

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, April 14, 2020**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Chandler. Commissioner Siepert was excused. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; Laurie Miller, Zoning Administrator; Assistant Fire Chief Mike Havey. IT Manager, Kevin Koenig, facilitated the video conference.

Mayor Bukiewicz pointed out that this is the first video conference for the Plan Commission and explained ways residents can participate in the meeting.

Minutes of the March 10, 2020 meeting

Commissioner Loreck moved to approve the minutes of the March 10, 2020 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE
MILWAUKEE COUNTY PARKS
7475R S. CHAPEL DR.
TAX KEY NO. 768-9000-010**

Planner Papelbon provided an overview of the request to rezone the property at 7475R S. Chapel Dr. from Rs-4, Single Family Residential to P-1, Park District (see staff report for details).

Sarah Toomsen, Milwaukee County Parks Department Manager, stated that the County has just recently acquired this parcel through foreclosure. The Parks Department was given an opportunity along with other departments to review all foreclosed properties. This parcel has been evaluated and found to have a high resource value, and a no cost transfer from the Treasurer to the Parks Department. It is under the direction of the Milwaukee County Board policy that any property within the Parks Department should be rezoned to the Parks District. This requires that any action the Parks Department may take goes through the Milwaukee County Parks, Energy, and Environment Committee, in addition to the local protections that Oak Creek provides through park zoning.

Barbara Prodzinski, 7534 S. Lynhaven Dr.:

"I think we should rezone the property to the Park District. We have one way in, one way out of our subdivision, and that also includes the condos to the north. And I think if we would not put it into the Park District, and it would be rezoned for building new property, it would add to the traffic that goes in and out of our subdivision. And also, I think it would take away from the look of the park and from the wild animals that actually reside in this park. There's not many places left for them to go and I, that's my statement."

Richard Herman, 7455 S. Chapel Dr.:

"Okay. Just a general comment on in favor of rezoning this to P-1. I've lived at this address for, this will be 40 years come June, and it's almost like every five or ten years we have some form of rezoning or designation on the property here. The two questions that I do

have. One is we'll probably be going on as long as I live here, but the trees were part of the original noise abatement program back in the early 80s with the airport, and I think that's what led towards these properties, a lot of it being abandoned or non-developed. And I just wanted to ensure now that the County having had formal ownership that will be some level of restriction or awareness of the trees themselves being part of this noise abatement. And I'm assuming at some point all there's three other properties that, I believe, are down at the end of Chapel Drive around that circle that was built as part of the formal park development. I assume this property will be part of that grouping and will be merged in. And the reason I'm concerned of that is there's access down there into the park, and if this becomes part of the park, is the construction level circle at the end of Lynnhaven going to be upgraded to a formal circle meeting all the codes and the design. Or what's going to be done with that circle. In my notes that I had registered, the question is how's this property going to be accessed since it's basically landlocked. So, those are the two questions and comments. I'm glad the County is taking this and I'm hoping it's just going to be annexed onto the rest of the park. That's all I've got. Thank you, appreciate the videoconferencing. Keeps things moving."

Danita Gretzon, 7505 S. Lynnhaven Drive:

"I live on 7505 S. Lynnhaven Drive, immediately by the cul-de-sac, and I'm glad my neighbor Richard Herman addressed this from Chapel because is this gonna be open? How is this going to be accessed, this property? Then there and what you're planning would yeah basically how is it going to be accessed and how it's going to affect us with more traffic? Or yeah anyway I can't think of them another question more appropriate, but that would be basically the one and talking about the wild animals. Oh yeah, a lot of them deer and all that and they try to make my property they're their domain now too. So, when there are too many what can we do about it? If they become too friendly and do they become a threat to the children and smaller animals, dogs around here because I've seen coyotes. Deer, they come really freely now they're not afraid really anymore. So, what's going to happen with that? Are there any plans?"

Commissioner Chandler asked the applicant to provide more details on what the land will be used for.

Ms. Toomsen responded that they want to manage it for natural resource protection. It will be overseen by the Natural Areas Coordinator who really studies and has an ecological focus. No development of any kind is proposed at this time. The activities the City and residents may see will be managing the ash trees that were impacted by the emerald ash borer. The land would be considered part of the environmental corridor. If the County needs to access the park they would likely use Lynnhaven's cul-de-sac.

Mayor Bukiewicz asked Ms. Toomsen if there would be any plans to improve the Lynnhaven cul-de-sac, per a resident's question.

Ms. Toomsen responded that there will be no changes to the roadway. This park is actually owned by the County, but Camelot Park to the west is owned by the airport and developed by the City. This parcel will stand alone, but will be connected through the woodlands to be presumed as one constant park.

Mayor Bukiewicz reiterated the question from Mr. Herman about the access point at the end of Chapel Drive. Mayor Bukiewicz asked if the parking lot off the cul-de-sac and the walking path would still be there.

Ms. Toomsen explained that the County's request and ownership only extends to this parcel, and does not know the status of the parcels that were asked about.

Mayor Bukiewicz directed the question to Planner Papelbon.

Planner Papelbon has no information on the properties, and believes there is no proposal for the 3 lots at this time. She has to do some research on the properties.

Director Seymour stated that the 3 parcels are zoned P-1.

Mayor Bukiewicz brought back the question about the trees as part of the airport noise abatement, which he is unfamiliar with. He asked Ms. Toomsen about replacing the trees.

Ms. Toomsen responded that when possible, the County is replacing the ash trees as the affected trees are removed. She is not certain of the species of trees at this site. The County will infrequently visit this site unless there is a science-based reason or a hazard tree reason to visit site. The County does not have any plans to remove anything that would not be a hazard.

Commissioner Hanna referenced a resident's question regarding the wild animals. Commissioner Hanna asked if there is any plan on animal control to protect both sides.

Ms. Toomsen replied that there are no resources to fund a fence of any kind. They have staff in the Natural Areas Division that can provide resources for citizens who have concerns about coyotes and other nuisance animals. The County has a toolkit in case wild animals become an issue.

Commissioner Hanna brought up that the DNR has funding to help fund if applicable. She wants to make sure both sides are protected.

Mayor Bukiewicz mentioned that the City is using Milwaukee Area Domestic Animal Control (MADACC) to handle nuisance animals if residents were to contact them. They will come and relocate the animals.

Danita Gretzon, 7505 S. Lynhaven Drive:

"I my property really is going, is bordering is on the west side of the street of Lynhaven and the other side that's rented out is going to be Park marked out. So, in my area is definitely going to be is where the wildlife is. So, if they, I have actually pictures of it where last summer or spring the deer came right into my yard laid down and was very comfortable there. And it was good to see them and, but anyway. I also have raccoons through the years didn't bother me, but seeing them. So, it's if they become a problem and I heard Christine mention MADACC, an agency, that could have, is there a phone number?"

Mayor Bukiewicz said he does not have the number handy, but residents can call City Hall and city staff can provide the number.

Danita Gretzon, 7505 S. Lynhaven Drive:

“Ok. Thank you. That would be my question for now”.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the property at 7475R S. Chapel Dr. be rezoned from Rs-4, Single Family Residential to P-1, Park District after a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE
MILWAUKEE COUNTY PARKS
2121 W. DREXEL AVE.
TAX KEY NO. 810-9993-001**

Planner Papelbon provided an overview of the request to rezone the property at 2121 W. Drexel Ave. from Rs-2, Single Family Residential to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) (see staff report for details).

Sarah Toomsen, Milwaukee County Parks Department Manager, stated that the parcel was acquired through foreclosure. The Parks Department completed an analysis, and based on natural resource protection, the County would like to make this parcel part of Falk Park and would manage it the same way as natural resource protection. The parcel just south of Falk park is referred as Barloga Woods, and it is a very high-quality area of woodlands and has some interesting wildlife characteristics. The County would like to protect it with the P-1 zoning and manage it for natural resources.

Alderman Guzikowski commented that this a good thing for Oak Creek.

Mayor Bukiewicz stated that it is another extension to the County Parks. The County did a land swap a few years ago to acquire these lands because of the value of natural resources.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the property at 2121 W. Drexel Ave. be rezoned from Rs-2, Single Family Residential to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) after a public hearing.

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

**PLAN REVIEW
RESIDENCES AT OAK VIEW, LLC
10730 S. HOWELL AVE
TAX KEY NO. 973-9997-000**

Planner Papelbon provided an overview of the site, building, and related plan review for a proposed clubhouse with outdoor pool and monument sign for the Residences at Oak View single-family residential condo development (see staff report for details).

Jeremy Samatas, 670 N. Park Blvd., Glen Ellyn, IL, stated that they looked at the landscape plan to possibly include several different perennials and typical species that are within the Midwest. They're also looked at trees that have rapid growth to round out the property and to help give a balance with seasonal color throughout the year.

Commissioner Chandler asked if the clubhouse and pool just for residents, or will it also be available to outside users.

Mr. Samatas answered the clubhouse and pool will only be for the residences.

Commissioner Chandler asked if there is a gate outside around the pool.

Mr. Samatas confirmed.

Commissioner Chandler asked how the pool will be accessed.

Mayor Bukiewicz stated it will probably have some sort of combination or card reader. Mayor Bukiewicz asked Mr. Samatas for his thoughts on how the gate would be secured.

Mr. Samatas explained that they are talking about some sort of smart technology. They have not finalized it yet, but are looking into some sort of safety that only the residences would have access to.

Mayor Bukiewicz asked if there is access to the pool from the building.

Mr. Samatas confirmed there will be access to the pool from the building.

Commissioner Chandler asked about where the mechanicals will be located.

Scott Lausten of Keller Inc. said the mechanicals for the pool will be in an enclosed room in the southeast corner of the clubhouse. The other mechanical will be the transformer and the location has not been determined yet.

Commissioner Carrillo asked if 12 parking spots is going to be enough for a clubhouse with a fitness center and a pool.

Mayor Bukiewicz hoped that the residents would walk or bike to the clubhouse since it would only be for the residents. He is directed the question to Commissioner Sullivan.

Commissioner Sullivan replied that Engineering does not have an opinion about this. Engineering usually does not focus too much on the parking restrictions or requirements. He mentioned that this is a unique development, and is not sure how it compares to other apartments with similar facilities.

Mayor Bukiewicz asked Mr. Samatas about the hours of the clubhouse.

Mr. Samatas assumed that it would be standard hours, yet to be determined, as the leasing office including the gym will be within the clubhouse. The plan is to install walking path and sidewalks, hopefully the residences will walk or bike and/ or use other access means to the clubhouse. The fitness center will not be very large and will only be housing a few pieces of equipment and some dumbbells.

Commissioner Sullivan stated that Drexel Ridge Apartments has roughly 18 parking spaces plus 2 handicap spaces and some street parking with roughly 200 apartments.

Mayor Bukiewicz mentioned they (Residences at Oak View) would have the use of the streets for parking.

Commissioner Sullivan said yes, if they want to.

Commissioner Hanna agrees with Commissioner Carrillo that the number of parking stalls seems inadequate or insufficient for this type of clubhouse. Commissioner Hanna questioned about rental of the space for special events. She stated that usually for special events there would be at least 20-30 people on average, especially around the pool area and the plans include only one handicapped stall.

Mr. Samatas stated that about 20% of the residents in their multifamily developments use the amenities. The intent is not really to rent out the space for additional gatherings, although it has a full kitchen. It could possibly be used for small birthday parties.

Alderman Guzikowski mentioned that when he lived in an apartment, most of the time he walked to the pool and 12 spaces seems adequate.

Mayor Bukiewicz believes people will park on the street because it is closer to the door. A few spaces could be added on the road because the houses start about a ½ a block away, and the road is not a thoroughfare as the entrance is to the north. He asked if anyone had any objections on the parking spaces. No one commented. He suggested the applicant speak with the City Forester regarding the landscape plan about what would be a good fit in the area.

Planner Papelbon mentioned that the City Forester Rebecca Lane has looked at the plans and has some comments, but asked for an extension to review the plans. Her comments will be provided to the applicant.

Commissioner Oldani moved that the Plan Commission approves the site, building, and monument sign plans submitted by Jeremy Samatas, Residences at Oak View, LLC, for the property at 10730 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations for all new and relocated mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That the landscape plans are revised to include all requirements per Code.
4. That detailed wayfinding sign plans and common area and street landscape plans be submitted for review and approval by the Director of Community Development prior to submission of occupancy permit applications for the clubhouse.
5. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
DICKMAN CO.
10650 S. OAKVIEW PARKWAY**

TAX KEY NO. 955-1043-000

Planner Papelbon provided an overview of the proposed site, building, and related plan review for a proposed multitenant industrial building at 10650 S. Oakview Parkway (see staff report for details).

Commissioner Hanna questioned if the traffic signal and the capacity of Oakwood Road would be adequate with the increase in employees for the tenant spaces, and if this would affect the safety and concerns for the area.

Commissioner Sullivan stated that there was a Traffic Impact Analysis (TIA) done when FedEx went into the industrial park north of Oakwood Road. This included a full build-out of Oakview Parkway and the signal on Oakwood Road. He notes that trucks are not allowed to go west on Oakwood Road. Engineering is satisfied with the type of traffic, hours, and the number of employees at this point.

Commissioner Chandler asked the applicant about the tenants that would be in these three locations.

Sam Dickman, Jr., 2224 S. Kensington Blvd, Shorewood, WI, replied that they are working with some of their existing tenants that occupy their other buildings in the Park who may need to expand. The applicant is also talking to some new tenants with light assembly, manufacturing, or distribution.

Commissioner Chandler asked to have a review on the entrances of the building, as she thought she saw quite a few entrances, but some may have been windows.

Planner Papelbon stated that the north elevation has 5 entrances: 3 are the main entrances at the far corners and center of the building that lead into the offices, and 2 secondary entrances in between.

Mayor Bukiewicz commented that this is a very nice-looking building out of all the multitenant buildings the Plan Commission has seen thus far.

Commissioner Hanna moved that the Plan Commission approves the site and building plans submitted by Samuel Dickman, Central Land Co. III, LLC, for the property at 10650 S. Oakview Pkwy. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That a detailed Master Sign Plan is reviewed and approved by the Plan Commission prior to submission of sign permit applications.
4. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**CONDITIONAL USE PERMIT
DICKMAN CO.
10650 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1043-000**

Planner Papelbon provided an overview of the conditional use permit for a proposed freight yard / freight terminal / trans-shipment depot facility for the property at 10650 S. Oakview Parkway (see staff report for details).

Alderman Guzikowski wondered if the Fire Department would have any concerns with the docks.

Assistant Fire Chief Mike Havey stated the Fire Department has no concerns.

Commissioner Hannah moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the multitenant building on the property at 10650 S. Oakview Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (April 24, 2020) *NOTE: this was an error as the next scheduled meeting is April 28, 2020.*

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
FRONTLINE COMMERCIAL REAL ESTATE
9315 S. 13TH ST.
TAX KEY NO. 877-9995-005**

Planner Papelbon provided an overview of the request to divide the property at 9315 S. 13th St. into two (2) development lots (see staff report for details).

Aaron Koch, Pinnacle Engineering Group LLC, 20275 Watertown Rd., Brookfield, WI, mentioned the concern related to the Water and Sewer Utility's requirements for lateral location, and stated that they are continuing to work with staff. The applicants really do not want to move the property line because it moves the divide to the east about forty feet, which the property for the hotel does not need, but would be beneficial for the east property to have for future development.

Commissioner Chandler asked the applicant to provide more information on the purpose of creating the two lots.

Planner Papelbon responded that the proposed Lot 1 parcel will be for the hotel, which is the next item of the agenda.

Commissioner Chandler questioned what the second parcel will be used for.

Mr. Koch replied that it could be some sort of commercial or another hotel.

Mayor Bukiewicz encouraged the applicants to continue to work with the staff on the lateral. Mayor Bukiewicz asked Commissioner Sullivan for any concerns with the laterals on behalf of the Engineering Department.

Commissioner Sullivan responded that this is a Water & Sewer Utility Department request or

requirement.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Schleuter, Frontline Commercial Real Estate, for the property at 9315 S 13th St be approved with the following conditions:

1. That the CSM is revised to ensure that sanitary laterals do not cross property lines.
2. That the CSM is revised to incorporate all required easements prior to recording.
3. That the CSM is revised to incorporate the proposed sizes of the lots on all sheets prior to recording.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK HOTEL ASSOCIATES, LLC
9315 S. 13TH ST.
TAX KEY NO. 877-9995-005**

Planner Papelbon provided an overview of the proposed site, building, and related plan review for a proposed hotel (see staff report for details).

Commissioner Chandler questioned about the exit and entrance locations.

Aaron Koch, Pinnacle Engineering Group LLC, 20275 Watertown Rd., Brookfield, WI, responded that they will be utilizing one of the Steinhafel's existing driveways off of 13th Street, more specifically the southern drive. No new driveway will be installed.

Commissioner Chandler asked if a traffic study has been conducted in this area since more individuals will be utilizing this driveway.

Mr. Koch replied that a traffic study has been done by the company TADI a few months ago, and has been approved by Milwaukee County recently. The study did not recommend any new improvements be done. The existing driveway is acceptable, and there is also a secondary driveway for Steinhafel's.

Commissioner Chandler said the lighting is different from other areas, and asked if the lighting should be similar to Ikea or Drexel Town Square to show some consistency.

Planner Papelbon stated that is something that the Plan Commission can certainly recommend to have similarity. However, when Planner Papelbon reviewed the proposed light/pole fixture, it did not look dissimilar to what has been seen in other recent developments.

Alderman Guzikowski stated his appreciation for the collaboration in trying to make this parcel work in regard to the laterals and the driveway. He pointed out that a TIA was done in the area as Amazon was going in. There are already improvements and changes going on for the intersection.

Commissioner Carrillo questioned whether having just one monument sign on the east property for the two parcels would be beneficial since the lot is on the smaller side.

Planner Papelbon explained that one monument sign would be ideal for a development, but indicated that the developers are not sure what will go on Lot 2 or when it would occur. Staff would encourage future development to have a singular sign, but it's likely when a new building would go on Lot 2 that it would have the monument sign in a different location. Staff had reviewed the proposal and it meets the requirements per Code.

Commissioner Sullivan requested that the TIA be submitted to the Engineering Department for their records.

Mayor Bukiewicz asked if that the study was on the existing road conditions or if any expansion is considered.

Commissioner Sullivan hoped that the study was based on the existing conditions. The location already has 4 lanes. He does not suspect that it would expanded nor reduced at that location.

Mayor Bukiewicz commented on the loss of the parking stalls, and, based on the study and occupancy, having the pool would be much appreciated. Mayor Bukiewicz brought up the building materials and the vision triangle greatly changes as the setback is further away from the road.

Commissioner Sullivan stated that motorists would most likely see the building from the Interstate or ramp. Commissioner Sullivan also commented that similar exterior building materials have been used on buildings in Drexel Town Square.

Alderman Loreck brought up the possibility of another hotel on the other parcel, and asked how that would affect the parking stalls on this lot.

Planner Papelbon said the Conditional Use Permit applies to both properties, and only allows for one hotel. Planner Papelbon said that Lot 2 would have to be a different commercial use, unless they were to apply for a Conditional Use Amendment.

Alderman Guzikowski expressed concerned about the one-way road, and wondered if the Fire Department has any concerns of this situation.

Assistant Fire Chief Mike Havey said there is a bi-directional traffic lane on both the north and south driveways, and the Fire Department has no issues with access.

Director Seymour reiterated that even though it is not a public street, there is another access on the north part of the property.

Alderman Loreck moved that the Plan Commission approves the site, building, and sign plans submitted by Bruce Kinseth, Oak Creek Hotel Associates LLC, for a portion of the property at 9315 S. 13th St. (Lot 1 of CSM to be recorded) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a Certified Survey Map approved by the Common Council creating the subject parcel shall be submitted for recording prior to the submission of building permit applications.

3. That a copy of the signed Conditions and Restrictions approved by the Common Council as part of the Conditional Use Permit shall be submitted prior to submission of building permit applications.
4. That copies of any permits/approvals from Milwaukee County shall be submitted to the City prior to or concurrent with submission of building permit applications.
5. That the exterior brick veneer meets the minimum 4-inch requirement per Code.
6. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities (conference center, ground, building, etc.).
7. That copies of wetland permits or an exemption approved by the Wisconsin Department of Natural Resources must be submitted to the City prior to submission of building permit applications
8. That the plans are revised to address all Oak Creek Water and Sewer Utility concerns and requirements.
9. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
LYLE AND ELAYNE BOLENDER, ET AL.
3510 & 3566 E. FITZSIMMONS RD
TAX KEY NO. 911-9972-004 & 911-9000-000**

Planner Papelbon provided an overview of the request to divide and reconfigure the properties at 3510 and 3566 E. Fitzsimmons Rd. (see staff report for details).

Commissioner Hanna inquired about adding any DNR wetland delineation into the suggested motion.

Planner Papelbon responded that it is noted on the CSM as a requirement for any future developments of Outlot 1.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Lyle and Elayne Bolender, et al, for the properties at 3510 and 3566 E. Fitzsimmons Rd. be approved with the following conditions:

1. That the Common Council approval and signature block is updated to include acceptance of the dedication of public right-of-way.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**REZONE
LYLE AND ELAYNE BOLENDER**

**3566 E. FITZSIMMONS RD
TAX KEY NO. 911-9000-000**

Planner Papelbon provided an overview of the request to rezone the property at 3566 E. Fitzsimmons Rd. from Rs-3, Single Family Residential to A-1, Limited Agricultural district. (see staff report for details).

Mayor Bukiewicz, seeing no questions, asked for a motion.

Commissioner Hanna moved that the Plan Commission recommends to the Common Council that the property at 3566 E. Fitzsimmons Rd. be rezoned from Rs-3, Single Family Residential to A-1, Limited Agricultural after a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE
JOHN & LISA MARSHALL
10308 S CHICAGO RD
962-9995-001**

Zoning Administrator Miller provided an overview of the request to rezone the property at 10308 S. Chicago Rd from A-1, Limited Agricultural to Rs-1, Single family Residential District (see staff report for details).

Linda Roessl, 4104 E Barton Rd:

*“My questions are on the leaflet we were mailed, what happened to the front pond?
Do Jack and Lisa plan to fill it in?”*

Mayor Bukiewicz believes you cannot fill in a pond.

Lisa Marshall, 10308 S. Chicago Road, stated that she was not sure what pond is being referenced.

Linda Roessl, 4104 E. Barton Rd.:

“The front pond that goes out to Highway 32. It is not on the public meeting notice that we received. So, I’m wondering: what happened to it?”

Ms. Marshall states that there is no intention to fill in the pond and to leave it as is.

Linda Roessl, 4104 E. Barton Rd.:

“Okay and how about-- thank you so much for reassuring me that it is not going to change. But how about the recreational trail that was anticipated when Jim Keane owned the lot? It was an anticipated recreational trail from Barton Road to Oakwood Road. Do you folks still plan to move that forward in your development?”

Ms. Marshall replied she was not aware of any stipulation and the closing did not require any recreational trail. Ms. Marshall asked the City if there was any such thing.

Linda Roessl, 4104 E. Barton Rd.:

“If you look at the lots on Barton Road, there is a space wider between two houses for this anticipated sidewalk or recreation trail that should go out to Oakwood Road. Is that still on the plan?”

John Marshall, 10308 S. Chicago Rd., clarified that when the property was purchased, there was no indication or requirement that this was going to happen nor do they plan to do so.

Director Seymour explained that there may have been an Official Street pattern along Barton Road for a potential future access road to Oakwood Road, but it has not carried through to this property. The County is working, and has worked, to extend the connection between the Bender Park, Racine County trail, and the WE Energies trail. Director Seymour stated those would occur within the existing right-of-way.

Linda Roessl, 4104 E. Barton Rd.:

“Okay, so that fell off the radar. How many lots are gonna be developed back there, Lisa. Are you going to go all the way to the wetlands there?”

Ms. Marshall replied that there will be three lots, lots two through four.

Linda Roessl, 4104 E. Barton Rd.:

“Okay, and will there be any improvements as far as tree clean up or anything in the development?”

Ms. Marshall responded that they started to remove some fencing and clean up around the pond, but it is a long-term process.

Linda Roessl, 4104 E. Barton Rd.:

“Alright. I have no further questions.”

Commissioner Hanna commented that the applicant should try to maintain the wetland within the area for landscaping purposes and environmentally-friendly development.

Ms. Marshall asked if that was required per the wetland delineation.

Commissioner Hanna explained that is part of the coordination, and dependent on your development of the lots. She recommended that the applicants work with the Engineering Department.

Ms. Marshall said that she has been working with Phil Beiermeister on the green infrastructure requirement.

Commissioner Sullivan stated that it is his understanding that the applicants have been working closely with Phil to iron out all the details.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the property at 10308 S. Chicago Road. be rezoned from A-1, Limited Agricultural to Rs-1, Single

Family Residential after a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
JOHN & LISA MARSHALL
10308 S CHICAGO RD
962-9995-001**

Zoning Administrator Miller provided an overview of the request to divide the property at 10308 S. Chicago Road into four parcels (see staff report for details).

Commissioner Hanna questioned how many lots are being developed.

Zoning Administrator Miller responded that Lot 1 is already developed, and three additional lots are proposed. No development has been proposed yet.

Commissioner Hanna moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John P. Marshall and Lisa Damiani Marshall for the property at 10308 S. Chicago Road be approved with the following conditions:

1. That all green infrastructure and/or stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of building permit applications for Lots 2-4.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Oldani 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 8:09 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4-28-20

Date