

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 25, 2010

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Bukiewicz, Mayor Bolender, Commissioner Correll, Commissioner Nowak and Commissioner Chandler. Commissioners Cassista and Michalski were excused. Also present Doug Seymour Director of Community Development, Jeff Fortin Planner, Peter Wagner Zoning Administrator, and Assistant Fire Chief Tom Rosandich.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Certified Survey Map – Brian Kotecki
1830 E. Elm Road
Tax Key No.: 958-9019**

Mr. Fortin explained to the Commission the owners of the property at 1830 E. Elm Road were requesting approval of a certified survey map that would divide the property into three lots in the Rs-3, Single Family Residential zoning district. Lots in this district are required to have a minimum lot width of 80 feet and a minimum area of 12,000 square feet. Each of the lots meets or exceeds this requirement. The lots range in size from 2.4 acres to 6.9 acres. Lot 2 will be the site of the applicant's new house. There are no plans for Lots 1 and 3 and it is anticipated they will continue to be farmed.

Commissioner Dickmann questioned access to lot 2. Mr. Fortin explained there was an existing driveway and they have the required frontage for access.

Commissioner Johnston requested the Flood Fringe be shown on the CSM as a technical correction.

Mr. Scott Haapakoski, 1930 E. Elm Road expressed concern for a stormwater run off problem on his property at this time and is worried this will make matters worse. Mr. Fortin explained there is a change in grades but the water is still running in the same location so it should not be any additional water in the area.

Commissioner Bukiewicz questioned if there was a significant amount of fill required on the grading plan. Commissioner Johnston explained they have brought up the building pad about three to five feet but it is still draining off to the same location.

Commissioner Nowak moved that the Plan Commission recommend that the Common Council approve the certified survey map by Brian Kotecki for the property at 1830 E. Elm Road, subject to the following conditions:

1. All technical corrections being made prior to recording.
2. Approval of the final grading plan by the Engineering Department prior to recording.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

Delphi & Civic Center Redevelopment Concept Plans – Second Presentations and Interviews

Mr. Fortin explained to the Commission at the January 11, 2011 meeting each of the seven consultants that submitted proposals for the Delphi & Civic Center Redevelopment Concept Plan gave a short 15-minute presentation about their firms and the approach to this project. After that meeting Commissioners submitted ranking sheets. Staff has compiled the results and the top three firms were:

Graef (with MS&R and Ryan Companies)
Schreiber Anderson (with Gruen Gruen & Associates and Eppstein Uhen Architects)
Plunkett Raysich (with RTKL and Business Districts, Inc.)

Each the consultants will be given 30 minutes for a more detailed presentation and an interview/question and answer with the Plan Commission. At this meeting the Commission should take into consideration the RFP they have looked at and the presentations and make a recommendation to the Common Council which firm the Plan Commission believes should be selected. The ultimate goal would be for the Common Council to make the final decision at next weeks meeting.

Mayor Bolender suggested the Commission turn in their selections by Friday at noon. Mr. Fortin explained they would like the Commission to discuss and make a recommendation this evening. Mayor Bolender would like to have more time to make a final decision.

Each of the consultants gave their presentations and the Commission decided to hold a Special Plan Commission meeting on February 1, 2011 to make a recommendation to the Common Council.

Commissioner Bukiewicz moved to adjourn. Commissioner Dickmann seconds. Roll call, all voted aye. The meeting adjourned at 9:29 p.m.