

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 27, 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 absent. Also present: Doug Seymour, Director of Community Development; Kari Papelbon, Planner; and Pete Wagner, Planner/Zoning Administrator.

Minutes of the October 13, 2015 meeting will be reviewed at the November 10, 2015 meeting.

CSM

Norb Theine, Apple Tower Development, Inc.
8380, 8400, and 8432 S. 27th Street
Tax Key Nos. 831-9027, 831-9026, 831-9025

Ms. Papelbon provided an overview of the CSM request and explained the change to Condition #3 to include that Lot 1 shall show wetlands on the CSM prior to recording.

Commissioner Dickmann questioned how much of a reduction of lot width would occur with Orchard Way going through on Lot 3, and whether it mess up the development.

Ms. Papelbon responded that Lot 3 has over three acres, and the road has always been proposed in that area.

Commissioner Johnston suggested that wetlands be shown on all the properties, on all lots, and advised that there have been many issues with wetlands lately, so they need to be shown on all the properties.

Mayor Scaffidi asked Commissioner Johnston if he opposed the amendment as proposed.

Commissioner Johnston replied yes, he is opposed to it. He explained that recently there was a property suspected of containing wetlands. When development was in the planning stages, they found that there were actually a lot more wetlands than originally thought, and it's costing a lot of money to make necessary changes due the wetlands not being shown on that CSM.

Mayor Scaffidi questioned if the wetland delineation on Lot 1 has been completed.

Ms. Papelbon responded that the wetland delineation for Lot 1 was completed on January 20, 2015, which is proposed to be shown on this CSM.

Ms. Papelbon explained that a wetland delineation was not conducted on Lots 2 and 3 prior to the end of delineation season, and was advised this cannot be completed until next spring. A request was made that if wetlands are found following the delineation, a new CSM or an Affidavit of Correction will be completed.

Commissioner Correll asked Commissioner Johnston what the danger is with nothing really proposed for development of Lots 2 & 3 at this time. Commissioner Correll stated that he did not see any issue.

Commissioner Johnston responded that if the property were to be sold, it would be up to the buyer to do their due diligence. We have an opportunity as we have an ordinance that states it should be shown on the CSMs - it should be there.

Alderman Bukiewicz stated that he had been contacted by citizens who were concerned about the development on Lots 2 & 3. He suggested that a delineation on Lots 2 & 3 be done prior to development. He also stated that the report noted that all tax assessments on Lot 1 must be taken care of before the CSM is recorded.

Ms. Papelbon advised that the deferred assessment would apply to the property prior to recording the CSM, on whatever property the assessment was assigned to.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8380, 8400, and 8432 S. 27th Street be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That the officially mapped street pattern for S. Orchard Way on Lot 3 is depicted on the map prior to the recording.
3. That a wetland delineation be completed on the entire property by a Wisconsin DNR-approved professional prior to development of Lots 2 & 3. Should the survey indicate the presence of wetlands, a new CSM or Affidavit of Correction shall be submitted to the City of Oak Creek, Lot 1 shall show wetlands on the CSM prior to recording.
4. That all deferred special assessments are paid in full prior to recording on all lots.

Commissioner Dickmann seconded. On roll call: Commissioner Dickmann, aye; Commissioner Johnston, no; Commissioner Carrillo, aye; Alderman Bukiewicz, aye; Mayor Scaffidi, aye; Commissioner Guzikowski, aye; Commissioner Correll, no; Commissioner Chandler, aye. Motion carried.

**Presentation:
Lake Vista Park Plans
Presented by Planning Department**

Ms. Papelbon presented the 90% construction plans for Lake Vista Park to the Plan Commission for informational purposes.

Commissioner (?) asked if the pavilion would be rentable and who would handle the rental process.

Ms. Papelbon advised that renting was the intention, and it would be handled through Parks & Rec similar to how the pavilions in the other parks are rented.

Commissioner (?) asked about the materials being used for the pavilion.

Ms. Papelbon responded that there will be glass and board form concrete listed in the approved building materials. This would all come back to the Plan Commission for review at site and architectural plan review.

Commissioner Dickmann questioned the type of materials used for the fall zone surface of the playground areas.

Ms. Papelbon responded that the playground area fall zones have been delineated, depending on the specific playground equipment. Sand, mulch, or a rubberized material would be used under the equipment.

Alderman Bukiewicz commented that the City should look at the lakefront memorial in Port Washington.

Ms. Papelbon advised that the beacon area is still a work in progress, and that it is not meant to be entered; rather, it is a tower structure that will provide an overlook of the lake.

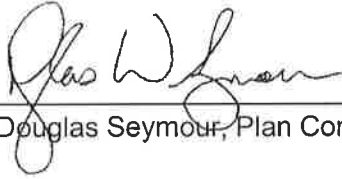
Mayor Scaffidi questioned the security of the features that will be placed at the park, such as the benches and wood deck overlook furnishings.

Ms. Papelbon responded that the benches and other overlook furnishings will be securely bracketed in place.

No action taken on this item.

Commissioner Carrillo moved to adjourn. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:44 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

11-9-15

Date