

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 25, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Alderman Guzikowski was excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern; and Mike Havey, Assistant Fire Chief.

**Minutes of the January 11, 2022 meeting**

Planner Papelbon noted a correction is needed to the footer of the minutes. The date in the footer of the minutes should read, "January 11, 2022". Commissioner Siepert moved to approve the minutes of the January 11, 2022 meeting. Commissioner Oldani seconded. On roll call: Commissioner Carrillo, Commissioner Kiepczynski, and Mayor Bukiewicz abstained, all others voted aye. Motion carried.

**PLAN REVIEW  
FIRST SUPPLY  
7550 S. 6<sup>TH</sup> ST  
TAX KEY NO. 782-9033-000**

Planner Papelbon provided an overview of the site plan for a proposed addition to the west portion of the existing building (see staff report for details).

Commissioner Chandler asked the applicant to explain the purpose of the addition.

John Kutz, MSI General, PO Box 7, Oconomowoc, explained that the addition is to accommodate business needs by increasing warehouse space.

Commissioner Siepert moved that the Plan Commission approves site and building plans submitted by Michael Miller, First Supply, LLC, for the property at 7550 S. 6<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities (if applicable).
3. That all detailed, final 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.

**MINOR LAND DIVISION  
CARON LAND SURVEYING CO., INC,  
175 AND 175R W. RYAN ROAD  
TAX KEY NO. 906-9009-003 & 906-9009-002**

Planning Intern Kovnesky provided an overview of the Minor Land Division (Certified Survey Map) request to combine the properties at 175 & 175R W. Ryan Rd. (see staff report for details).

Commissioner Chandler asked the applicant to explain why he wants to combine the two properties.

Juan Hernandez, 3621 Worthington Way, Plano, Texas stated the applicants intend to develop a multi-tenant building and will require the two parcels to include enough area for landscaping buffers.

Commissioner Kiepczynski reiterated the importance of including any easements and wetlands on the Certified Survey Map (CSM).

Commissioner Hanna asked the applicant to repeat the reason for combining the two parcels.

Mr. Hernandez reiterated the applicant's intention is to develop a multi-tenant building. Three of the tenant spaces will be rented out and the fourth tenant space will be a Pizza Hut.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Chris Perrault, Carow Land Surveying Co., Inc, for the properties at 175 & 175R W. Ryan Rd. be approved with the following conditions:

1. That all existing and required easements are shown on the map prior to recording.
2. That all wetlands and delineation information are shown on the map prior to recording.
3. 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 Siepert seconded. On roll call: all voted aye. Motion carried.

**COMPREHENSIVE PLAN AMENDMENT  
4005, 4060, and 4159 E LAKE VISTA PARKWAY  
TAX KEY NOS. 868-9005-000, 868-9003-000, AND 868-9004-000**

Planner Papelbon provided an overview of a request to change the Land Use Plan category from Mixed Use to Parks and Open Space for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway. (see staff report for details).

Alderman Loreck stated this is a positive change to keep more green space in the area.

Commissioner Carrillo asked how much additional green space is being created with this change.

Planner Papelbon stated this change is identifying the existing boundaries of the park and incorporating the natural area that is referred to as the AEBA area or the barbell. Lake Vista Park is estimated to be 50 acres. There is a CSM that reflects the boundaries and acreage for the park, but the exact numbers were not available.

Commissioner Carrillo asked to confirm that the large trees and dense wooded area would remain intact. Planner Papelbon stated that at this time there is no interest in developing that area.

Commissioner Hanna inquired what measures are in place to make sure the land stays as intended. Planner Papelbon stated the park is already developed and the extent of the boundaries are what is in place now. The AEBA area is deed restricted, must remain open space, and is included as part of Lake Vista Park. The area east of South Lake Vista Parkway is owned by the

City, is currently be utilized for park purposes, and anticipated to remain for park purposes. This proposal is identifying what is already in place and formalizing it in the Comprehensive Plan.

Commissioner Hanna inquired if there was any encroachment it would be addressed under the category. Planner Papelbon explained that any type of development would need to conform to the Comprehensive Plan which identifies the area as parks and open space. The areas surrounding the park space are known to be the Lakeshore Commons development. This item is just to formalize the boundaries in the Comprehensive Plan now that the boundaries are known.

Commissioner Hanna asked how the wildlife in that area will be protected. Planner Papelbon stated Southeastern Wisconsin Regional Planning Commission (SEWRPC) identifies environmental corridors. This proposed plan reflects a recently identified environmental corridor. Planner Papelbon explained that the City has been working with SEWRPC, the DNR, and a consultant to ensure there are environmental protection areas in the proposed plan.

Commissioner Oldani asked how long the existing map has been in place. Planner Papelbon stated since adoption on March 3, 2020. Planner Papelbon provided a history of the land use categories for this area according to previous Comprehensive Plans.

Mayor Bukiewicz stated all of the land in this area was never intended to be all park land. The amount of remediation needed for this site would not financially allow for this entire area to be park land.

Commissioner Hanna inquired if there has been public input for this development. Planner Papelbon explained there was an ADHOC committee with members of the public for the development of Lake Vista Park. When the Comprehensive Plan was adopted there was a very long public input and participation process. Notifications were sent to anyone in the surrounding area of the Lakeshore Commons development.

Commissioner Hanna asked if notifications have been sent to the entire community for this development because Lake Vista Park is for the entire community, not just for the neighborhood. Planner Papelbon stated that the entire community was notified for adoption of the overall Comprehensive Plan, however when the Comprehensive Plan amendment is specific to an area or parcels the City is only required to notify landowners within 300 feet or more when required by the aldermanic district. Planner Papelbon provided a review of the opportunities the public had to provide comments about the full Comprehensive Plan.

Mayor Bukiewicz stated there is delineated plan to keep green space in the City.

Commissioner Hanna moved that the Plan Commission adopts Resolution 2022-03, amending

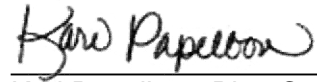
1. The Land Use Plan and category from Mixed Use to Parks and Open Space as proposed; and
2. The Economic Development Framework Plan and category to remove Mixed Use as proposed; and
3. The Parks and Open Space Map category to Open Space as proposed

in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; amended November 17, 2020) for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway, following review and adoption by the City Common Council.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:40 pm.

ATTEST:



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Kari Papelbon, Plan Commission Secretary

2-8-22

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Date