak Creek," containing all the elements specified in Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, The City of Oak Creek has, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes, provided numerous opportunities for public involvement per its adopted public participation plan; and

WHEREAS, The Plan Commission held a public hearing on the proposed "Comprehensive Plan, City of Oak Creek" on December 10, 2019, and subsequently discussed at the January 14, 2020 and January 28, 2020 meetings, in conformance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: The Common Council of the City of Oak Creek, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled "Comprehensive Plan, City of Oak Creek," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 2: Chapter 19 of the Municipal Code is hereby amended and restated in its entirety as follows:

SEC. 19.01 INTENT

The purpose of this section is to establish the City of Oak Creek Comprehensive Plan as the official comprehensive plan of the City of Oak Creek, as defined by Wisconsin statutes. The Comprehensive Plan is intended to promote public health, safety and welfare of the City of Oak Creek by effectively guiding long-range growth and development within the City of Oak Creek and its extraterritorial planning jurisdiction. The Comprehensive Plan provides goals, objectives, policies and recommendations for future land use, transportation, housing, economic development, utilities, community facilities, agricultural resources, natural resources, cultural resources, intergovernmental relations and implementation. Implementation of the Comprehensive Plan is accomplished through other sections of the Oak Creek Municipal Code, more detailed plans, public investments, private development decisions, intergovernmental cooperation and citizen involvement.

SEC. 19.02 STATUTORY AUTHORITY

The authority for the City of Oak Creek to prepare and adopt a comprehensive plan is established under Section 62.23(2) of the Wisconsin Statutes. Section 66.1001(2) specifies the required contents of a comprehensive plan.

SEC. 19.03 ADOPTION OF COMPREHENSIVE PLAN

The City of Oak Creek Comprehensive Plan, adopted by Resolution of the Plan Commission on January 28, 2020, and by Ordinance of the Common Council on February 4, 2020, is the official Comprehensive Plan of the City of Oak Creek. The abovementioned Comprehensive Plan supersedes and replaces all Comprehensive Plans previously adopted by the City of Oak Creek, except as explicitly provided for in the Comprehensive Plan document or under Section 19.05 below. The text, maps, tables, graphics, goals, objectives, policies and recommendations of the comprehensive plan are intended to serve as a guide as the City of Oak Creek undertakes subsequent actions to implement the plan, except as otherwise provided for under Wisconsin Statutes.

SEC. 19.04 DISTRIBUTION OF COMPREHENSIVE PLAN

Per Section 66.1001(4)(b) of Wisconsin Statutes, following adoption of the Comprehensive Plan, the City Clerk of the City of Oak Creek shall send a copy of the adopting ordinance and the adopted Comprehensive Plan document to all of the following:

- (a) Every governmental body that is located in whole or in part within the boundaries of the City of Oak Creek.
- (b) The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described above.
- (c) The Wisconsin Department of Administration.
- (d) The Southeastern Wisconsin Regional Planning Commission (SEWRPC).
- (e) The Oak Creek Public Library.

SEC. 19.05 DETAILED COMPONENTS OF COMPREHENSIVE PLAN

Section 62.23(3)(b) of Wisconsin Statutes provides that the City of Oak Creek may from time to time by resolution adopt a part or parts of a Comprehensive Plan.

SECTION 3: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this 4th day of February, 2020.

Passed and adopted this ____ day of _____, 2020.

President, Common Council

Approved this ____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

VOTE: Ayes ____ Noes ____

COMPREHENSIVE PLAN

SEC. 19.01 INTENT.

The purpose of this section is to establish the City of Oak Creek Comprehensive Plan as the official comprehensive plan of the City of Oak Creek, as defined by Wisconsin statutes. The Comprehensive Plan is intended to promote public health, safety and welfare of the City of Oak Creek by effectively guiding long-range growth and development within the City of Oak Creek and its extraterritorial planning jurisdiction.

The Comprehensive Plan provides goals, objectives, policies and recommendations for future land use, transportation, housing, economic development, utilities, community facilities, agricultural resources, natural resources, cultural resources, intergovernmental relations and implementation. Implementation of the Comprehensive Plan is accomplished through other sections of the Oak Creek Municipal Code, more detailed plans, public investments, private development decisions, intergovernmental cooperation and citizen involvement.

SEC. 19.02 STATUTORY AUTHORITY

The authority for the City of Oak Creek to prepare and adopt a comprehensive plan is established under Section 62.23(2) of the Wisconsin Statutes. Section 66.1001(2) specifies the required contents of a comprehensive plan.

SEC. 19.03 ADOPTION OF COMPREHENSIVE PLAN

The City of Oak Creek Comprehensive Plan, adopted by Resolution of the Plan Commission on January 28, 2020, and by Ordinance of the Common Council on February 4, 2020, is the official Comprehensive Plan of the City of Oak Creek. The abovementioned Comprehensive Plan supercedes and replaces all Comprehensive Plans previously adopted by the City of Oak Creek, except as explicitly provided for in the Comprehensive Plan document or under Section 19.05 below. The text, maps, tables, graphics, goals, objectives, policies and recommendations of the comprehensive plan are intended to serve as a guide as the City of Oak Creek undertakes subsequent actions to implement the plan, except as otherwise provided for under Wisconsin Statutes.

SEC. 19.04 DISTRIBUTION OF COMPREHENSIVE PLAN

Per Section 66.1001(4)(b) of Wisconsin Statutes, following adoption of the Comprehensive Plan, the City Clerk of the City of Oak Creek shall send a copy of the adopting ordinance and the adopted Comprehensive Plan document to all of the following:

- (a) Every governmental body that is located in whole or in part within the boundaries of the City of Oak Creek.
- (b) The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described above.
- (c) The Wisconsin Department of Administration.
- (d) The Southeastern Wisconsin Regional Planning Commission (SEWRPC).
- (e) The Oak Creek Public Library.

SEC. 19.05 DETAILED COMPONENTS OF COMPREHENSIVE PLAN.

Section 62.23(3)(b) of Wisconsin Statutes provides that the City of Oak Creek may from time to time by resolution adopt a part or parts of a Comprehensive Plan.

(2) CONTENTS OF A COMPREHENSIVE PLAN. A comprehensive plan shall contain all of the following elements:

- (a) *Issues and opportunities element.* Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.
- (b) *Housing element.* A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.
- (c) *Transportation element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.
- (d) *Utilities and community facilities element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.
- (e) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
- (f) *Economic development element.* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and

shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

- (g) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.
- (h) *Land-use element.* A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.
- (i) *Implementation element.* A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

RESOLUTION NO. 2019-04

A RESOLUTION BY THE PLAN COMMISSION
ADOPTING THE COMPREHENSIVE PLAN OF THE
CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN

WHEREAS, §62.23(2) and (3) and §66.1001(4) of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, §66.1001(2), Wisconsin Statutes; identifies the required elements of a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to adopt the Comprehensive (master) Plan by resolution, and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City has prepared the attached document, Comprehensive Plan City of Oak Creek, containing all maps and other descriptive materials, to be the Comprehensive Plan for the City under §66.1001, Wisconsin Statutes; and

WHEREAS, the City has duly noticed a public hearing on the aforementioned Comprehensive Plan City of Oak Creek, and the Plan Commission has held the public hearing following the procedures in §66.1001(4), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts the attached Comprehensive Plan City of Oak Creek as the City's Comprehensive Plan, and recognizing that the Common Council must also adopt the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the attached Comprehensive Plan City of Oak Creek to the Common Council; and

BE IT FURTHER RESOLVED that the Plan Commission hereby recommends that the Common Council adopts the Comprehensive Plan by Ordinance.

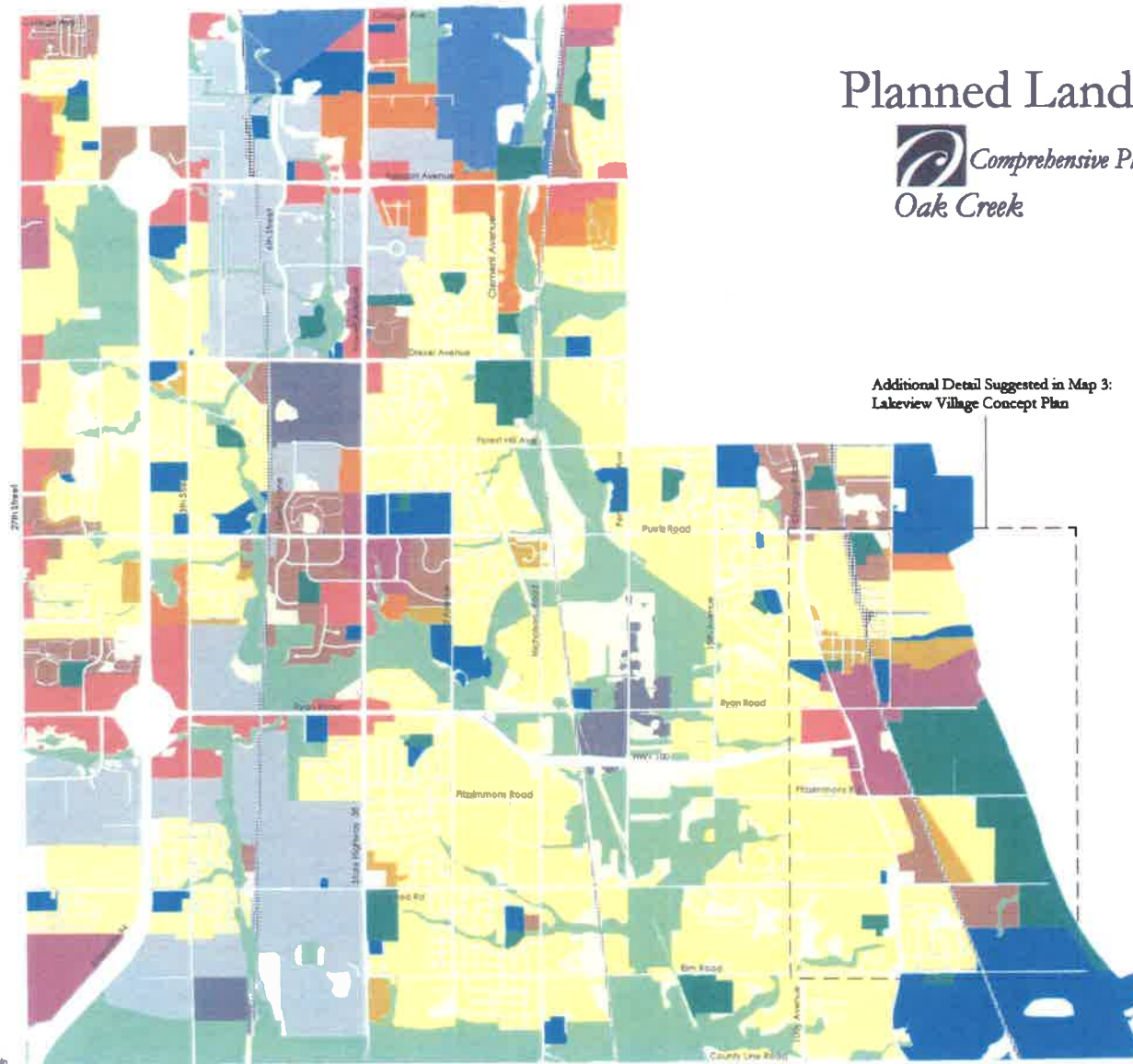
Passed and adopted this 28th day of January, 2020.


Plan Commission Chair

Attest:

Secretary of the Plan Commission

Planned Land Use



Planned Land Use Categories

- Single Family Residential
- Two Family/Townhouse Residential
- Mixed Residential
- Planned Office
- Neighborhood Business
- Planned Business
- Planned Industrial
- General Industrial
- Planned Mixed Use
- Institutional
- Air Transportation
- Active Recreation
- Resource Protection Area
- Limited Development Area
- Road
- Rail

Additional Detail Suggested in Map 3:
Lakeview Village Concept Plan

Shapes on map represent general recommendations for future land use at "build-out" of the City. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map.

Base Map Source: City of Oak Creek.
See plan text for source of Resource Protection Area delineations.

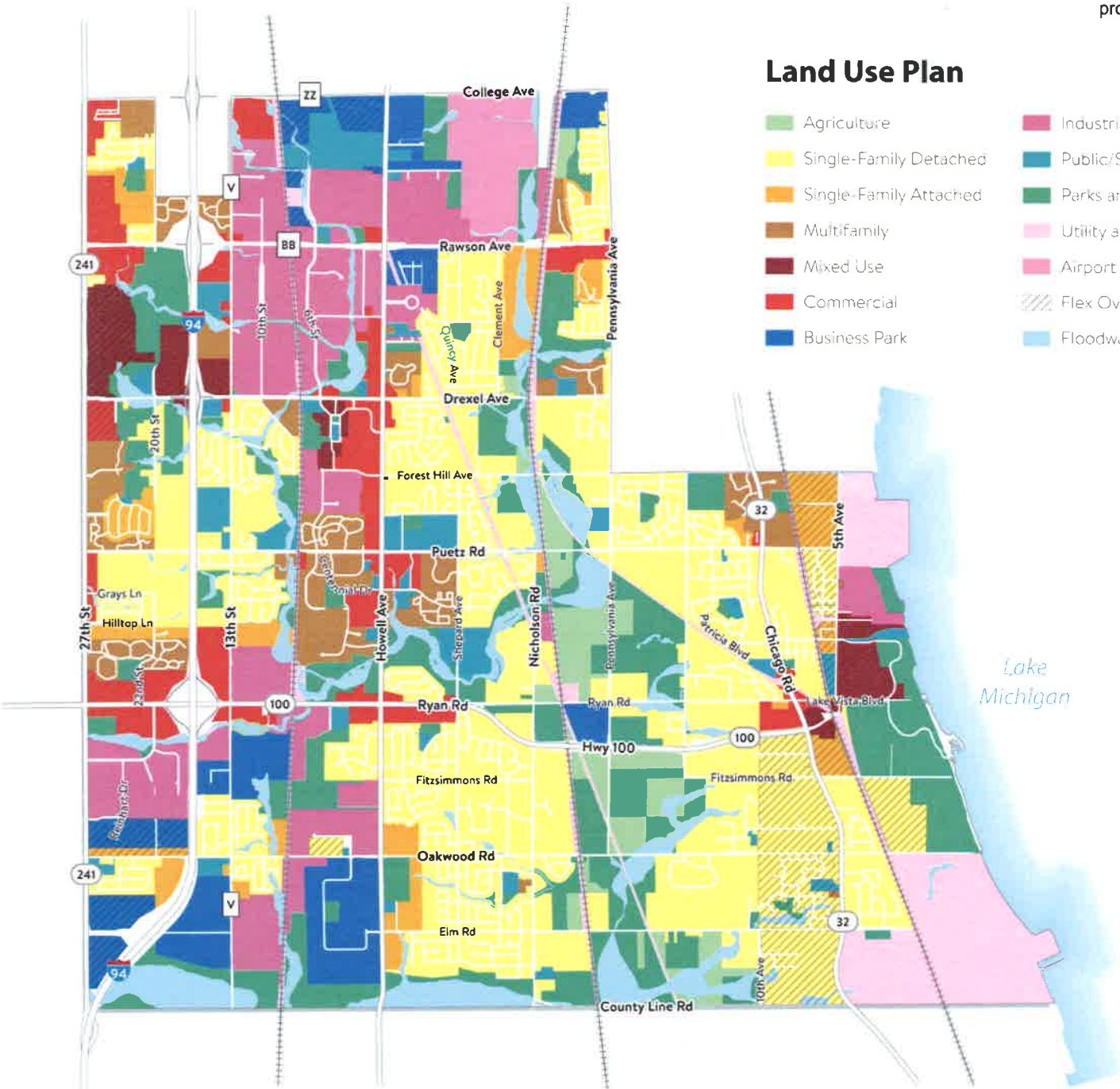


Adopted: April 1, 2002

*Please refer to staff report for revisions in progress.

Land Use Plan

- Agriculture
- Single-Family Detached
- Single-Family Attached
- Multifamily
- Mixed Use
- Commercial
- Business Park
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Utility and Railroad
- Airport
- Flex Overlay
- Floodway



*Please refer to staff report for revisions in progress.

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Housing and Neighborhoods Framework				
Promote reinvestment in established neighborhoods	Encourage private property owners to continually invest and maintain their properties	Ongoing	C	Private Property Owners
Support property maintenance	Consider waiving the costs that the City generates to place a dumpster or receive a license or permit for a limited time period every year to encourage homeowners to reinvest in their properties	2	B	Public Works Department
Strategic code enforcement	Adopt technology to maximize the amount of time inspectors are in the field, speed the flow of information between concerned parties, foster accountability, and track results	2	C	Community Development Department
	Put systems in place to establish a fast and seamless process by which cases move through the enforcement process by coordinating code enforcement activities with the activities of other City departments			
	Identify which property maintenance issues should be prioritized and focus resources to these categories			
	Continue to foster strong working relationships with Oak Creek residents, neighborhood associations, and homeowners' associations to capitalize on their "eyes on the ground"			
	Build an information system on the City's website to better communicate the code enforcement process with the Oak Creek community			
Target areas for new residential development	Proactively rezone properties identified in the Land Use Plan for all forms of housing	1	B	Private Property Owners, Plan Commission, Common Council
	Establish standards of review for zoning text and map amendments including standards for both the City Plan Commission and the Common Council	1	A	
Encourage the development of attainable housing products	Work to capture the portion of the local workforce who live outside the City through the development of attainable housing in conjunction with new residential development	3	C	Development Community
Promote the development of affordable senior housing near retail, transit, and open space	Promote the development of affordable senior housing which incorporates universal design	2	C	Development Community
Revise the City's subdivision ordinance to encourage conservation designed development and other sustainable practices to accommodate residential growth adjacent to sensitive natural areas	Update the subdivision ordinance to include provisions for the allowance of conservation-oriented subdivision development, also known as cluster development.	1	B	Private Property Owners
	Incorporate sustainable practices in the development process to help protect the quality of natural resources	1	B	Wisconsin Department of Natural Resources

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Encourage increased density in select areas of the City, including the Lakefront and along key corridors	Update the list of Permitted and Conditional Uses in the Rm-1 zoning district	1	A	Community Development Department
	Permit accessory dwelling units (ADU) as a conditional use in the Rs-4 and Rd-1 Districts	1	A	
Encourage new residential development that supports healthy lifestyles and positively impacts key well-being indicators	Revising Section 14.104 of the City's Subdivision Ordinance to require sidewalks to be installed in all new residential developments	1	B	Community Development Department
	Incentivize the development of residential neighborhoods that incorporate elements of universal design	3	C	Development Community
	Promote development within walking distance of commercial areas	2	B	
	Promote incorporation of public gathering spaces into design of new neighborhoods to provide opportunities for social interaction	3	B	
Economic Development Framework				
Promote additional commercial, entertainment, and mixed use development	Proactively rezone properties identified in the Land Use Plan for commercial and mixed use development	1	B	Private Property Owners
	Expand the list of permitted uses in key zoning districts	1	A	Community Development Department
	Consider alternative funding sources for improvements that foster a sense of place	2	C	Elected Officials
Ensure that commercial and multifamily development and redevelopment reflect the high standards of the community	Consider updating and expanding the 27th Street Overlay District design guidelines to apply to other commercial and multifamily areas in the City	1	A	Community Development Department
Promote neighborhood-serving commercial uses in proximity to residential neighborhoods	Consider establishing specific use provisions for new commercial uses near residential zoning districts	1	A	Community Development Department
Continue to implement the Lakefront Redevelopment Concept TID #13	Activate recreation areas along the lakefront	2	C	Development Community, Milwaukee County
	Increase residential opportunities	2	C	
	Increase commercial and mixed-use options	2	C	
Revise the City's development standards to ensure quality site design that reflects the high standards of the community and the preservation of quality open space	Consider revising the maximum building area requirement to a maximum lot coverage requirement	1	A	Development Community
	Enhance buffer yard requirements to include a variety of buffer types that feature varying depths, landscape materials, and heights based on adjoining land uses	1	A	SEWRPC

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Improve the appearance and stormwater function of commercial, industrial, and multifamily developments in the City	Strengthen the City's landscaping standards to ensure that they are consistently applied across development types, and enhanced to require a varying amount of screening based on adjacent uses	1	A	SEWRPC
	Consider developing incentives for the use of green infrastructure, such as native plantings, bioswales, and permeable pavers to improve onsite stormwater absorption	1	A	
	Consider establishing required parking maximums in addition to minimums	1	A	Community Development Department
Continue to require appropriate private investment in infrastructure to offset the City's burden related to the development or expansion of industrial land uses	Continue to require appropriate private investment in infrastructure to offset the increased burden related to the development	Ongoing	A	Development Community
Consider allowing live/work spaces in appropriate locations in the City for Artisan Manufacturing	Allow Artisan Manufacturing in small lot industrial areas in close proximity to commercial areas	1	A	Arts Community, Development Community
	Permit multiunit live/work housing and limited retail within Artisan Manufacturing	1	A	
Consider the development of retrofit standards to ensure appropriate reinvestment in existing industrial and commercial properties as ownership or uses change	Establish a zoning compliance certification process which would require all new users to certify with the Department of Community Development that they comply with all zoning ordinance requirements	1	A	Community Development Department
	Establish a menu of retrofit options to allow developers to choose the most effective and financially feasible option for the development	1	A	
Transportation and Mobility Plan				
Coordinate with adjacent municipalities, Milwaukee County, Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WisDOT to address improvement and enhancement projects on roadways not under the jurisdiction of the City	Review the multiyear programming and planning of SEWRPC, Milwaukee County, and WisDOT to ensure that Oak Creek is up-to-date on planned projects and improvements	Ongoing	A	SEWRPC, WisDOT
	Maintain that Oak Creek is a stakeholder on any future updates or new planning endeavors that are commissioned by SEWRPC, Milwaukee County, or WisDOT	Ongoing	A	
Explore the feasibility of enhancing east-west connections throughout the community to relieve traffic congestion and create better access	Revise the subdivision ordinance to include a connectivity index minimum of new residential and nonresidential subdivision street networks	1	B	Community Development Department

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Preserve and enhance the existing street hierarchy to ensure that commercial and industrial areas are well served, and residential neighborhoods are protected from incompatible through traffic	Continue working with regional partners to study the feasibility of roadway widening projects	Ongoing	B	WisDOT
	Consider requiring that large-scale traffic-generating uses either build new roads or expand impacted roads to City specifications, then transfer them to the City once development is finished	2	C	Development Community
	Consider exacting impact fees to offset the cost of improvements	2	C	
Continue to regularly review roadway conditions and identify priority projects to ensure the continued maintenance, efficiency, and safety of the roadway network	Continually monitor regional, state, and federal funding programs and grants	Ongoing	A	Community Development Department
Embrace new technology for autonomous vehicles by updating parking requirements and land use patterns to adapt to shifting transportation preferences	Develop a strategic plan to identify community priorities as to how reclaimed right-of-way and parking areas should be repurposed	3	C	Public Works Department
	Regularly check sources such as the Institute of Transportation Engineers (ITE) to ensure that requirements are relevant	Ongoing	A	
Enhance pedestrian and cyclist connections to commercial areas	Revise Section 14.104 of the City's subdivision ordinance to expand the requirements for sidewalks to include internal pedestrian walkways	1	B	Community Development Department
	Revise Section 17.0403 of the City's zoning ordinance to require internal pedestrian walkways to be built and connected to public sidewalks when any parking lot is built	1	A	
	Adopt retrofit standards and include the construction of internal pedestrian walkways and their connection to public sidewalks as an option developers may choose from	1	A	
Consider the development of a bike share system to offer an active transportation option to key locations such as parks, schools, employment centers, and commercial corridors	Conduct a study with South Milwaukee and BublR Bikes to better understand how this system could be implemented in Oak Creek and to document community support for such an initiative	2	C	South Milwaukee, BublR Bikes
Coordinate with transit providers to adjust and potentially expand bus routes and bus frequency to better connect area residents to Oak Creek employment and commercial areas	Work with Milwaukee County Transit to study the feasibility of expanding Route 80	2	D	Milwaukee County Transit

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Support the extension of Kenosha-Racine-Milwaukee rail service and the location of a station in Oak Creek	Support plans to increase the number of Milwaukee-Chicago round trips on the Amtrak Hiawatha line from seven to 10 in the next five years	Ongoing	A	Amtrak, State of Wisconsin
Implement Complete Streets policies as part of roadway and infrastructure improvements to enhance and complement the existing trails system in the City.	Pass a Complete Streets ordinance to expand its network of multimodal transportation routes throughout the community	1	C	Elected Officials
Parks, Open Spaces, and Environmental Features Plan				
Continue to identify opportunities for parkland enhancement to better serve the community	Prioritize the development of new parks in portions of the City where development potential is severely limited due to the presence of floodplains and wetlands.	2	D	Recreation Department
Create accessible and inclusive playgrounds.	Make accessibility and inclusivity be prime considerations as the City updates and replaces existing playgrounds and builds new ones.	3	B	Recreation Department
Perform a facilities needs assessment for the Recreation Department to ensure easy and continued access to their programming.	Perform a facilities needs assessment to ensure that the Recreation Department has the facilities to accommodate existing needs and potential increased demand for these services.	2	B	Recreation Department
Undertake a feasibility study to determine the demand for the development of a recreation center.	Undertake a feasibility study to determine the demand for the development of a recreation center both as a part of the Lakefront redevelopment and in other highly accessible locations in the community, such as Abendschein Park or the Oak Creek Parkway Park.	2	B	Recreation Department
Work with Milwaukee County to explore opportunities to better utilize open spaces.	Work with Milwaukee County to explore opportunities to better activate County owned open space while ensuring their quality is not diminished so that the regional open space network can better meet local open space needs.	3	C	Milwaukee County
Continue to protect environmental resources in Oak Creek.	Review and update the development standards for the Floodway, Flood Fringe, and General Floodplain zoning overlay districts to ensure that they are in keeping with modern best practices.	1	A	Community Development Department
Continue to work with the Wisconsin Department of Natural Resources to improve the water quality of the Oak Creek and Root River.	Continue to utilize green infrastructure throughout the community.	ongoing	B	Wisconsin Department of Natural Resources

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Community Facilities and Utilities Plan				
Achieve green goals.	Consider placing an existing staff position (or creating a new position) in charge of sustainability and resiliency implementation.	2	C	Elected Officials
	Form a Sustainability and Resiliency Advisory Board to work with the appointed staff person in the development of a Sustainability and, Resiliency, and Hazard Mitigation Master Plan with the goal of meeting the standards of the U.S. Green Building Council's LEED for Cities and Communities program.	2	D	
Provide a supportive environment for people of all ages, abilities, and backgrounds to meaningfully engage through diverse and connected venues and activities that appreciate the City's history, affirm its evolving present, and envision its future.	Provide non-English versions of City permits, event notifications, surveys, and more.	3	D	City Administrator's Office
	Consider offering to drop-off and pick-up barricades needed for block parties under certain circumstances and expand the hours during which residents can pick-up and drop-off barricades.	3	B	Public Works Department
	Host additional events for holidays such as Holi, Diwali, Chinese New Year, or Ramadan and consider expanding the existing holiday events it hosts to showcase how other cultures celebrate the holiday.	3	B	Recreation Department
	Include a Resident Showcase in the Acorn Newsletter.	3	A	City Administrator's Office
Continue to work with the Oak Creek-Franklin Joint School District as it implements the planned improvements funded by the November 2018 referendum.	Prioritize the recommendation and approval processes of School District projects as they appear before the Plan Commission and Common Council.	Ongoing	B	Oak Creek-Franklin Joint School District
	Coordinate with the School District to notify the community of road/lane closures and other impacts associated with the construction of planned projects.	Ongoing	B	
Cooperate with the Oak Creek-Franklin Joint School District to ensure school capacity is a central component of decision making as new residential development occurs and the community continues to grow.	Revise the City's Planned Unit Development (PUD) Ordinance process to ensure that City staff have an opportunity to meet with the School District after the pre-application conference and prior to referral to the Plan Commission.	1	A	Community Development Department
	Require larger scale multifamily developments to be permitted as a conditional use.	1	A	

Objective	Recommended Action	Priority	Ease of Implementation	Potential Partners
Support the Oak Creek campus of the Milwaukee Area Technical College as they continue to grow and expand their facilities.	Co-sponsor events around areas of common interest such as economic development, job placement, and business development.	3	B	Milwaukee Area Technical College - Oak Creek Campus
	Improve joint planning efforts such as attracting and retaining businesses and linking Emergency Management Plans.	3	B	
	Explore the feasibility of partnering with MATC on developing a conference center in proximity to the Oak Creek campus and airport.	3	B	
Continue to coordinate and cooperate with utility providers in the City to ensure that the community continues to be well served as Oak Creek grows and demand for services increases and changes.	Coordinate with We Energies on all future expansions to ensure that any proposed development in close proximity to existing or potential residential areas is properly buffered.	Ongoing	B	We Energies
	Coordinate with MMSD to ensure that the community continues to be well served as the population grows in the future.	Ongoing	B	Milwaukee Metropolitan Sewer District
	Review the Land Use Plan and priority areas for additional development to ensure that they align with the recommendations made in the Comprehensive Water System Master Plan once it is adopted.	2	A	Community Development Department
	Continue to coordinate with utility providers as they upgrade and enhance their facilities.	Ongoing	B	Utility Providers
Increase and bolster broadband capacity in Oak Creek through detailed analysis, strategic partnerships, and applicable resources.	Establish a broadband entity or committee to oversee the implementation of the Broadband Forward! ordinance.	1	C	Information Technology Department
	Conduct a comprehensive City-wide analysis of existing conditions to establish a basis for improvements and develop a plan of implementation to increase bandwidth.	1	D	

**EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, DECEMBER 10, 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; Doug Seymour, Director of Community Development; and Laurie Miller, Zoning Administrator.

Minutes of the November 12, 2019 meeting

Commissioner Siepert moved to approve the minutes of the November 12, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye.

**PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
CITY OF OAK CREEK
UPDATE COMPREHENSIVE PLAN**

Planner Papelbon explained City staff have been working with Houseal Lavigne Associates since Spring 2018 to do a complete update to the Comprehensive Plan. There has been a lot of internal staff participation that informed the draft that was presented at the meeting. There have also been several Steering Committee meetings. Public participation included an online platform called map.social, online surveys, in-person interviews, workshops, pop-up event at the tree lighting ceremony, and an Open House on October 10, 2019 where the draft was presented. As part of the staff report there are before-and-after maps that highlight the changes in each Aldermanic District. These maps were also provided to the Aldermen of each District for information purposes, and to solicit comments or answer any questions.

Planner Papelbon read the public hearing notice into the record.

Brandon Nolin, Houseal Lavigne Associates, explained the firm has worked with staff and the community over the last year-and-a-half to develop the draft Comprehensive Plan that is being presented to Commissioners. Mr. Nolin presented an overview of the Comprehensive Plan. His points are summarized below.

- The purpose of the Plan is to provide a long-term vision for growth and development over the next 20 years.
- Wisconsin State Statutes state the Comprehensive Plan must be updated every 10 years.
- Many communities do interim updates as they go, but this is the longer larger scale update of the Plan.
- The Comprehensive Plan should be a guiding force as considering changes in zoning, changes in subdivision ordinances, looking at districts and improvement standards, and serving as a way station when looking at how to evaluate and propose amendments to zoning ordinances in the future.
- Over the last 18 months, starting in May 2018, they started with public engagement exercises to make sure they had a solid understanding of what the community was looking to achieve with the Comprehensive Plan. They also provided an existing conditions overview. A vision workshop was held to develop visions, goals, and vectors for the plan. That was then vetted

- with staff and the Steering Committee. A plan was developed and now going through the adoption process.
- The existing additions phase was founded in community outreach and engagement through various outreach exercises, as mentioned by Planner Papelbon.
 - Some of the key themes from the community outreach were:
 - There were concerns about the pace of development and making sure there is a plan in place. This key theme underscored the need for this process.
 - There is a limited availability of land available left to grow. Growth in the future must be very strategic.
 - With an increase in distribution and warehouse uses there are some notes from the community regarding potential conflicts between previous development, residential development, and new uses.
 - The community is calling for ways to improve public transportation as well as the bike and pedestrian infrastructure throughout the community. Public transit does need to be done in partnership with other entities, but the community is looking for the City to do more to accommodate bike and pedestrian mobility in the future as development occurs and improve existing neighborhoods and districts as well.
 - The community sited the strength of City services and are happy with what is happening in Oak Creek right now. The concern is to maintain the high level of quality services as development occurs in the future.
 - The Comprehensive Plan is founded on existing conditions. Houseal Lavigne documented a snapshot of current conditions. The conditions they looked at were population, age characteristics, unemployment rates, inflow/outflow of employment, and housing stock. The graph presented shows steady growth with predicted growth to continue. The plan is important moving down the line because it looks at change happening in the community and how to accommodate that change.
 - Existing land use was also a big factor, looking at what is the current palette of land use and development is within the community. They documented every parcel in the City. They also took into consideration previous studies, such as the single-family development inventory that was undertaken as part of a strategic plan initiative. They looked at those opportunities as part of the existing land use inventory as well.
 - The land use plan is the core element of the Comprehensive Plan document. The following slides he covered showed areas where land use has changed.
 - The proposed land use for the 27th Street corridor is true to what was in the previous plan, however, this plan is looking more at select applications of where commercial or mixed-use development will be considered. Focusing the activity at key intersections and allowing for more housing in the interior components of the corridor. Looking for more housing opportunities away from the main intersections.
 - On the south end of 27th Street there was mixed messaging in the pervious planning efforts. With the interchange improvement on the south end of town the plan looks at how that can be leveraged for more economic development. The plan proposes business parks and industrial uses in that area complimented by single family and single family attached development that is already there or proposed. Attention will be paid to how those different land uses relate to one another. Along the edges there will be landscaping and buffers built in to avert those conflicts.
 - Along the 13th Street area most of the east side of the corridor has been viewed predominantly as industrial in the past and this proposed plan is the same. On the west side of 13th Street along the Interstate the proposed plan is promoting regional commercial and mixed-use development. Towards the intersection with Drexel the proposed plan is complimenting what is happening to the west in the area of Ikea. North

- along 13th Street there will be a mix of multi family and commercial development to reflect more of what is on the ground today and make it a better version.
- The plan supports what has been discussed in the past along the lakefront area. This is in alignment with TID 13 and recommendations made by that plan. One area of note is at Chicago Road and Ryan Road. They are proposing a neighborhood commercial note there as a way of providing additional access to retail in a growing area.
 - The compliment to the land use framework is the housing and neighborhoods framework. This will provide additional levels of detail around housing and additional level of details around commercial and economic development to show some of the nuances that's occurring within those different land use colors. This will take the land use plan and break out the residential components.
 - Promote reinvestment: The proposed plan is really focused on promoting reinvestment in some established neighborhoods and recognizing that those are great assets that should be preserved and maintained. With hopes of future reinvestment. As housing prices and affordability changes the established neighborhoods become the affordable stock that the City would want to preserve for the future.
 - Attainable housing: When looking at new single-family development also looking at other housing types, else where in the community that could accommodate a range of price points and a range of affordability.
 - Encourage Conservation-Oriented Development- There are a lot of water ways in the community that impacts flood plain and developable area.
 - Increase density where appropriate- Looking at the key corridors and areas where there is a foot hold in development. Looking at Drexel Town Square there is more density here creating a nice district and the proposed plan looks at capitalizing on some of those assets.
 - Fostering community health- Making sure neighborhoods are very walkable and healthy areas to live.
 - Conservation development- When looking at developing a plat of land that is partially impacted by flood plains it is important to look at ways that still accommodates desired density, but only does it on select parts of the parcel. More density would be concentrated on parts of the parcel, but overall, it's the same gross density. This tool can be used with single family development, town homes, or multifamily development. This takes advantage of the developable areas and maintaining natural areas.
 - The Comprehensive Plan recommends that to accommodate the growth that is happening in the region to consider attached dwelling units in some residential areas to allow for some density without impacting the character of those areas. Looking at internal accessory dwelling units or attached dwelling units that allows an addition of a studio or one-bedroom unit to an existing building. The units would not be noticeable from the street, it would accommodate more density in the neighborhood, and provide more affordability and flexibility for the property owners.
 - Economic Development Framework focuses in what the nuances and differences are between those different red and purples areas on the land use plan. This really does focus in on those different character areas along the 27th Street corridor. Looking at promoting more business park development on the north end of town while recognizing there is an established momentum going with the larger scale industrial on the south end of town and looking at mixed use development in the lake front area as well as around Drexel Town Square. Mr. Nolin noted that the proposed plan shows a very similar ratio in terms of commercial areas to residential areas that the City currently has. The proposed plan maintains the same level of access to retail and services that the community enjoys now with more residential development and complimenting it with additional mixed use and

- commercial development.
- The transportation plan pulls in a lot from the regional long-range transportation plan. The red band shown on the map is the planned highway development that would provide additional north south regional access to compliment Interstate 94. The plan also highlights potential roadway extensions of local roads and collector streets with an emphasis on maintaining the existing street grid and complimenting with additional routes as development occurs. As autonomous vehicles come online and become main stream it is projected that parking requirements could be reduced by as much as 40% by the year 2050. There is going to be a lot of real estate that could be freed up to use for other purposes besides just parking spaces. The City needs to be prepared to have a conversation about how to leverage some of those assets in commercial areas to do something else.
 - Active transportation plan highlights existing transit routes, shows a couple considered extension to transit routes right now, highlights several key corridors that should be considered for complete streets. It also shows existing trails and bikeway network and proposed connections that will complete that network and help answer some of the requests from the community for that greater multimodal access throughout the community.
 - The Comprehensive Plan recommends that the City adopts a complete streets ordinance to encourage future development and accommodate multiple modes of transportation on new routes. The routes highlighted in the previous graphic are seen as the routes with the most potential to have those kinds of multimodal infrastructure built in to them as they stand now. There is enough right of way and connections between other assets. Long term looking at how do you modify the roadways and encourage multimodal kind of transportation in the future.
 - The parks and open space plan looks at how to enhance the network the City has. Oak Creek has a great resource with regional trails and greenway system complimented by local parks and highlighting where residential development is planned to occur per the land use plan. A few areas have been identified where there would be gaps if residential development would occur per the land use plan. There will be additional parks needed along the 27th Street corridor and the southern end of the community. There is a great parks system, but as development occurs the City will need to fill in some gaps as new housing comes online. There is a need to preserve greenway corridors. They flagged areas of open space that are within the flood ways.
 - Environmental features –They are flagged because there are wetlands and floodway on multiples areas in the central component of the community. These layers were used to flag some of the parcels earlier on where conservation design would be most appropriate. Some of the parcels are flagged on the map presented because those are parcels that are impacted by those various flood plains and wetlands.
 - Community Facilities and Utilities - The key theme for this chapter is coordination with partner entities and maintaining service levels as development occurs. Working with the school districts, MATC, or different service providers to make sure things get better as development occurs and there isn't a strain on the system.
 - The section, "Implementation," provided an action matrix to show all the recommendations of the plan in a user-friendly table to have a starting point to start mobilizing, operationalizing the plan and implementing various tools and strategies in the plan.

Mayor Bukiewicz made three calls for public questions or comments. Seeing none, he closed the public hearing.

COMPREHENSIVE PLAN CITY OF OAK CREEK

Commissioner Siepert asked Mr. Nolin how the wetlands and flood plains were determined and if he worked with the DNR to establish the wetlands.

Mr. Nolin explained all the wetland and floodway information was provided to them from the latest resource the City had access to.

Commissioner Siepert asked to confirm Houseal Lavigne just took the wetland information from what the City had.

Mr. Nolin confirmed they used the maps provided by the City, and did not work with the DNR to update any maps.

Planner Papelbon stated the wetlands layer that was provided to Houseal Lavigne is the latest wetland information on file from DNR sources.

Commissioner Hanna asked Mr. Nolin how they are mixing the different land uses with bike paths for Complete Streets.

Mr. Nolin referenced the transportation graphics. He continued by stating they selected several corridors they believe to be the best candidates and he does not believe any of those are going through industrial areas. Mr. Nolin agreed it can be tricky and you don't want people sharing a road with a semitruck when they don't need to. Ideally, they will provide a complete network where they can, but it does not mean every road gets a complete street. The City has to provide quality east-west access and quality north-south access, but it will not be every single road.

Commissioner Hanna explained on the provided map they show the intersection of Hwy V and Oakwood. There are plenty of industrial parks and there is yellow showing residential, but there are plenty of trucks, yet that was identified as one of the roads to have a complete street.

Mr. Nolin explained a complete street does not always share the same pavement. It could be a multi-use path on the side or something that is physically separated as well so there is safe access for both users even though they are seen as a conflict, they use the same right of way, but they are separated physically. Mr. Nolin believes along Oakwood it would probably be a physical separation with a path.

Commissioner Simmons stated the Engineering Department will want to review the transportation graphic and would like to provide feedback.

Mr. Nolin noted they did try to distribute the draft through staff to various departments. The Comprehensive Plan is in the public hearing phase so they are welcome to make changes. A recent edit is to add a portion of Drexel to the complete street target. He would like to get feedback from staff and departments to make any changes and make it right.

Commissioner Oldani asked Mr. Nolin asked if Targeted Reinvestment Residential on slide 18 was related to slide 20, illustrating adding on to existing buildings or neighborhoods.

Mr. Nolin explained accessory dwelling units (ADUs) could be an explanation of that, however Targeted Reinvestment Residential is focusing on older subdivisions. The developments highlighted are from the 70s and 80s based on the data provided by the City. The age is used as a flag to indicate more affordable housing because they are older and tend to be more affordable. The Comprehensive Plan wants to encourage reinvestment in that stock instead of it being

redeveloped into something else.

Alderman Guzikowski stated he liked the thought process and the idea of Complete Streets. Alderman Guzikowski also appreciated Houseal Lavigne for looking at all the different opportunities.

Commissioner Siepert asked how agricultural areas were going to be identified.

Director Seymour confirmed that in the old Plan, "agricultural" was used to recognize land that is still heavily into agricultural uses, but it was also used as a transitional area to preserve some of the areas for future redevelopment, with the most notable area being Drexel Town Square. When Delphi ceased operations, for a period of time the area was zoned agricultural to allow the community to adapt and reset to focus on uses that would be more appropriate. The same philosophy is not being used for the new Comprehensive Plan, we do share the same kind of philosophy in a different type of a tool kit. In branding there are flex areas along the lake front and the east side of the City that are going to change significantly over the life of the Plan. Some of the Flex designation give the Plan Commission and the Common Council tools to allow them to adapt to different market conditions while preserving the underlining concepts of the Comprehensive Plan.

Mr. Nolin stated he did gloss over the Flex assignments. The Flex use is covered in the Land Use Plan and highlighted in more detail in the Housing and other plans. Mr. Nolin continued by stating the Land Use Plan is putting its best foot forward based on the information and data available today. The colors shown on the parcels is thought to be the most likely and most beneficial land use proposed for that site. A parcel can be marked with a hatch on top of it, meaning a parcel could go to different designation. Mr. Nolin provided the example that a parcel with a residential designation on it could go more to a mixed-use or commercial designation as long as it is of a certain quality and in response to what is happening in its context. Houseal Lavigne tried to provide additional details for each of the flex areas within the Housing section and Commercial sections as well to specify what caveats go along with that. If it is commercial it will have to be a certain scale to respect the residential.

Mayor Bukiewicz explained the Flex areas are important because these are the most likely areas to develop the quickest in Oak Creek. It lends a hand to flexibility because we do not know precisely how it will all lay out. Mayor Bukiewicz explained the shared traffic is very important. He reminded everyone that this plan is a 20-year outlook. He continued by explaining this plan allows a lot of flexibility, particularly with the traffic component because we will transport ourselves differently in the coming years. Mayor Bukiewicz found the external dwelling units very interesting. This is a concept that is coming back, they are a very useful tool given the development costs of properties and if families want to cohabitate in the same yard. It is interesting and adds some flexibility. Mayor Bukiewicz continued by stating it is being done in Districts four and one. He inquired if those are the most likely ones.

Mr. Nolin explained Houseal Lavigne was also hired to update the Zoning Code as well. Houseal Lavigne will be looking at that in more detail. Those are the districts where the density will probably be looked at a little more favorably given the density already present in those areas. This would not be seen as a significant change.

Mayor Bukiewicz inquired about the ordinances regarding size and setbacks.

Planner Papelbon explained there would be an open conversation about extending this to other residential districts.

Mayor Bukiewicz agreed with Planner Papelbon that is where he was going with his question.

Planner Papelbon stated they are continuing to have those conversations, and looking at whether or not it would make more sense in Districts Four and One because they are already more dense residential areas, or opening it up to the larger lot sizes. This is a topic that staff will continue to explore and get input on.

Mr. Nolin indicated he believes the Comprehensive Plan language can be flexible enough to give license to figure that out in the Zoning Code update.

Mayor Bukiewicz explained the City got to where it is by following the Comprehensive Plan. The Comprehensive Plan is used to try to eliminate surprises. As things develop in the City, we go back to the Comprehensive Plan. There are times we have modified it over the years to accommodate opportunities. Mayor Bukiewicz stated he believes the update is very well done and acknowledged it is a lot of work.

Commissioner Oldani inquired how something like accessory dwelling units would be implemented or how to encourage land owners to do something like this.

Mr. Nolin stated the first step is to have it permitted per the Code. There needs to be proper standards in place to prevent the unit from being too big or encroaching on another person's property. The key to this is to have the unit there, but not be able to tell the unit is there. Mr. Nolin continued by stating to implement it the City would allow it to be permitted and then educate the community on the topic.

Planner Papelbon explained she does have the Resolution available if the Plan Commission wishes to consider it; however, staff is recommending that the Plan Commission hold decision tonight to allow for more questions and discussion. The Comprehensive Plan will be brought back to the Plan Commission on January 14, 2020 if the Commission chooses. Consultants will also be asked to come back to answer more questions on January 28, 2020.

Alderman Guzikowski moved that the Plan Commission HOLDS ACTION on Resolution 2019-04, approving the City of Oak Creek Comprehensive Plan and recommending adoption by the Common Council. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:00 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

1-14-20

Date

**DRAFT EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, January 14, 2020**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Simmons, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert and Commissioner Chandler. Commissioner Hanna was excused. Alderman Guzikowski left at during the applicants' presentation of item 6e. Also present: Kari Papelbon, Planner; Laurie Miller, Zoning Administrator, and Doug Seymour, Director of Community Development.

Minutes of the December 10, 2019 meeting

Commissioner Siefert moved to approve the minutes of the December 10, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye, except Commissioner Sullivan who abstained.

**COMPREHENSIVE PLAN AMENDMENT
CITY OF OAK CREEK
UPDATE COMPREHENSIVE PLAN**

Planner Papelbon provided updates based on comments received.

Commissioner Siefert asked why the bluffs along Lake Michigan in District Four are labeled as agricultural instead of parks and open spaces.

Planner Papelbon stated that is something that has been changed.

Commissioner Chandler asked what the three types of single-family residences are.

Planner Papelbon explained the land use plan calls for single-family detached, single-family attached, and multi-family. In the neighborhoods map there are a couple of other housing typologies, but the land use categories are single-family detached, single-family attached, and multi-family.

Commissioner Chandler stated there was another term that was used.

Director Seymour inquired if Commissioner Chandler was referring to accessory dwelling units.

Commissioner Chandler confirmed that she was referring to accessory dwelling units.

Planner Papelbon explained it is not a category itself, but would be a type of additional use on a single-family parcel.

Commissioner Chandler asked if it needed to be noted somewhere that those three options are acceptable.

Planner Papelbon stated accessory dwelling units would be addressed by the zoning code.

Alderman Guzikowski asked if there were any targeted areas identified as affordable senior housing.

Planner Papelbon explained there are categories that can accommodate those areas. Most likely those would be multi-family dwellings. In the housing and neighborhoods framework map, in the Comprehensive Plan it is on page 35. It identifies some areas of targeted reinvestment residential, some senior housing may be able to be accommodated in that area. As far as other types of residential senior living there is medium density and high density, it depends on the type that would be proposed.

Alderman Loreck explained the northwestern mutual land between 27th Street and Ikea Way is going from a mix of residential and planned mixed use to mixed use. Alderman Loreck inquired if the mixed use with the flex overlay would still allow a single-family development.

Planner Papelbon explained the mixed-use category is the most flexible category that allows for a mix of typology, which would allow for different housing. It could allow a development similar to Drexel Town Square in which apartments are incorporated with retail on the first floor.

Mayor Bukiewicz referenced land in District Two that is around Forest Ridge just west of Ikea and asked for an example of Public/Semi-Public land use.

Planner Papelbon explained the Public/Semi-Public that has been identified is the school. The parks and open spaces in that area would be Falk Park.

Mayor Bukiewicz asked Planner Papelbon to clarify what the flex overlay allows.

Planner Papelbon explained the flex overlay allows a specific development proposal to be brought to the City that may not exactly fit into the underlying land use category identified in the plan, but is similar in its application and makes sense within the context of the neighborhood and is appropriate for the subject property. Clarifying language will be added to the text.

Mayor Bukiewicz stated the City has dealt with flex overlay districts before and this allows much more flexibility.

Planner Papelbon stated this is actually a land use category so the flex overlay is a little bit of a misnomer because it is not overlay in the zoning context. This allows just for land use planning purposes.

Mayor Bukiewicz referenced the staff report in District 1, "remove the Air Transportation extending from College Avenue west of Howell." Mayor Bukiewicz asked if this gives the City developable land.

Director Seymour confirmed the airport master plan that is underway will show the runway being de-mapped. It will allow for new development in those areas and as well increase density development with new height requirements.

Planner Papelbon explained staff is recommending that the Plan Commission holds action on this item until the January 28, 2020 meeting to allow for a more final draft to be presented and allow commissioners to ask representatives from Houseal Lavigne Associates any final questions.

Commissioner Siepert moves to put the recommendations on hold until the next Plan Commission meeting on January 28, 2020. Commissioner Chandler seconded. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Alderman Guzikowski left before votes were cast for adjournment. Motion carried. The meeting was adjourned at 9:12p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

1-28-20

Date

DRAFT

COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 2/4/20 License Committee Report.

Fiscal Impact: License fees in the amount of \$906.02 were collected.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background:

The License Committee did not meet prior to the 2/4/20 council meeting. Tentative recommendations are as follows (favorable background reports received):

1. Grant an Operator's license to:
 - * Isaac Mata, 7809 W. Howard Ave., Milwaukee (Cozumel)
 - * Penelope A. Ryan-Thiessen, 8801 S. Wood Creek Dr., Oak Creek (Applebee's)
 - * Bria M. Altamore, 5069 W. College Ave., Greendale (Buffalo Wild Wings)
 - * Alix S. Daniels, 4416 Byrd Ave., Racine (BelAir Cantina)
 - * Jennifer M. Barlow, 6671 S. Whitnall Edge Rd., Franklin (Buffalo Wild Wings)
2. Grant a 2019-2020 Reserve Class B Combination license to Miguel Lopez, Agent, Cozumel LLC dba Cozumel, 8201 S. Howell Ave., with release of license subject to receipt of Occupancy Permit. (Cozumel is currently operating under a Provisional (Temporary) Reserve Class B Combination license).
3. Grant a Temporary Class "B" Beer / "Class B" Wine license to Robert Kacalo, Agent, St. Stephen's Catholic Church, 1441 W. Oakwood Rd., for Lenten Fish Fries on February 28, March 6, 13, 20, 27, and April 3 and 10.
4. Grant a Special Event permit to Kristin Craig, Agent for the Oak Creek Tourism Commission, for the Oak Creek Winterfest community event to be held at Drexel Town Square on February 14 and 15, 2020.
5. Grant a 2019-2020 Class B Beer / Class C Wine Change of Premise request to Robb Kashevarof, Agent, Valentine Café, LLC dba Valentine Café, 7981 S. 6th St., to include an extension of premise into Drexel Town Square on Friday, February 14, 2020.

6. Grant a 2019-2020 Reserve Class B Combination Change of Premise request to Marc Bianchini, CUB DTS, LLC dba Cubanita's, 7973 S. Main St., to include an extension of premise into Drexel Town Square on Friday, February 14, 2020.

Options/Alternatives: None

Respectfully submitted:



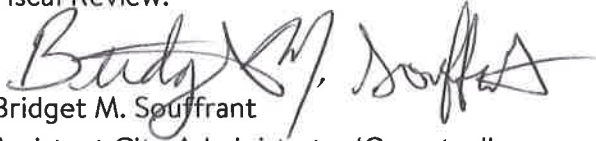
Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller, CMC/WCMC
Deputy City Clerk

Fiscal Review:



Bridget M. Souffrant
Assistant City Administrator/Comptroller

Attachments: None

COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the January 29, 2020 Vendor Summary Report in the total of \$408,739.49.

Fiscal Impact: Total claims paid of \$408,739.49. Of this grand total paid, \$79,318.21 will impact the 2019 fiscal year. The remaining amount, \$329,421.28, will impact the 2020 fiscal year.

Critical Success Factor(s):


- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: Of note are the following payments:

1. \$17,815.50 to Art Below Zero (pg #1) for Winterfest 2020 ice sculptures. (Tourism)
2. \$6,510.01 to Bayview Loan Servicing LLC (pg #2) for tax overpayment refund.
3. \$69,142.30 to Benistar (pg #2) for February Medicare supplement insurance.
4. \$7,014.17 to Casper's Truck Equipment (pgs #2-3) for beet heet, poly tank, and brine sprayer parts.
5. \$37,168.26 to Compass Minerals Company (pg #3) for salt inventory.
6. \$19,800.00 to Digicorp (pg #4) for camera server licenses.
7. \$5,614.00 to Godfrey & Kahn S.C. (pg #6) for legal services regarding Stand Rock Hotel, redevelopment of 220 acre lakefront site, and De Rosso Landfill Co.
8. \$48,892.50 to Lakeshore Veterinary Real Estate Oak Creek LLC (pg #9) for BD bond refund and 1/2 landscape bond.
9. \$6,450.00 to Music on the Move, Inc. (pg #10) for Winterfest ice rink deposit. (Tourism)
10. \$5,720.86 to PreCise MRM LLC (pg #11) for GPS and road temperature sensors.
11. \$7,648.00 to Ray O'Herron Co., Inc. (pg #10) for ammunition.
12. \$5,850.75 to Ramboll (pg #12) for former Peter Cooper Bluff servies and DTS closure documentation.
13. \$6,615.75 to Stantec Consulting Services (pg #13) for former OC Storage & Handling facility and wetland fill permitting.
14. \$62,933.80 to WE Energies (pgs #14-15) for street lighting, electricity & natural gas.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Staff Accountant

Fiscal Review:



Bridget M. Souffrant
Assistant City Administrator/Comptroller

Attachments: 1/29/20 Invoice GL Distribution Report