

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JUNE 28, 2011

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 and Commissioner Chandler. Commissioner Cassista will no longer be serving on the Commission and Commissioners Michalski and Nowak were excused. Also present were Jeff Fortin Planner, Peter Wagner Zoning Administrator and Lieutenant Steve Jendusa.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Commissioner Dickmann moved to approve the minutes of the May 24, 2011 regular Plan Commission meeting. Commissioner Bukiewicz seconds. Roll call, all voted aye with the exception of Commissioners Correll and Chandler who abstained. The minutes were approved as submitted.

**Public Hearing – Comprehensive Plan Amendment
7929 S. Howell Avenue
Tax Key No.: 813-9013**

Mr. Fortin explained the Amendment would correct something in the Comprehensive Plan which currently stated the property at 7929 S. Howell Avenue is to be used for general industrial and the consensus has been that this site is not going to be used for general industrial but that a mixed use is the most appropriate future use in this area. The Wisconsin Smart Growth legislation is set up is that the City's decisions need to be based on the Comprehensive Plan. In order to be preemptive and allow the City to act quickly on this site they would like to designate the area as a mixed use. Mixed use would allow for governmental buildings, retail and also housing and recreation centers.

Mr. Fortin explained to the Commission the conceptual plan that was developed as a result of open house meetings with residents, elected officials and stakeholders.

Mayor Bolender opened the public hearing and called for comments.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue, expressed concern for changing the zoning and a large manufacturing business was looking to locate in the area. Mayor Bolender stated they have business parks that could accommodate large industrial businesses. The Delphi site is located in the middle of the City and they would like to see more than heavy industry in the middle of the City. Mr. Fortin clarified they were not changing the zoning at this time but changing the land use. Mixed use does allow for office if a company wanted to locate their headquarters in this area.

Mayor Bolender made a second call for comments or concerns.

Mr. Keith Heyer, 9180 S. Patricia Boulevard, expressed concern for moving City Hall, the library and community center into this area. He realizes they are needed but this is a prime property that could be used to attract some large businesses such as IKEA. Mayor Bolender commented he has tried to attract businesses such as IKEA but they are not making any moves at this time because of the economy.

Mayor Bolender made a third and final call.

Ms. Josie Knitter, 233 Summerhill Place, expressed concern for higher end retail if and when retail stores start coming. She currently has to leave the City to shop and feels higher end stores would draw in shoppers from all around the area. She would also not like to see a Walmart considered for the site.

Mayor Bolender closed the public hearing and opened the floor to the Commission.

Commissioner Dickmann questioned the difference for Planned Mixed use for the entire area and the smaller mixed use area on the map. Mr. Fortin explained the consultants were using the mixed use to represent specific buildings such as multi-tenant buildings or a recreational center building. The Planned Mixed use is a broad thing that would allow any ratio that the Common Council would allow for that site.

Commissioner Bukiewicz commented this was just a draft of what could be. They need people to voice their opinions on what they want to see in the area and express their opinions. He has been hearing that they want high end retail in the area.

Mayor Bolender also commented if residents had a particular store in mind they would like to see to let him know and he will contact them and see if there is any interest.

Commissioner Bukiewicz moved that the Plan Commission adopt resolution 2011-03, amending the Comprehensive Plan and Planned Land Use map for the property at 7929 S. Howell Avenue to reflect the change in land use for General Industrial to Planned Mixed Use.

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

Commissioner Correll moved to adjourn. Commissioner Dickmann seconds. Roll call, all voted aye. The meeting adjourned at 7:19 p.m.