

ADDENDUM

CITY OF OAK CREEK PLAN COMMISSION
REGULAR MEETING
January 13, 2015
6:00 p.m.
Common Council Chambers
8640 S. Howell Avenue

4) NEW BUSINESS

- g) RESOLUTION – Review a proposed resolution regarding the designation of public park areas and public access for the properties at 9300 S. 5th Avenue and 4240 E. Ryan Road. (Tax Key Nos. 868-9996-002 and 868-9993-001)

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (7:30am-4pm weekdays)



Plan Commission Report

ITEM: 4g
DATE: January 13, 2015

PROJECT: Resolution regarding the former Du Pont and EPEC properties

ADDRESS: 9300 S. 5th Avenue and 4240 E. Ryan Road

TAX KEY NO: 868-9996-002 and 868-9993-001

STAFF RECOMMENDATION: That Plan Commission approve Resolution 15-01, regarding the designation of public park areas and public access to the properties at 9300 S. 5th Avenue and 4240 E. Ryan Road

Ownership: City of Oak Creek

Size: 9300 S. 5th Avenue – 54.91 acres
4240 E. Ryan Road – 51.9 acres

Existing Zoning: 9300 S. 5th Avenue – A-1, Agricultural
4240 E. Ryan Road – Rm-1, Multifamily Residential

Adjacent Zoning: North – I-1, Institutional
East – Lake Michigan
South – P-1, Park
West – B-4, Highway Business, and B-2, Community Business

Comprehensive Plan: Planned Mixed Use and Two Family Residential.

Wetlands: Yes, as depicted on CSM.

Floodplain: N/A

Official Map: none

Commentary: The Plan Commission is being asked to approve a resolution that would recommend to the Common Council that the portions of properties at 9300 S. 5th Avenue and 4240 E. Ryan Road, formerly known as the Dupont and EPEC properties be designated as public park areas and that public access to said properties be prohibited until construction of the public park is complete.

These two properties, which were recently acquired by the City are part of the Lake Vista redevelopment area. The Council recently approved a Consensus Design and Programming Concept Plan for these properties (see exhibit) which identifies a public park on the eastern half of the Du Pont property and on a portion of the EPEC property. Other portions of the sites are designated for future private development.

Beginning this year, and continuing into 2016, the City intends to construct recreational fields, shelters and restrooms, paved parking areas, paved hiking paths and a roadway on the properties as depicted in the concept plan. While it is the City's goal to open these areas to the public as soon as possible, it would not be prudent to do so while the areas are under construction. Uncontrolled public access at this point would also potentially be in conflict with mandatory environmental restrictions imposed by the Department of Natural Resources.

Prepared by:

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Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

PLAN COMMISSION RESOLUTION 15 - 01

RESOLUTION REGARDING THE FORMER DU PONT AND EPEC PROPERTIES
(Lake Vista Project)
(4th Aldermanic District)

WHEREAS, E. I. Du Pont De Nemours (“Du Pont”) and EPEC Polymers, Inc. (“EPEC”) owned approximately 98 acres located on Oak Creek’s lakefront east of 5th Avenue and north of East Ryan Road at 9300 South 5th Avenue (the “Du Pont Property”) and 4240 East Ryan Road (the “EPEC Property”) respectively (collectively the “Properties”); and,

WHEREAS, on December 5, 2014, Du Pont and EPEC conveyed the Properties to the City of Oak Creek (the “City”); and,

WHEREAS, the Properties are depicted on an ALTA/ACSM Land Title Survey prepared by R. A. Smith National, Inc., and dated November 4, 2014 attached hereto as Exhibit A; and,

WHEREAS, the Common Council has approved the Consensus Design and Programming Concept Plan prepared by JJR Smith Group, LLC (the “Concept Plan”), a copy of which is attached hereto as Exhibit B, which identifies a proposed park on the eastern half of the Du Pont Property and on a portion of the EPEC Property which is not proposed for a future development site as depicted on the Concept Plan and as further identified on Exhibit C attached hereto and incorporated herein by reference; and,

WHEREAS, the areas west of the Active Recreation Zone on the Du Pont Property depicted on the Concept Plan and west of the Development Zone A on the EPEC Property as depicted on Exhibit C are proposed for future development purposes; and,

WHEREAS, in 2015 and in 2016 the City intends to construct recreational fields, shelters and restrooms, paved parking areas, paved hiking paths and a roadway with street lights as depicted on the Concept Plan; and,

WHEREAS, until construction occurs there is no hard surfaced means of access to the Properties and there are no street lights on the Properties; and,

WHEREAS, properties along the lakefront south of the Milwaukee Metropolitan Sewerage District South Shore Water Reclamation Facility, east of 5th Avenue and north of East Ryan Road have been the subject of vandalism in the past; and,

WHEREAS, it would be difficult for emergency services to have reasonable access to the Properties in the event of an emergency; and,

WHEREAS, the Properties will be a construction zone starting in the spring of 2015; and,

WHEREAS, the Properties are subject to environmental restrictions including a Soil Management Plan and a Barrier Maintenance Plan that are mandatory requirements of the Wisconsin Department of Natural Resources (“DNR”); and,

WHEREAS, it has been recommended by the Engineering Department, the Police Department and the Fire Department that access to the Properties by the public be prohibited until such time as the park areas as depicted on Exhibit B are constructed; and,

WHEREAS, once construction of the proposed park is complete, public access to the Properties will be allowed.

NOW THEREFORE BE IT RESOLVED by the Oak Creek Plan Commission that:

- 1) Acquisition of the Properties by the City is hereby confirmed.
- 2) The Plan Commission recommends to the Common Council that the areas as depicted on Exhibit B, the Concept Plan, be devoted to public park purposes.
- 3) The Plan Commission recommends to the Common Council that until construction of the public park is completed that access to the Properties by the public be prohibited.

Introduced at a regular meeting of the Plan Commission of the City of Oak Creek held this ____ day of January, 2015.

Passed and adopted this ____ day of January, 2015.

Consensus Design & Programing Concept (DRAFT)



Park Facility Organization

- Turf for informal use or dedicated athletic events, flexibility in programming
- Small shelters within meadows or naturalized areas
- Parking along north boundary of park
- Series of outdoor rooms
- Large traditional playground, woodland adventure area for nature-based exploratory play

Landscape Character

- Primarily naturalized landscaping with small areas of mown turf and meadow
- Mix of flat areas with artful topography / earth forms

Bluff Facilities

- Multiple overlooks at top of stabilized bluff
- Multiple trailhead locations
- Twelve month pull-up parking facing the lake with a view
- Bluff trail terminates at existing beach, upland trail continues to Bender Park

Potential Programmatic Uses

- Farmer's Market
- Disc Golf
- Kite Flying
- Winter Sports (Cross Country Skiing, Snowshoe, Hockey, Ice Skating)
- Bird Watching
- Model Airplanes
- Food Truck Rodeo
- Art Installations
- Temporary Beer Garden
- Fire / Council Ring(s)
- Public Fireworks Viewing
- Zip Line / Adventure Play
- Wellness Course
- Smart Phone Apps

EXHIBIT C

