

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 9, 2023**

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, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Alderman Loreck was excused. Also present: Community Development Director Doug Seymour, Zoning Administrator/Planner Sylvia Brueckert, and Assistant Fire Chief Mike Havey.

Minutes of the April 25, 2023, meeting

Commissioner Siefert moved to approve the minutes of the April 25, 2023, meeting. Alderman Guzikowski seconded. On roll call: Mayor Bukiewicz and Commissioner Oldani abstained; all others voted aye. Motion carried.

PLAN REVIEW

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

Alderman Guzikowski moved that the Plan Commission hold the review of site, building, and related plans for accessory structures, trash enclosures, and a ground mechanical enclosure on the property at 6900 S. 27th St. to a date to be determined. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PROJECT PLAN AND CONCEPT ADOPTION
NORTH BLUFF PLANNING STUDY**

Zoning Administrator/Planner Brueckert provided an overview of the final Project Plan and concepts for the North Bluff Planning Study (see staff report for details). *Much of the overview details were inaudible; however, the overview covered the plan priorities, the consensus plan, design precedents, and the phasing plan.*

Commissioner Hanna asked what the coordination was with the Department of Natural Resources (DNR), and if there were concerns regarding the delineation of the property.

Director Seymour answered that coordination with the DNR was early and often, the DNR's feedback formed the basis of the design for the revetment project.

Commissioner Hanna asked again if the DNR had any concerns, to which Director Seymour explained the DNR supports the presented plan.

Commissioner Hanna asked if there are any HAZMAT concerns, to which Director Seymour explained the revetment plan addresses and will contain any contaminated soil from eroding into the lake.

Commissioner Hanna stated that she wanted to recognize the contaminated soil on the property, and asked who is funding the project.

Director Seymour explained that the City will be paying for the bulk of the project out of responsibility to the health of the lakeshore, with the help of grants, the State, and a TIF District for the lakefront.

Commissioner Hanna asked if a public information meeting has been held for feedback to support the plan, to which Director Seymour answered in the affirmative, citing the public feedback meeting the Parks Commission has held. Another meeting will be held in two (2) weeks.

Commissioner Hanna suggested a webpage be built for the public to see what is being shared at the meeting and have an opportunity to add comments. Director Seymour supported the suggestion.

Commissioner Carrillo stated that she was going to ask how long the project is going to take, understanding Director Seymour had stated in his overview the project would take years to complete.

Director Seymour clarified that the revetment project will build the base for the park phases, and will take about two (2) years to complete. Around the third year, the park amenities should start being built.

Commissioner Siepert asked if the DNR has given their approval on this project. Director Seymour answered in the affirmative.

Mayor Bukiewicz commented on the arduous process of this plan - the Parks Commission asking for public input and the different concepts previously presented. Mayor Bukiewicz then spoke to the plan to build accessibility to Lake Michigan while stabilizing and protecting the lakeshore.

Alderman Guzikowski moved that the Plan Commission adopts the North Bluff Planning Study. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY SIGN PLAN REVIEW
DAWN CARRILLO, OAK CREEK FARMERS MARKET
361 W. TOWN SQUARE WAY
TAX KEY NO. 813-9032-000**

Director Seymour provided an overview of a request for a temporary sign to be displayed in excess of 30 days for the Oak Creek Farmers Market at 361 W. Town Square Way (see staff report for details).

Dawn Carrillo, Farmers Market Manager, explained that in previous years of the Farmers Market, a banner had been placed in the Square for the entire duration of the market season, resulting in the banner sometimes falling over or needing to be re-staked. The City's request is for a sign that is stronger and semi-permanent, so a sign frame was designed to hold the Farmers Market sign with an additional space just below to hold secondary and

interchangeable signs for other events happening in the Square. The frame would be placed in a flower bed so as not to be in the way of mowing operations.

Commissioner Siepert asked if signage on Drexel Avenue is needed to help people know about the Farmers Market, to which Ms. Carrillo answered in the negative, explaining her day-of process for placing additional signage.

Commissioner Chandler asked for clarification of the height of the proposed sign structure, to which Director Seymour, Ms. Carrillo, Mayor Bukiewicz, and Alderman Guzikowski discussed how the 94" poles will be driven into the ground leaving the height of the sign to be around five (5) feet.

Ms. Carrillo stated that Digger's Hotline has already been contacted to have Signarama install the frame.

Mayor Bukiewicz commented on the evolution of Drexel Town Square and supported the design's space for interchangeable secondary signs for other City events (*some comments were inaudible*).

Alderman Guzikowski moved that the Plan Commission approves a Temporary Sign Permit request submitted by Dawn Carrillo, Oak Creek Farmers Market, for the property located at 361 W. Town Square Way with the following conditions:

1. That all relevant Code and DTSMUPDD requirements remain in effect.
2. That one (1) 72" x 48" (24 sf sign face) x 94" (h) temporary ground sign with one (1) 1.5' x 6' attached hanging sign is approved in the location shown on the approved site plan. Sign shall be installed a minimum of 10 feet from property lines and rights-of-way.
3. That the Temporary Sign Permit shall be valid through October 21, 2023. The sign shall be removed by October 28, 2023.

Commissioner Oldani seconded. On roll call: Commissioner Carrillo abstained; all others voted aye. Motion carried.

**REZONE / CONDITIONAL USE PERMIT
BY MATTHEW MEHRING, ANDERSON ASHTON
6340 S. HOWELL AVE. AND 239 E. COLLEGE AVE.
TAX KEY NOS. 719-9012-000 & 719-9995-000**

Director Seymour provided an overview of the requests to rezone the properties at 6340 S. Howell Ave. and 239 E. College Ave. to M-1, Manufacturing with a Conditional Use Permit for heavy manufacturing and equipment sales and rental (see staff report for details).

Eric Neumann, Anderson Ashton, 3316 W. Links Dr., Franklin, WI 53132, reiterated the proposal is for the corner parcel only, and any questions or concerns will be answered by himself.

Commissioner Hanna asked if only questions regarding zoning should be asked, or if questions about the proposed entrances to the site could be asked.

Mayor Bukiewicz answered zoning, to which Director Seymour concurred but encouraged other site-specific questions.

Mayor Bukiewicz stated that the proposed plans are preliminary.

Commissioner Hanna asked if the left turn from College Avenue into the site will be an issue for large trucks and vehicles entering, suggesting work with the City be done to ensure traffic problems are addressed and resolved.

Mr. Neumann explained that Milwaukee County and the Department of Transportation (WisDOT) have been contacted regarding the access point, stating the location of the access point is recommended due to the distance from the intersection. Acceleration / deceleration lanes and any College Avenue improvements will be reflected in any future site plans, pending approval of the current agenda item.

Commissioner Hanna suggested a left turn lane to the College Avenue median be added to alleviate potential traffic delays on College Avenue.

Commissioner Carrillo stated her absence at the previous meeting the applicant attended.

Alderman Guzikowski stated his support for the project.

Commissioner Oldani's comments were inaudible.

Commissioner Siepert asked if the equipment being refurbished will be stored in or outside prior to work being done on them.

Mr. Neumann explained that all the equipment will be brought into and unloaded inside the building in crates, using a crane for the large items and the interior loading dock for smaller items.

Commissioner Siepert asked where the empty crates would be stored, to which Mr. Neumann explained future plans would show the assembly and storage areas on the floor plan.

Mayor Bukiewicz stated his understanding of the facility.

Christopher Jaszewski, 143 W. College Ave.:

"Most people say not in my backyard. I'm saying not in my front yard. My mom and dad are buried in a cemetery right here. I want to quote a small section, Scientific American April 2023, 'Use nature as infrastructure. The concept of natural capital or the idea that equal system services should be valued in a similar manner as any form of wealth, dates back to the seventies at least.' We're talking about here is a strategy of leverage buyout. Investors use a similar tactic for house flipping. AIMS fits the profile of a target company, being groomed for a next round of leveraged buyouts, which will


reap huge profits for the brokers and a potentially failed cost to AIMS. Cities like Oak Creek are being targeted because new construction is eligible for new federal manufacturing subsidies. The main role of Oak Creek's city planners, in this case, is to put a stamp of approval on this financial harvesting of naive municipalities. The final cost will be of dealing with one or more oversized abandoned buildings and their associated ground water pollution when AIMS ultimately joins Rexnord, which is a parent company, in Mexico. Not in our yard. The land itself - I grew up here watching Cudahy's woods - I had to save it once. Well (inaudible) a bunch of people had to save Cudahy's woods from developers who want to put a trucking company in there. Can't you think about the structure of the land itself? We need the open space, we want to look at green grass we don't want to look at factory buildings, and that's what you're saying to the public. Please think about it. We don't need more business, we need more land space – more open green space for people. Your children don't want to see factories, they want to see the trees and the birds that used to be there – that could be there, if you leave the land alone. Thank you."

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the property at 239 E. College Ave. be rezoned to M-1, Manufacturing with a Conditional Use Permit for heavy manufacturing and equipment sales and rental on portions of the properties at 6340 S. Howell Ave. and 239 E. College Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (May 23, 2023).

Commissioner Siepert 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 6:42 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

5-23-23

Date