

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 8, 2015

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Correll and Commissioner Chandler. Commissioner Siepert was excused. Also present: Kari Papelbon, Planner, and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the August 25, 2015 meeting minutes. Commissioner Johnston seconded. On roll call: all voted aye, except Alderman Bukiewicz, who abstained. Motion carried.

**Public Hearing - Comprehensive Plan Amendment
2020 Vision – A Comprehensive Plan for the City of Oak Creek
Update the Planned Land Use category and Map 2 in the Comprehensive Plan from
“Single Family Residential” to “Mixed Residential” for the properties at 7721 S.
Pennsylvania Ave., 2100 E. Drexel Ave., 2200 E. Drexel Ave., and 2280 E. Drexel Ave
Tax Key Nos. 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon read the public hearing notice and opened the hearing. Mayor Scaffidi called for public comment.

Mark Verhalen, 1200 E. Ryan Rd., Alderman 3rd District, stated that the proposed amendment is adjacent to the 3rd district. He stated he has had numerous calls in the last two or three days regarding this proposed change, and 99.9% are against doing the amendment. Mr. Verhalen stated he has concerns as well going back a few years when they put the Life Creek Church on the hill there. They were planning some type of apartment buildings on top of the hill as well. They were pretty much turned down on the property as it is directly adjacent to the church to the east. With only two entrance/egress areas for the development, the one in particular near the intersection on Drexel Avenue would pose a pretty dangerous hazard. There is a very steep incline on Drexel coming from both sides and it creates a blind spot in the road. It is going to be a dangerous intersection no matter what is put in there. In order to keep the accidents to a minimum, he would like to see (for his constituents and the rest of the neighborhood continuing into South Milwaukee) that this area stay zoned single-family residential.

Mr. Verhalen stated that he is also on the school board. There are numerous multi-family developments underway or proposed in the City right now. The school district proposed a referendum last fall for a few new schools. If the City keeps putting apartment complexes in, especially where they are not on the Comprehensive Plan at present, it is going to put more burden on the schools and will end up costing the taxpayers more in the near future instead of in the distant future. Mr. Verhalen stated he would like to see the Comprehensive Plan adhered to and not be changed.

Dave Kubicek, 7911 S. Long Meadow Drive:

“I have been a resident or in the area for over 60 years. This is my home. I built my home back in, a number of homes, four of them in Oak Creek, the present home I’m in right now I built myself from the ground up; a lot of sweat equity in there. My dream was to retire at that

location. Before building, I came to the board and asked if there was any development plans. Of course it was agricultural at that time. To me it was going to stay that way or it was going to develop. Back a few years later, Life Creek came to us and proposed to build a church, which was fine. They wanted to hide it for some reason. I don't know why. I mean, you have a church. You want to expose it. We asked what was going to happen to the rest of the property. Of course, they had no idea. In order for that agreement to go through, they agreed to single family home development, which is fine, you know. But they were warned by no circumstances were there going to be apartment buildings built there. I built my home, people followed in the subdivision Highland Meadows all under the assumption that nothing bigger than single family residence was going to be there. A few years later, Life Creek came to the board again. They wanted to put up apartment buildings there. That hits the nerve right there. I see that the proposed site now consists of 386 units. When they first came here, HSI, they were proposing 206 units on 25 acres. That's 8.1 units per acre. Now they come back and I understand they are doing 386 units, meaning 180 units more on 12.27 acres. That's 14.6 units per acre. That's density, massive density. I don't think we can handle that. On the last hearing before, I brought up the fact that as a firefighter, it was only one entrance at that site and I was sort of laughed at because as a firefighter per say you want to optimize the fronts you're going to put water on that fire; the more the better. And if you've only got one front that makes it very difficult. Those are the reasons. We the community of Highland Meadows have poured our hearts and souls into the community there. We don't want the apartment buildings there and it's going to lower our value. I mean, I'm coming to you, our hearts were broken the first time. I never dreamed that there was going to be that many apartment buildings, units, 360, 386. That's all I have to say."

Steve Kurkowski, 1110 E. Milwaukee Ave., 1st District Alderman, stated he had an opportunity to meet with Tony DeRoso, HSI Properties, who laid out the plans and did explain that the concepts are just lines on paper. Mr. DeRoso asked Alderman Kurkowski if he would be willing to support this, and Alderman Kurkowski responded that he would keep an open mind. Alderman Kurkowski stated he did speak with residents in his district. One of his concerns is the traffic on Drexel and Pennsylvania Avenues. Alderman Kurkowski stated he is in concurrence with Alderman Verhalen's comments. Alderman Kurkowski stated that Drexel Avenue is one lane in either direction. He has personally witnessed people using the curb lane to pass people when people are making left-hand turns into their driveways when there was no left-turn lane. As far as Pennsylvania Avenue is concerned, he stated he can only describe that if there is going to be an entrance into this proposed development it is probably a disaster waiting to happen. It is a two-lane road with nothing but culverts or properties. Someone would have to come in and make major roadway reconstruction for that area because at the morning hours with school buses or evening hours with people coming home, the traffic there would be a disaster.

Alderman Kurkowski further stated that he was not an alderman when the church proposed the apartment complex, but he was not in support of it. He stated his recommendation that there needs to be single-family residences built in Oak Creek. He stated his concurrence with other comments that the City has enough multi-family development in the City. He requested that the Plan Commission stay with the Comprehensive Plan and keep this designated a single family residential area. He has talked to residents in his district and they are opposed to it and he supports their opposition.

Elizabeth Senica, 2101 E. Drexel Avenue:

"My husband and I looked for a couple of years for a piece of property where, or even an existing home, where we could join with my in-laws, live in one home so that we didn't have to take care of two and help each other out. We searched for two years and when Ray Bussler put

those lots up for sale and I saw it, we went up there, and I stood up there and I looked around and I said this is home. So we decided to build a home there and the tax bill last year was over \$9,000. It is a nice big beautiful home. So two years later, a few car accidents, couple of times the mailbox has been knocked over because of that said traffic and the option to always speed through the curb lane. My biggest concern is traffic. Are they going to widen the road because you can't come in my direction? My driveway's already at the maximum grade. I already, you know, am at 10% grade. We did everything we could to kind of swoop it to lengthen it. We put a lot of money into this home. It kind of coordinates exactly where my husband and I grew up. I grew up in Bay View and he grew up in Franklin and if you took the lines and met them, they would be right on our property. I love my home. I want to stay there. I want my family to have this home long after I'm gone. It's a beautiful piece of property. I don't mind the traffic that's there. I don't mind the church, but that is dangerous because people can't see over the hill. We see it all the time when they slow down to turn left into the church. People come up and they don't realize just how much traffic is backing up already and they swing around into the curb lane. Sometimes they miss and go up the curb. I just think it would definitely be a burden on us. I sit on my porch. I honestly don't pay almost \$10,000 in property taxes to look at apartment buildings, you know. We had heard and looked into it and we had already known that Life Creek Church wanted to build apartment buildings there and it was shut down so we thought this is the place. This is the place. This is where we want to be. Now two years later I'd hate to think that my property values are going to drop so low that I'm going to sell this house and start over again. This is where I want to be. I'm invested in the community. That's all I have to say.

Dennis Tierney, 7940 S. Long Meadow Drive:

"Like everybody that spoke here already, I'm against the project with the apartments and everything moving in over there. But if this goes through, these apartments, what are they going to be selling for? What's the price of these apartments, because this is going to affect the value of our homes? Where are those apartments going to be located? Are they going to be on Drexel Avenue or back further? And the homes, are they going to be on Drexel Avenue? Another thing, as far as I know, only one person in my neighborhood got a leaflet to come to this meeting. Nobody knew about it. Is it a secret? You know you don't send them out to anybody else? One person got it."

Mayor Scaffidi responded that the mailing goes out to 300' from the address of the proposed development.

"Nobody got them in the mail. Nobody in our subdivision got one except one person is all I know. And I found out about it yesterday is when I first heard about it. So I'm wondering, like, where are the houses going to be built? Where are the apartments going to be built? What kind of price are you asking for these because obviously that affects our market? Like everybody else has stated here, that hill on Drexel Avenue where that church is that is very, very dangerous. I mean, they're going through there 35 miles an hour, but it is not unusual to see a car go by there at 50 or a motorcycle to go by at 50 going over the top of that hill. And if you're going to have all those apartments and houses there and children coming out there, there's going to be something terrible that's going to happen there.

Anthony Mirenda, 7675 S. Pennsylvania Avenue:

"First of all, there was a meeting held on this on August 25. No. Okay. Alright. It says under 4A Comprehensive Plan Amendment. Proposed amendment to the 2020 Vision. Well isn't that in regards to this."

Mayor Scaffidi responded no.

"I stand corrected. In regards to this development that you are proposing that we accept, there's a lot of factors that we have to think about as a City. Number one, what does this do to the value of our homes? Thankfully these folks got this notice somehow and that they're here this time because there was nobody but a couple of us here the last meeting. It's good to see the support. Home values are important. They, you know homes are part of our hearts and this piece of land off of Pennsylvania Avenue is so scenic a piece of land. Why would we destroy that by putting in this jam-packed apartment dwelling, number one? Number 2, how would they rent those apartments without having it visual? The drive-by rate to get to see these things, they're not going to see them because they are hidden in that hole. So I don't even know why you would even want that piece of land. Not only that, but the land it's got a lot of issues that you haven't dug into yet have you? I guess not. I wonder how many of you folks have seen this piece of land. Could you tell me if you've seen it? You've been out there and looked at it. Do you agree with me that it's a beautiful piece of property? Wouldn't it be more beneficial to the City to improve the City on how we look to put in single family homes there? Or even something like a side-by-side ranch condo where people take ownership and have pride. You know apartment dwellers tend to stay like one year and they're gone. They don't care about the property. They don't care about having a junk car in the driveway that's going to leak oil all over the place or whatever the case may be. There's a lot of bad thoughts. I think what Ron Verhalen brought up about the City school system, we're already crowded. We're building like crazy for new schools and we're going to put 680 units that they're going to have two per household of children. That's a lot of kids; 1,300 kids you're going to put into this school system. What is the tax base going to be on the apartments? Is it as good as a single family home? Is that right for the City? In the Plan Commission review of this program, first of all you have a 100-year plan for the City and you want to change that plan for one developer that is going to jam in a bunch of apartment buildings. Why would we do that? Everybody that built in the subdivision on Drexel built with the thought in mind that that is not going to be what it is. On Pennsylvania Avenue, I can't tell you how many cars have been in the ditch in front of my house in the winter months because it is such a narrow road. When they get in that ditch that ditch is very, very deep, so now we have tow trucks pulling them out. I've heard for, my father-in-law built on Pennsylvania Avenue in 1950. In 1950, they told him they were going to widen Pennsylvania Avenue. I built in 1977. They told me in 1977 they were going to widen Pennsylvania Avenue. So this talk about we're going to widen Pennsylvania Avenue just don't fly. I mean it ain't going to happen. Not in the future. And now you're going to be building new roads at the same time as having a construction project like that going on at the same time? How are we going to get in and out? I mean it just doesn't make sense. The Plan Commission states that while this proposal to amend the Comprehensive Plan to a mixed residential land use does have some merit, staff has raised concerns about utilizing land within the City that is suitable for single family residential development for other purposes. As a single family subdivision, development sites become increasingly scarce, it will become more important to think strategically about mix of development types and densities within the community moving forward. Why don't we do that now? Why are we allowing something like this to happen now?"

Mayor Scaffidi responded that the developer tries to purchase the land, they put a proposal together, they propose it to the City. It is not the City's plan. It is what they propose for that site. The process is not at that stage yet. Right now the City is considering whether that is viable or not.

"The last meeting that I attended on this was that first informational meeting and you guys were all in favor of it. Wow, this is a great plan; it's palatable. It's not palatable. It really is not

palatable. Again, the other thing I want to bring up is water distribution from that site. Where are they going to go with it? You see the piece of land that is to the north of this proposed subdivision of apartments. How are they going to get water to the creek without affecting that piece of land that is owned by Mr. Hengst? That's impossible because it's all uphill. And the other things that the developer brought up last time was single family homes aren't selling. That land will never be used for single family. Well in the Milwaukee Journal on July 15th, the metro Milwaukee June home sales strongest in 15 years. That's the headlines. Home sales are back. The economy is coming back. It's just amazing. I took a picture of that piece of land and I'd like you guys to look at it. Again, I think our taxes are pretty high here in Oak Creek. I know what I pay. I heard what these folks are paying. I think single family homes will probably be more beneficial to the tax base in Oak Creek and be more beneficial to the school system. It would be more beneficial for the whole area. You'd bring in better families. It'd just be better all the way around. And that's all I've got to say."

David Kubicek, 7911 S. Long Meadow Drive:

"A few facts that we're going to do and that is the average, the percentage of residents that live in apartments, guess what that is in our area. Would you believe 42%?"

Mayor Scaffidi asked where that number came from.

"We got it from Neighborhood Scout, okay. We're pretty dense with apartment buildings, I'd say. It surprises me. On the school system, again, Mark, you're part of the school board. It costs average Oak Creek student \$11,028 a year. That's what we pay per student. Now you take that 386 units. Let's say every other unit has one child. That's over \$2.1 million dollars a year. Are you going to get that from the tax base? No. Where's it going to come from? How about crime? HSI put up a development on N. 60th to N. 62nd. Let's look at their numbers. Violent crime per thousand people 1.32. Oak Creek 1.4. Regular property 34.8% for Wauwatosa. Oak Creek 29.2%. Here's the big one. Regular crimes, domestic crimes 128 per thousand to Oak Creek's 38. These are apartment buildings in Wauwatosa that HSI has built."

Mayor Scaffidi called for second time for comment.

John Greco, 2121 Oak Ridge Lane:

"I guess I just have to ask the question again, how many apartment complexes do we need? They just finished one on Shepard Avenue or are still working on it. There's land for sale just west of Howell Avenue and south of Puetz Road that backs up to nothing but apartment buildings. There is a development just west of the City dump that was started and seems to have halted for some reason or other right adjacent to multi-family units. You also have the new town center, which is going to be building apartment buildings. Several years ago when the Lake Vista project was being talked about I understood then they were talking about apartment complexes down there. So my question is I would just like you people to look at how many apartments do we need or multi-unit buildings in this City? Thank you."

Louie Sprague, 2201 E. Oak Ridge Lane:

"I've got two areas of concern primarily. The first was I spoke with Larry this morning, Larry Haskin lives next to me, and next to John as well, and as he was going by I said we didn't receive notices. Why is this happening and he said well it is a 300' rule. They certainly live within the 300', but when they built Life Creek Church, they notified our whole subdivision. There was no fudging on giving the information to the people so you could get this kind of

dialogue and this kind of discussion going to find out exactly what the constituents think about the plan. All of a sudden this time it comes out and I, too, if it wouldn't have been for a couple of courageous ladies that walked around the subdivision last night handing these papers out, we would have never known about it. Or if my neighbor hadn't gone to the district meeting and heard Doug Seymour tell them that it is already a foregone conclusion we are going to have that development there. And I said well that can't be. They have to amend the Comprehensive Plan and that can only be done with the Common Council. He can't do that. But apparently he thinks he can."

Mayor Scaffidi asked what meeting Mr. Sprague was referring to.

"A meeting to discuss populations and where we're going to put all of our children and what schools and how the lines are going to be drawn because the pressure is getting so great."

Mayor Scaffidi asked if Mr. Sprague heard Mr. Seymour make this comment himself.

Audience member responded that Mr. Seymour didn't say that. He did say that it was being considered.

"The second concern I have is the whole idea of a Comprehensive Plan unless I'm wrong is to make long-term plans to utilize resources and not to duplicate. We didn't do it for free did we? Was the Comprehensive Plan free? We just did that?"

Mayor Scaffidi responded that it involves a lot of manpower from City staff and input from development groups.

"I can understand an amendment and a need of an amendment if indeed we have the need for the amendment. From what I'm hearing here now is we've got the Delphi development that's going to generate a ton of apartments. There is a plan for building on Shepard Avenue by the Legion post another bunch of apartments. How many apartments are we going to need for the City that would warrant a modification or amendment to the Comprehensive Plan? That's all I have."

Thomas Hengst, 7669 S. Pennsylvania Avenue:

"We own the property adjacent to the north of the property. As it stands right now, when the field is being farmed, any time we get a lot of rain, there's basically a river that flows from that cornfield that kind of goes through our yards that goes into that creek. Putting buildings there and putting all that runoff, I'm a little nervous about what that's going to do to our property first of all. Also, we've heard about this great need for apartments that we've had in Oak Creek. I just did a little research and luxury apartments, the Gables currently have multiple vacancies, Springbrook Cercle luxury apartments multiple vacancies, the apartments of Alpine on Pennsylvania Avenue have multiple vacancies. There are a lot of vacancies for apartments and luxury apartments. It's not just your standardized apartment buildings, so there seems to be more than enough need. Also, they say that single family houses aren't selling. Well there is a beautiful subdivision just north of Grace Lutheran School that went in in Oak Creek. They didn't seem to have a problem filling that out. All those units sold. It's a beautiful subdivision. It is something that you don't mind living next to. Cramming a bunch of units into that little area and our house is that little dot right there, which would be really right next to the border of the property and the way they have it laid out, it would be looking out our bedroom window looking at 220 unit apartment buildings, which we would like to expand our house. We would like to put a bunch of money into our house. If this moves forward, we're going to do everything we can to

try to leave this area, which my mother has lived there her entire life, which our family, it's our family property. We don't want to move, but we also don't want to live next to this. Thank you."

Cheryl Kopp, 8010 S. Long Meadow Drive:

"I am on that ad-hoc committee for the schools. Whether Doug Seymour, he just mentioned that yes, that this project was proposed. He also informed us of many others in Oak Creek that are going in. Things like up on Oakwood, I think there's one proposed down further. Just many different options. All of them had 150, 200 type places for people to live. All of these, we are having a tremendously, tremendously hard time trying to find places for these kids now that we have in Oak Creek with the new school being built. How, even if we don't have, I think they said something like .8 children are per every whatever if it's 200 or whatever, that's how they figure it how many kids would be there. You know it's not even really one, about .8. Even if you get that many children, where are you going to put them? We're having such a hard time and our schools are getting so full, I just really, really would ask that you consider this because if you had a hard time getting the school built now with the referendum and everything, how do you think people will feel if you have to ask for another one of the taxpayers of Oak Creek within the next five years or whatever because we have such crowding in our schools once again? Thank you."

Dennis Tierney, 7940 S. Long Meadow Drive:

"If this proposal goes through, when do you plan on breaking ground? This year? Next year? And how long do you think this project is going to take before it's completed?"

Mayor Scaffidi clarified that this is just a zoning amendment so there are many more meetings that would have to take place. That would be a question for developers.

"Myself I'm thinking and maybe some people here are thinking too well I might want to sell and get the heck out of here before this all goes up. Now that's what I'm wondering. How long before you guys plan on doing this?"

Christine Smith, 7739 S. Pennsylvania Avenue:

"I kind of agree with the gentleman over here that just spoke. This is sort of an aside. It always seems very backward to me that we have this sort of forum before we know all the details of what's being planned so that's just sort of an extra little statement there. I have four different points. The first one being I was living here. I've been here for 20 years now when the Comprehensive Plan was introduced. It was one of the first City meetings that I ever went to. It was very exciting. It was very interesting. It was fantastic to see what the future plan was going to be for Oak Creek. It was especially exciting for me to see that the land behind my house and up on Drexel was all meant to be Rs-1. That was exactly what we had hoped for. That was what we had planned on when we purchased our home. That's what we're hoping for into the future. We would like those to be nice single family homes. The density, the increase in density with this proposal is incredible. I was going through some of my old notes and back in 2001 when Life Creek Church went in, the VanBeck property was planned as 32 lots at that point. There was three roads going in and out of that property. You are now proposing between the VanBeck property and the property next to Korean church around 400 or more units and you've reduced the number of roads going in and out to two. Along with that, you also have the issues that everybody else has brought up about all the traffic on both Drexel Avenue and Pennsylvania Avenue. It is at its maximum now. I didn't realize how bad it is on Drexel. I live on Pennsylvania and I can tell you on Pennsylvania again this morning, it takes 10 minutes to

get out of my driveway and you take your life into your hands trying to make the left-hand turn to head north. I know that the plan is to expand Pennsylvania Avenue, but even so, to be going from what was originally planned on that Comprehensive Plan to be around 32 lots with theoretically 32 cars, maybe 64 cars to now potentially 400 to 800 cars depending on how many adults are living in these apartments and how many vehicles they each have. That is a huge, huge increase and a huge burden on the residents of that neighborhood who moved into those homes expecting that to be single family residential property. And last, I also have tremendous concerns about the drainage. Our yard, we have a long narrow yard that runs north/south and the south yard every year, every spring especially, it fills with water and we basically have a lake. Everything washes away. I know from hiking through the farm field in the springtime, there are tremendous drainage issues with that property. I would hope that as we move forward if this does go through that especially the traffic plans and the drainage plans are both scrutinized immensely because those two issues are going to be tremendously significant and potentially will drive people who have lived here their entire lives and are, and have family that have lived here before them, you're potentially going to drive them out of the properties that they hoped to retire in and grow old in and pass on to their children."

Alderman Kurkowski stated that it was interesting to hear residents talk about other developments they have done research on and discussion hasn't even occurred for potential residential development along the lakefront yet. It seems obvious and apparent that residents in the first and third district want to have a single family residential neighborhood that is like other subdivisions in the City. There may be other locations in the City for multi-family developments on other roads, but in that particular area, the want is a neighborhood where families can go out and enjoy Oak Creek. Alderman Kurkowski further stated that he does not want the City to have a plan down the road where condos and apartments are being built and you go into some areas and there are no neighborhoods anymore. Also, there is a perceived burden that those multi-family developments have on the school district and other City services.

Mayor Scaffidi called for third time for comment.

Christine Smith, 7739 S. Pennsylvania Avenue:

"On behalf of my husband, who I'm going to get in big trouble if I don't bring this up, in terms of the having gone from the three roads down to two, back when the Korean church was built and the three roads were on the map, we fought very hard when they removed one of the roads on Drexel to have that second road put back on Drexel. When the Korean church proposed the apartment building I believe in 2009 that second road was taken off. If this does go through, we would very much like to see two entrances and exits back on the map for Drexel Avenue at least to alleviate the traffic that is going to be coming out on the north side of our house onto Pennsylvania Avenue."

Mayor Scaffidi called for any more comments.

Jim Malison, 7705 S. Pennsylvania Avenue:

"I purchased the house in 1999. Has anybody had a chance to take a look at those pictures? I was raised in a town of 1,200. I bought this house because of the pictures. And I guess if the pictures go away, I guess there's no reason for us to stay in Oak Creek. Obviously I bought it because of what it was. I can understand there to be change. I also can understand what the Common Council's plan was. But beyond that, I'm dead serious against this going through. You might want to consider a new City Hall. Yeah definitely it's something I bought. It's the view that you see in them pictures is what I wake up to every day. It'll be tough to see it gone."

Mayor Scaffidi called for any more comments. Mayor Scaffidi closed the public hearing.

Comprehensive Plan Amendment

2020 Vision – A Comprehensive Plan for the City of Oak Creek

**Update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Single Family Residential” to “Mixed Residential” for the properties at 7721 S. Pennsylvania Ave., 2100 E. Drexel Ave., 2200 E. Drexel Ave., and 2280 E. Drexel Ave
Tax Key Nos. 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon stated that the Applicants have prepared a presentation for the Commission.

Ryan Schultz, President, HSI Properties, thanked the members of the community and the neighborhood for attending the meeting and sharing their thoughts and opinions. Mr. Schultz stated that while he fundamentally disagrees with some of the stereotypes and perceptions of multi-family housing, he appreciates the technical concerns that they have with regard to traffic and drainage and buildability and things of that nature. Those are items that are prevalent to every development project he has worked on. His company hires very talented, sophisticated people to look at those things from an engineering standpoint and they take them very seriously. They also take very seriously the feasibility of a project like this. HSI is here to make a sizeable investment in this community because they think they can be successful. Mr. Schultz stated that Oak Creek is a special community. This is a special property and doing what HSI has done in other communities, they can make a really special project that benefits the City and benefits HSI. Contrary to some of the comments, he does believe it will benefit the overall neighborhood. Oak Creek has a tremendous job creation base. It has the retail and service amenities that people not only in single family homes, but in multi-family communities desire. It also has wonderful single family neighborhoods and all of those things rely on one another to continue to grow.

Mr. Schultz further stated that there have been a lot of comments on the Comprehensive Plan. Every community has a Comprehensive Plan and it is an important step in community planning. The City has made a big investment in that plan, but those plans change. They are a guideline for development. You can't invest in a Comprehensive Plan like that and put it on a shelf for 20 years and hope that everything works that way. Markets change, demand changes, the economy changes. What Oak Creek has done well is adapting to those demand changes.

Mr. Schultz gave a brief synopsis on who they (HSI) are as a company, and other projects they have constructed in other communities.

Tony DeRosa, HSI Properties, went through the specifics of this plan.

The property is zoned G-4 Agricultural. The current assessed value of the property is \$152,600. The proposed rezoning would be an Rm-1 with a PUD overlay. The PUD overlay is a great tool for a community to use because it gives the City better control over various aspects of the project from a planning standpoint.

Mr. DeRosa stated that every project starts with a market study. Housing rental markets are typically considered balanced when you have a vacancy rate of between 5 and 7 percent. That is a balance between a supply of housing and demand for housing. The market study that they conducted for Oak Creek has come back showing that the community has a vacancy rate of less than 1% or to put it another way, more than 99% of all the apartments in this community are leased right now. This means that there is a significant pent up demand for additional

housing. There is a growing demand for alternatives to single-family homes. There are people who are looking to sell their homes, but stay within the community. Oak Creek, in terms of its rental housing by industry standards is considered to be an older housing stock with more dated finishes and amenities within these projects that typically cannot fulfill the current demand of the market today. They are going to be targeting a demographic that is looking for an upscale suburban area to call home. These are empty nesters, baby boomers, young professionals, and those that are choosing to rent. This is a trend that is changing and accelerating in the other direction. This is the reason that the demand for single family homes has been relatively soft with new developments. This is a trend occurring nationwide right now. HSI does not want to build the same type of development that is going in at Drexel Town Square.

Mr. DeRosa stated that this is a community that will cater to those not looking to live in the typical three or four story apartment building, but rather a smaller scale two-story building with an abundant amenity package and a lot of green space and a great location. The proposed development is a two-story, townhouse style of building with direct private entrances that has more of a condo or townhome type feel. Private entrances within the development is one of the key attributes that will differentiate this community from others. These will be high-end luxury multi-family apartment homes spread out over multiple buildings. These will all be market rate luxury homes. Market rate meaning no income restrictions. Some of the apartment amenities will include attached/detached garages, oversized windows, granite countertops, private balconies and patios, open concept floor plans, full in unit washers and dryers, central HVAC, as well as stainless steel appliances. There will be a state-of-the-art clubhouse and pool, first-class fitness and business center, open space and green space as well as on-site professional management.

Mr. DeRosa stated that they have completed a wetland delineation and have been able to design a plan that works around all the wetlands on the property. They have also identified the significant floodplain at the northern portion of the property and have been able to meet all setback requirements from that. They work closely with their civil engineers, the City, the WisDNR and they come up with a storm water management plan that all jurisdictions sign off on and meet all requirements. There will be no additional runoff created by this development. They are also required by the WisDNR to preserve wetlands and natural preserve areas.

Mr. DeRosa stated that the majority of the buildings are planned to be on the northern half of the property to minimize the amount of buildings along Drexel. They plan to berm the area along Drexel for screening purposes as well as to heavily landscape in addition to that berm to protect that view. The smaller scale buildings with seven and 10 units respectively have been located along the southern portion of that site. Overall, this plan has 63% open space and an overall density of 10.9 units. Right now approximately half of these units would be one bedroom units. He felt it was important to bring this up because of the amount of discussion centered on how many children this will bring into the school system. Typically one bedroom apartments are occupied by a single person.

Mr. DeRosa stated that there is significant grade change to this property. From south to north, the site drops more than 20 feet. It creates somewhat of a bowl that softens somewhat of the visual appearance of the site as you go further into it.

Mr. DeRosa stated that they work through the process of conducting traffic studies. They work with the city planning department, city engineers and come up with a traffic plan and/or any other required improvements to make sure that traffic works for everyone. Both access points off of Drexel and Pennsylvania are already officially mapped by the City for access to this property. When the architectural phase begins, they will be working with different building

types, strong architecture, high quality durable materials that are very long lasting and will be very visually appealing.

Mr. DeRosa stated that the property is currently assessed for \$152,600. They are going to be making a \$45 million investment in this community and that represents an opportunity for a significant amount of tax increment.

Mayor Scaffidi stated he agreed with Alderman Verhalen and Alderman Kurkowski. The City has committed to a significant number of apartments at Drexel Town Square and a couple of other locations in the City that can fundamentally change what a City looks like. There was an understanding at the time that those projects were committed to that there was a need for them. However, the City does need to be sensitive to over impacting our City and to changing the fundamental characteristic of the City. Traffic is a main consideration. When Life Creek church was talked about, traffic concerns were mentioned then.

Mayor Scaffidi mentioned the concerns about the existing residents' view being taken away. However, when affected residents don't own the property, they have a lot less to say about that.

Mayor Scaffidi stated that the notification rule for public meetings is 300'. While it is the requirement, it has been expanded in the past. He emphasized the need to make sure we do that for this project if it goes forward.

Mayor Scaffidi mentioned Mr. Greco's comment about the volume of multi-family complexes and agreed, however, that is the nature of what people want to live in now. Mayor Scaffidi stated that there is a demand and that is why additional units are being built at Drexel Town Square.

Mayor Scaffidi referenced the water issue. When a project is developed, the City is very sensitive to where water goes. Whenever we develop, the City positively impacts the area. If there are current drainage issues, it is not working the way it should.

Mayor Scaffidi stated that when he sees a project of this size (396 by the developer's count) the Commission is very sensitive to what happens closest to Drexel Avenue. HSI tried to lower the unit counts closest to Drexel. With the neighborhood there, the City really needs to be sensitive to that. The high point of the property is very visible. The issue of anything east of the church is problematic.

Mayor Scaffidi stated that there was a plan that called for three access points and now it's going down to two and that will be problematic.

Mayor Scaffidi stated that the Comprehensive Plan is a living document, but in some cases, the City needs to think about when we want to fundamentally change those plans. They guide the City, but it doesn't mean it won't change. In some cases, that reason makes a lot of sense.

Alderman Bukiewicz stated he has been an alderman for eight years and served the second district. He built his home here and it was a field at one time off a dead-end road and they opened it up for development. Currently, he lives off a rather large apartment complex off of Drexel, similar to what is being proposed. Per his experience, he has had more complaints and phone calls regarding grass, cars and things of that nature from homeowners than he has with apartment complexes, and that is a fact from his district. Homeowners tend not to take care of their properties at times, whereas management companies do. The assumption that apartment owners are low income properties is not fair across the board.

Alderman Bukiewicz stated that he understands the hazards and the speed with regard to the hill. He suggested the developer work very closely with Life Creek Church to do a shared entrance road to the back of their parking lot and maybe come up on the far west side of those units and provide a third entrance in.

Alderman Bukiewicz stated that as far as property values, there are a lot of things that go into property evaluation such as sale of available homes and comparables. There is no guarantee that this development will drive the property values down.

Alderman Bukiewicz stated that there are two ponds shown on the plan, 60% greenspace and some wetlands. There will now be a storm water plan and this land has none right now. He would think that things would improve as far as runoff.

Alderman Bukiewicz stated that the acreage to sell from a development standpoint to put 32 single family homes in there would not be worth the \$45 million that is proposed to go into this area. A development company cannot put in the infrastructure and get what they need out of it to pay for this. It has been seen in other areas. It is just plain economics of the building industry. He does understand the residents' preference for that type of development. If that would happen, every taxpayer would have to supplement the costs of sewers, water mains, plowing, and maintenance of the roads. In this case, there will be private roads and it will be up to the developer to take care of that along with garbage pickup.

Alderman Bukiewicz stated that the Comprehensive Plan has changed over time and it is something the City does not take lightly. However, it is hard to please everybody in every aspect.

Alderman Bukiewicz stated that to the City's advantage, this developer is not asking for TIF money. They have investors to put this in solely invested. This will generate tax base immediately upon being built if it is approved and goes through.

Alderman Guzikowski stated his concern that he is not sure the surrounding areas of Pennsylvania and Drexel the infrastructure is there to support this type of multi-family development. His other concern is that 396 units are proposed and one entrance in and one entrance out on each street is also a concern. He stated he really likes what HSI is proposing, but is not sure this is the best location for it. He is wondering if there is another place in Oak Creek where this development can be built.

Commissioner Correll stated he has yet to see anyone come back to the City after any type of development where the water situation hasn't improved. It is obviously a mess over there now and he is confident whatever ends up being developed, it will improve the water situation.

Commissioner Chandler stated that one of his biggest concerns with the project is the entrance issues on Drexel. While in theory he supports this project, especially because there is no TIF money involved, the impact on schools and taxes and neighbors should be taken into consideration. When this was originally looked at, 200 units were proposed and now there are close to 400 units proposed. The number of units is something that needs to be discussed.

Mr. Schultz stated since the last meeting HSI acquired the church property. That acreage increased the total project size, but the overall density has not changed substantively. Commissioner Correll stated he recalled that the extra land acquired from the church is what must have driven that. He does not know if this first run is right or not and it needs some closer attention.

Commissioner Dickmann stated that the 300' notification rule has been expanded on specific projects at the request of the alderman. So if the alderman would like to see this expanded, he should mention that.

Commissioner Dickmann stated that the Comprehensive Plan was not meant to be a fixed document, but a living document. It changes as things change, as properties change, as the market changes, and as people change. The idea was that at that time when the comprehensive plan was prepared that the City made some areas agricultural until some major projects came through that we could take a closer look at that area. The idea of that was that we have the people here bringing up their concerns. The system is working. It is also unique that we are not talking about a specific project, but whether we should change the Comprehensive Plan. In this case, we have so much information and maybe it is detrimental only from the standpoint that it makes us forget why we are here. Commissioner Dickmann stated that he is concerned with Pennsylvania Avenue even if it gets widened because it is a big feeder road. The purchase of the additional land has changed some of the philosophy of this development. There is just too much there right now. He stated that he understands where the neighbors are coming from regarding traffic and the school situation. Commissioner Dickmann stated that as a citizen, he is concerned about the cost of schools and what this might add to it.

Commissioner Johnston stated that regarding the water drainage on the north end, there is floodplain on north side of this property. That is where the water is supposed to be. Commissioner Johnston further stated that if this does move forward, the Engineering Department would request that a traffic impact analysis be done to see what the impact will be to Drexel and Pennsylvania.

Mr. Schultz responded to some of the questions and concerns brought up by the Commissioners.

Regarding the cost of the apartments, they are finalizing this right now. A lot of it has to do with density and what the buildings actually look like with material selections. Generally speaking, they will range from \$1,200 per month to \$2,200 per month. They do have the market study to support these numbers.

Commissioner Chandler asked Ms. Papelbon for more information on the different cluster of buildings. Ms. Papelbon responded that, without getting into too much of the details because this is just a conceptual plan and the item is an amendment to the Comprehensive Plan rather than a site plan review, staff does believe that the density is quite large for the area. Some of the comments in the staff report would be to soften the densities on Drexel and along the east property line so that it is more of a transition between the single family residences that are existing and the more dense multi-family residential units that are proposed. The more dense units showed at a maximum of 20 per unit would be maximized in the central part of the development, so that it is more of a buffered development from the single family homes.

Commissioner Dickmann stated that usually when you have this size of a complex and this much of an area, it is built in phases. Commissioner Dickmann asked what kind of a plan was in place if the beginning phases don't fill up. Mr. Schultz responded that this will be built in phase. They have to install, at a minimum, the two access points. They would like to build this in two or three phases. Usually if there is an absorption issue, it is concession drive. If the market changes, what typically happens is reduction in security deposit or throw in a month or two of free parking. That usually creates better velocity with lease-up.

Mr. Schultz stated that the buffer along Drexel can be enhanced to get people comfortable with that buffer. Mayor Scaffidi stated the developer should pay attention to the elevations there. Mr. Schultz stated that there are ways they can move buildings around and cluster things differently with the road pattern and take some of that density off of Drexel. Mr. Schultz stated as far as pushing some of the buildings back and clustering, they are committed to working with the City to make that happen.

Commissioner Chandler asked how many stories the buildings would be. Mr. Schultz responded that these are all two-story buildings, no taller than a single family home.

Alderman Bukiewicz moved to amend the 2020 Vision – A Comprehensive Plan for the City of Oak Creek to update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Single Family Residential” to “Mixed Residential” for the properties at 7721 S. Pennsylvania Ave., 2100 E. Drexel Ave., 2200 E. Drexel Ave., and 2280 E. Drexel Ave., Tax Key Nos. 779-9991-001, 779-9006, 779-9007, 779-9008. Commissioner Correll seconded. On roll call: Commissioner Dickmann, Commissioner Carrillo, Alderman Bukiewicz, Commissioner Correll voted aye. Commissioner Johnston, Mayor Scaffidi, Alderman Guzikowski, Commissioner Chandler voted no. Ms. Papelbon stated that considering this is a tie vote, she would consult with the City Attorney to determine what the next step will be.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:45 p.m.