

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 25, 2023**

Alderman Loreck 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, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Mayor Bukiewicz and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon, Zoning Administrator/Planner Sylvia Brueckert, and Assistant Fire Chief Mike Havey.

Minutes of the April 11, 2023, meeting

Commissioner Siefert moved to approve the minutes of the April 11, 2023, meeting. Alderman Guzikowski seconded. On roll call: Commissioner Carrillo abstained; all others voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
SMART WASH, LLC
1155 W. ANDERSON CT.
TAX KEY NO. 735-0006-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for vehicle rentals (U-Haul) on the property at 1155 W. Anderson Ct. (see staff report for details).

Commissioner Chandler asked if the stalls being used for the rentals need to be marked for rentals. Senior Planner Papelbon stated that the rentals just need to be in striped parking stalls on the southeast portion of the property so they are not in the customer parking area.

Commissioner Chandler asked to confirm the stalls are just a striped area. Senior Planner Papelbon confirmed that is correct.

Senior Planner Papelbon asked the Plan Commission to clarify whether the afterhours drop box would be required to receive Site and Building Plan Review, or if the approximate location on the north end of the building, per Exhibit A, is sufficient.

Alderman Loreck stated that he thinks it is appropriately placed, and the applicant can work with staff.

Commissioner Chandler asked Senior Planner Papelbon to show the Plan Commission where the afterhours drop box is. Senior Planner Papelbon stated it is on the front of the entrance to unit A.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct.

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

**MINOR LAND DIVISION/ LOT LINE ADJUSTMENT
GREG & GAIL HOLTZ AND JAMES & SARAH NICKOLS
8801 S. CHARMAINE CIR. & 3381 E. CAROL CT.
TAX KEY NOS. 864-0081-000 & 864-0082-000**

Zoning Administrator/Planner Brueckert provided an overview of a Minor Land Division/Lot Line Adjustment request to adjust the lot line between properties located at 8801 S. Charmaine Circle and 3381 E. Carol Court (see staff report for details).

Commissioner Chandler asked to confirm that even if this item is approved the garage will still be non-conforming. Zoning Administrator/Planner Brueckert stated that is correct - both properties were constructed in the 1960s and do not comply with the setbacks in the current Code.

Commissioner Chandler asked the applicant if there are any plans to make the garage conform.

Jason Heinen, representing the homeowner on the south, 14170 W. Greenfield Ave., Brookfield, WI, stated that there were not, but his clients would be interested in buying more land to get to the required setback. However, the seller is not interested in doing that.

Commissioner Hanna asked where the setback is not being met. Zoning Administrator/Planner Brueckert stated that it is the garage on the property located on Charmaine Circle. The lot line currently goes through the structure. The applicant is buying six (6) feet of the neighboring property, but the setback in the current Code will not be met.

Commissioner Hanna asked to confirm that the applicant is buying land to the north, so the lot line does not go through the structure. Zoning Administrator/Planner Brueckert stated that is correct.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Greg & Gail Holtz and James & Sarah Nickols for the properties at 8801 S. Charmaine Circle and 3381 E. Carol Court be approved with the following condition:

“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
AES RESTAURANT GROUP
1920 W. RYAN RD.
TAX KEY NO. 878-9001-0001**

Zoning Administrator/Planner Brueckert provided an overview of the plan review for proposed exterior modifications to the existing Arby's restaurant at 1920 W. Ryan Rd. (see staff report for details).

Commissioner Siefert asked the applicant if the "Arby's" sign above the door is a new sign or an original. Dustin Roush, AES restaurant group, LLC, on behalf of Jason Bowman, stated in the review it is listed to reuse the existing signage.

Alderman Loreck stated that he agrees with staff that the landscaping should be renewed to what it is supposed to be.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Jason Bowman, AES Restaurant Group, for proposed exterior modifications on the property at 1920 W. Ryan Road with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That landscaping is reestablished as was required per the 1997 approved plan.
3. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

PLAN REVIEW
KWIK TRIP
9535 S. 13TH ST.
TAX KEY NO. 904-9008-000

Zoning Administrator/Planner Brueckert provided an overview of the site plan review for a proposed addition to the existing parking lot at 9535 S. 13th St. (see staff report for details).

Commissioner Chandler stated that lot coverage in the B-4 Zoning District should not exceed 70% per Code, and asked Zoning Administrator/Planner Brueckert if staff are waiting to get that final number. Zoning Administrator/Planner Brueckert confirmed and stated that is one of the areas of the site plans that needs revisions to show that calculation.

Commissioner Chandler asked what that final number is.

Nick Newman, 1626 Oak Street, La Crosse, WI, stated that he does not have that final number, but he can get it for the final submittal.

Commissioner Siefert asked if the applicant would put asphalt on the parking addition. Mr. Newman said no, it would be concrete.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Nick Newman, Kwik Trip, Inc. for the addition to the existing parking lot on the property at 9535 S. 13th Street with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include setbacks for the additional parking spaces.
3. That the plans are revised to include impervious and green space calculations.
4. That a landscaping plan is submitted in conformance with Code requirements for perimeter parking lot landscaping.
5. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**CERTIFIED SURVEY MAP
HIGHGATE, LLC
1402 W. HAMPSTEAD LN.
TAX KEY NO. 784-9036-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide the property at 1402 W. Hampstead Ln. (see staff report for details).

Alderman Loreck asked the applicant if there are any development plans that can be shared.

Chris White, RA Smith, 16745 West Bluemound Road, Brookfield, WI, explained that the lot will likely be a car wash.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Thomsen, Highgate LLC, for the property at 1402 W. Hampstead Ln. be approved with the following condition:

“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.

**PLAN REVIEW
CR DEVCO, LLC
2231 W. PUETZ RD., 8843 S. 13TH ST., AND 8950 S. 20TH ST.
TAX KEY NOS. 856-9999-001, 857-9993-000, 857-9992-000, & 875-9991-000**

Senior Planner Papelbon provided an overview of the site, building, landscaping, and related review for the proposed Heyday residential development 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (see staff report for details).

Ryan Swingruber, 228 Raymond Avenue, Barrington, IL, providing the following during a presentation about the proposed development,:

- The applicant is proposing 12 acres of land in lieu of the tree preservation ordinance.
- There will be stone around the clubhouse and all buildings in the development.

- The farmhouse style building is proposed to use an eight (8) inch wide, vertical board and batten pattern.
 - .048 inches thick, City Code requires a minimum .044 inches
 - Impervious to water & moisture
 - Does not need to be repainted
 - True cedar board appearance
- Gray color scheme is proposed to have five (5) inch wide horizontal vinyl lap siding with board and batten in the gable
 - .048 inches thick, City Code requires a minimum .044 inches
 - Impervious to water & moisture
 - Does not need to be repainted
 - True cedar board appearance
- Pacific blue color scheme is proposed to have five (5) inch wide horizontal vinyl lap siding with polymer shake shingle in the gable
 - .100 inches thick, City Code requires a minimum .044 inches
 - Impervious to water & moisture
 - Does not need to be repainted
 - True cedar board appearance
- Vinyl siding is allowed on the second floor under the new Zoning Code. The development is single story homes. To help meet the spirit of the Code, the applicant is including a stone water table on the bottom three (3) feet, around the perimeter of the houses.
- Overall land use/density – compliments surrounding neighborhood, housing options that are needed, and density is 2.68 units per acre.
- Developers are not getting any financial assistance from the state, city, TIF, etc.
- Project benefits and circumstances set the bar extremely high.

Alderman Loreck read the following email from Patrick Jetaime, 2021 West Grays Lane into record:

“I have a question about the buffer on the west side of the project. A long time ago they said it was to be a berm with trees on it, but now it just said, vegetative buffer. I hope this a berm with trees and not just shrubs. Please find out at the meeting. I really do not want to look at the site. We have beautiful trees now.”

Mr. Swingruber stated that they are preserving the treeline on the west side and meeting the required setback. Mr. Swingruber stated that he does not believe they ever communicated a berm, but it was communicated that they were going to preserve the trees, and the landscaping plan would call for supplemental trees where appropriate to create a visual barrier for the properties to the west.

Barbara Linder, 2411 W. Puetz Road:

“The paper I received in the mail it has it where it’s developing the whole corner next to my property. I would like to know if you’re going to be building right up to my property line, these apartments. Is that what the plan is?”

Josh Wohlreich, 313 Surrey Lane, Lake Forest, IL, stated that right now they have no plans of developing in the area by Ms. Linder's property.

Ms. Linder:

"Well you must have some plans in the future that you want.. you must have something that you got in mind because you are putting it on their maps. So, you must want something and my husband and I would like to know if you are developing that corner there. How many units possibly would you put in that corner? I mean you do have that corner, there is the pond there that's always been there, but I was told at the last meeting that you could fill it. I don't understand that one, but I guess you can, and you'd just have to put another pond somewhere. We would like to know what the future for that corner is, because as you can see you own, the development owns two sides of our property and I mean that's everything to us. Other people on Puetz Road aren't being absorbed like we are in that corner and then the back."

Mr. Wohlreich stated that parcel is currently zoned Commercial, and he has no intention of rezoning it to permit residential to be built on that site. He explained that they are proposing to have Parcel 3, to the south of Ms. Linder's property, dedicated or preserved so there is no development on it in the future.

Mr. Swingruber stated that through the whole process they heard the neighbors, and Lot 3 of the CSM would be dedicated or preserved and they would work with the City to make sure it never gets developed. They have never brought in the commercial lots adjacent to Ms. Linder's property for rezoning.

Mr. Wohlreich clarified that their product would not work on that site even if it was rezoned, and that the water cannot be filled in and they have no intention of doing it.

Elwood Faucett, 9040 S. 20th Street:

"I got a couple questions. In the public right-of-way both on the north end of the development and the south end, the cul-de-sac on 20th Street. The civil plans show both the paving of those areas and the installation of catch basins. Some of those catch basins are connected to public storm sewers that drain directly into private storm sewers. I had no idea what the City's policies were on guaranteeing in the future that the outlet is going to be there and also, I didn't know if there was any commitment by the City to share in the maintenance of the downstream storm sewer. And I don't expect an answer on that now. It's just something that came to mind, and I hope someone would at least look into it. The other thing, there is a discrepancy in the plans. The civil plans show public water main, which makes sense because it loops through the development, and private sanitary sewers. The Certified Survey Map that was approved by the Plan Commission shows easements for sanitary sewer and water main. It doesn't make sense if the sewers are going to be private, there's no need for the public easements for the sanitary. The only reason I bring that up is, you can have all sorts of understandings now, but down the road, in the future, it's very easy to make an argument 15/20 years from now that they must be public sewers, they're in a public easement. I think to protect the City that should be changed. The

other one is a request for the developer. They did a very nice job on the landscaping and the plans are great. On the paving plans and on the landscape plans they show the cul-de-sac on 20th Street and the emergency gates that are there to prevent non-emergency access to the site. All I would ask is that someone take a look at the possibility of adding some additional landscaping in the vicinity of those gates to prevent cars from driving around the gates. It's very easy to drive across the grass when you're not supposed to. The final thing, it came up on your presentation tonight. The stonework, in your description you talk about a three-foot-tall water course or water band. On the detail that is in the submittal it shows a two- (2) foot course. On the plans it shows the stonework going to the bottom of the windows. That shows the detail as two feet off the floor."

Mr. Wohlreich clarified that Mr. Swingruber was talking about the product being three (3) inches thick.

Mr. Faucett:

"No, go back to your, you got three- (3) foot course."

Mr. Wohlreich stated that what is detailed on the plans is correct, and if in the presentation they said three- (3) foot, it would be accurately reflected on the elevations.

Mr. Faucett:

"Okay, that would make more sense. That would match the detail because in the letter to Kari dated, 3-24, you refer to a three (3)-foot high masonry water table. Yet the detail shows a two- (2) foot and I just wanted clarification."

Mr. Wohlreich stated the detail would be accurate.

Commissioner Kiepczynski explained that she spoke with the Water and Sewer Utility, and the CSM is shown correctly - the sanitary easement will be required to be public.

Mr. Faucett:

"If that's the case, my next question would be to the Plan Commission and to the City, are all multi-family unit developments, do all of them have public sanitary sewer?"

Commissioner Kiepczynski stated that they do not, and she will need to speak further to the Water and Sewer Utility. Commissioner Kiepczynski stated that she believes this is different because it already had the utility easement that had public water and sanitary in there that had come off Puetz.

Mr. Faucett:

"Actually, it's not a continuation of it. The sewer and water that are in there provide service to the area in that general vicinity, but also north of Puetz Road. It was put in

there at a time when that was going to be a public street. It was supposed to align with a public street and be a public sewer and that makes sense. It's a transmission main, it doesn't serve any, just that area of development. The rest of the sewer, the water main in here, actually you can make an argument for it to be public because it connects to public water main on one side of the development to public water main on the other side and you can get flow through those pipes, circulating water in the system, so there's some argument to be made for that. The sanitary sewers are totally to serve the development, if it was a single-family development, yeah it would make sense, but it's not a single-family development, it's a low-density multi-family and it makes no sense that the City should be on the hook for the maintenance and future replacement of that. In that case, just so you know, that I will bring it up with the Engineering Department and the Water Utility and at the Common Council because physically it doesn't make much difference, financially it makes a huge difference down the line."

Commissioner Hanna suggested having a maintenance agreement between the City and the developer, and asked what type of building the proposed buildings are.

Mr. Wohlreich stated they are rental apartments.

Commissioner Hanna asked if there are any HOA fees. Mr. Wohlreich replied in the negative.

Commissioner Hanna inquired who is maintaining the landscaping and snow removal.

Mr. Wohlreich stated that will all be done by the landlord.

Commissioner Hanna asked if there is any cost to the renters, to which Mr. Wohlreich replied that there will be nothing beyond the rent.

Commissioner Hanna asked if the sidewalks, bike trail, and anything similar would be provided and maintained by the developer.

Mr. Wohlreich stated that is correct, and that he thinks the only thing that would be maintained by the City would be the sidewalk on the public portion of the street and the public street.

Commissioner Kiepczynski stated that the sidewalks within the City of Oak Creek are maintained by the adjacent property owner.

Mr. Wohlreich asked if "maintain" meant snow removal as well as repair and maintenance.

Commissioner Kiepczynski stated that the current Code reads trip hazards are the responsibility of the adjacent property owner.

Commissioner Hanna stated that if there are any cracks it will be the responsibility of the owner or developer to come back and replace it, and all ramps will need to be ADA-compliant.

Commissioner Hanna inquired where the parking is located for the apartments.

Mr. Wohlreich stated that parking is in the building. There are five (5) different floor plans. In the one- (1) bedroom floorplan there is a one- (1) car garage and a parking pad for one (1) additional car. All the other units have a two- (2) car garage and a parking pad for two (2) additional cars.

Commissioner Hanna asked if there will be on-street parking.

Chris Carr, Sigma Group, 1300 West Canal Street, Milwaukee, WI, stated that there are about 70 parking spaces in groups of five (5) or eight (8) parking spaces throughout the development for visitors, but there is no on-street parking.

Commissioner Hanna inquired what the width of the road is, to which Mr. Carr stated it is 24 feet.

Commissioner Carrillo asked the applicants to explain their ideas for Lot 3.

Mr. Swingruber explained that it is about 12 acres, and early on they envisioned a walking trail, but as they proceeded through the process, they decided the City would be the appropriate group to make the decision on that. The applicants are now proposing to dedicate or conserve the land, and the City of Oak Creek Parks Department can determine the best use. Mr. Wohlreich stated that he believes in their submittal it is outlined as a natural resource park.

Alderman Guzikowski noted that the applicants are now proposing to use vinyl.

Mr. Wohlreich clarified that they have proposed vinyl from the beginning.

Commissioner Siepert asked how the wall between units will be made soundproof.

Mr. Swingruber stated that the fire wall has been designed to a sound transmission coefficient (STC) of 62. Mr. Swingruber stated that he thinks Code only requires an STC of 52 or 54.

Commissioner Chandler asked the applicant what will happen on Lots 1, 2 and 4 if the trees are being preserved on Lot 3.

Mr. Wohlreich explained that Lot 1 is the development that the plan review covers, Lot 2 there are no current plans, Lot 3 will be preserved, and Lot 4 there are no current plans.

Commissioner Chandler asked what lot the pond would be located on.

Mr. Swingruber referenced the packet that they provided and stated Lot 1. Mr. Swingruber asked Commissioner Chandler if she was referring to the two (2) ponds shown on Lot 1 that are adjacent to Interstate-94.

Commissioner Chandler confirmed that she was referring to the pond that is close to the public right-of-way.

Mr. Swingruber stated those are the stormwater retention ponds.

Commissioner Chandler asked if there are any plans to make any changes to those ponds.

Mr. Carr stated that he thought there was a comment from Engineering and Planning regarding the stormwater pond near the road to the north. They can move the pond away from the right-of-way if it is a problem - there is room if they need to add additional area and shift the pond.

Commissioner Chandler asked Senior Planner Papelbon if shifting the pond would meet the requirements.

Senior Planner Papelbon stated that is something that the Engineering Department would need to take a closer look at when the revised plans are received.

Commissioner Kiepczynski stated that she is sure it will be fine once the pond is shifted. The Engineering Department's main concern is salt usage and snow removal with the pond right up against the sidewalk. There needs to be some space for the salt and snow to dissipate before going into the pond.

Commissioner Chandler inquired if there is any feedback from the Department of Natural Resources (DNR).

Mr. Carr stated the applicants have both the DNR and Army Corps of Engineers permits for the wetland fill. The wetland fill is very minor, and only set up because they had to put the road through.

Commissioner Chandler asked Senior Planner Papelbon if that is something the applicants would need to submit to the City.

Senior Planner Papelbon confirmed and stated that the applicants are aware of that.

Commissioner Siepert asked Assistant Fire Chief Havey if the Fire Department is the only department that controls the lock on the entrance gate on the south side of the development.

Assistant Fire Chief Havey explained that the Fire Department uses a Knox Box to gain access, but it is up to each agency and utility if they will rely on the Fire Department for access.

Alderman Loreck asked Senior Planner Papelbon if Condition 8 of the suggested motion can be changed from Plan Commission approval to staff.

Senior Planner Papelbon stated that the Plan Commission needs to determine whether the lighting plan needs to be brought before the Plan Commission, or if the Plan Commission wants staff to work with the applicant on those requirements, including graphics and photometrics. It is something that the Plan Commission typically has an opportunity to review in terms of the fixtures and light poles for the development, but if the Plan Commission has no concerns about it, staff can do it.

Alderman Guzikowski, Commissioner Siepert, and Commissioner Hanna stated their opinions to leave it to staff.

Commissioner Chandler asked Senior Planner Papelbon to repeat her last statement.

Senior Planner Papelbon reiterated that normally the Plan Commission at least has the opportunity to review the fixtures and poles, including their locations. The photometrics will be reviewed for compliance by the Electrical Inspector along with all the other details. Typically, the Plan Commission has not had much concern or comment about the fixtures.

Mr. Carr stated they would typically use full cutoff lights, lower-level lights, and work with staff on Code. Aesthetically, they understand the issues on the west, and the lights will all be full shut-off so people do not see the lights from the side.

Commissioner Hanna asked if the lights in the development must match the lights outside of the development so there is not a discrepancy.

Mr. Carr explained that typically when they go from a public to private road, they would not have consistent lighting between the two (2) because they have a different level and aesthetic.

Alderman Guzikowski stated that he thinks it is a good idea to call Lot 3 a natural resources park.

Senior Planner Papelbon clarified that Lot 3 is not the commercially-zoned portion, but within the residential zoning district.

Mr. Wohleisch explained that they intend to work with staff and other necessary entities to determine the best way to do that.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by CR Devco, LLC, for the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. with the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.
2. That plans are revised to include all setbacks; wetland boundaries, setbacks, and buffers; floodway and flood fringe areas with labels; and dimensions.
3. That copies of wetland fill permits/approvals by the Wisconsin DNR shall be provided to the City prior to the submission of building permit applications.
4. That the exterior masonry veneer meets the minimum 3-inch-thick requirement per Code.
5. That Lot 3 of the CSM to be recorded is preserved through dedication, deed restriction, or conservation easement in lieu of a full tree inventory and replacement plan for Lots 1 and 2.
6. That landscape plans are revised per Code and PUD requirements.
7. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
8. That a lighting plan is provided for review and approval by the Department of Community Development and the Engineering Department prior to submission of permit applications.

9. That all stormwater requirements are coordinated with and approved by the Engineering Department prior to submission of permit applications.
10. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
DRIVEN BRANDS, INC.
6900 S. 27TH ST.
TAX KEY NO. 737-9025-000**

Senior Planner Papelbon provided an overview of the site, building, and related plan review for proposed pay kiosks and trash/equipment enclosures for the existing car wash and service center facilities at 6900 S. 27th St. (see staff report for details).

Delbert Renfroe, 440 South Church Street, Charlotte, NC, explained that when they started they had a different site plan, and going through this part of the process is new to the applicants, but he does not think they have any problem getting rid of the parking spaces that were put in before they started the proposed project. They have no problem meeting the conditions that staff proposed.

Commissioner Chandler referenced Condition 2 of the suggested motion, and asked the applicant if the site plans, lighting plans, etc. is something that is readily available that can be provided to planning.

Mr. Renfroe explained that because this proposal was just adding kiosks, they did not provide it on the front end. They would typically do that when submitting the building permit, but they will be able to get the items referenced in Condition 2.

Commissioner Chandler recommended putting the item on hold until the items are available.

Commissioner Siepert agreed, and suggested that the Plan Commission put the item on hold until they get all the information that is necessary.

Commissioner Kiepczynski stated her agreement to hold the item.

Commissioner Carrillo agreed and stated she likes what is happening, but she thinks there is way too many (*inaudible*).

Commissioner Hanna stated her agreement to hold the item, and stated there is not much work to be added to the landscaping plan.

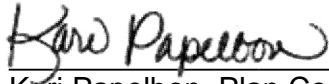
Commissioner Siepert moved to put this project on hold. Alderman Guzikowski seconded.

Senior Planner Papelbon asked for the hold to specify a date.

Commissioner Siepert stated to hold the item until the next meeting (May 9, 2023). 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 7:39 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

5-9-23

Date