



PLAN COMMISSION MEETING AGENDA

**TUESDAY, September 8, 2015
AT 6:00 PM**

-
- 1) ROLL CALL
 - 2) Minutes of the August 28, 2015 meeting
 - 3) Significant Common Council Actions - None
 - 4) 6:00 PM PUBLIC HEARING
 - a) COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would 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). Follow this item on Twitter **@OakCreekPC#OCPCCompPlan**.
 - 5) NEW BUSINESS
 - a) COMPREHENSIVE PLAN AMENDMENT – Consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would 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). Follow this item on Twitter **@OakCreekPC#OCPCCompPlan**.
 - 6) ADJOURN

PLEASE NOTE

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MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 25, 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 Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Alderman Bukiewicz was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the August 11, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Correll, who abstained. Motion carried.

Sign Appeal
Goodwill Retail Services, Inc.
8201 S. Howell Ave.
Tax Key No. 813-9020-002

Zoning Administrator/Planner Pete Wagner read the public hearing notice and opened the hearing. Mayor Scaffidi called three times for public comment. Seeing none, the public hearing was closed.

Commissioner Chandler asked for clarification of the sign request. Mr. Wagner responded that the applicant feels the donation center signs are directional signs and not necessarily advertising signs. Mr. Wagner explained to the applicant that when there is a wall sign identifying a service, business or product, that is considered advertising. In this case, they are advertising a donation center; therefore, it is a wall sign. Either there is the Goodwill sign or the donation center sign, and that is why the variance is being requested. Mr. Wagner stated that the applicant does plan on having directional signs on the ground at the entrances.

Commissioner Siepert asked if they would be putting their name on the monument sign out on Howell Avenue. Paula Mitchell, 310 N. Broadway, stated that where Ace Hardware has their name now, they will put "Goodwill" in that location. Commissioner Siepert asked if that counts toward the number of signs. Mr. Wagner responded that they are allowed to have a space on the monument sign out on Howell Avenue.

Mr. Wagner stated there was a sign plan approved for this development to allow two wall signs; one on the east elevation and one on the west elevation. This variance request is to have the two extra "donation center" signs facing east and west. Mr. Wagner stated that there are directional signs for the donation center proposed on the ground. They are proposed to be 5' tall and about 6 SF. They are going to be at the entrances of the drive-thru area. These are situated for automobiles so they can see where to enter and exit the donation center.

Mayor Scaffidi stated that Goodwill is a great immediate replacement for the Ace Hardware store that is moving out of that space. Mayor Scaffidi stated that the signage looks fantastic, the donation area is tastefully done and that it is important and key that the Goodwill logo be on the east and west elevations.

Commissioner Dickmann motioned that the Plan Commission approves the request for the occupant to have two additional wall signs for a total of four wall signs. Commissioner Correll seconded. On roll call: all voted aye, except Commissioner Chandler. Motion carried.

Plan Review
Goodwill Retail Services, Inc.
8201 S. Howell Ave.
Tax Key No. 813-9020-002

Ms. Papelbon provided an overview of the project, which includes modifications to the building façade and site.

Alderman Guzikowski asked if there would be a traffic back-up in the donation drive-thru. Commissioner Johnston stated that this issue was discussed. It is tight there and it will be. Given the site layout, it is the best that can be expected with that building and drive-thru operations there, and allow people to pull in, get out of their car, make their donation, and drive away. With the stop sign there, it has the potential to create issues.

Paula Mitchell, Berengaria Development, 301 N. Broadway, Ste. 300, Milwaukee (representing Goodwill), explained that there will be a “Do Not Enter” sign on the eastern entrance as well as a stop bar. There will be arrows on the surface showing people where to drive.

Commissioner Carrillo asked how Goodwill discourages people from dumping boxes at the donation center during the off hours. Ms. Mitchell stated that Goodwill has a 24-hour monitoring camera system that they can see the area at all times. They have a communication system that will be activated if someone was dumping during off-hours.

Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by Joan Farrell, Goodwill Retail Services, Inc., for the property at 8201 S. Howell Ave. with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. No outdoor storage or display of merchandise is allowed.
4. That directional signage is no larger than 6 square feet per sign.
5. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to issuance of building permits.
6. That final lighting plans detailing all proposed lighting fixtures (sconces, canopy, etc.) are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to submission of building permit applications.
7. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Alderman Guzikowski seconded. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconded. On roll call: all voted aye. The meeting was adjourned at 6:28 p.m.



Plan Commission Report

ITEM: 4a & 5a
DATE: September 8, 2015

PROJECT: Comprehensive Plan Amendment – HSI Properties on behalf of Mary Voelker, Margaret Munson and Life Creek Church, Inc.

ADDRESSES: 7721 S. Pennsylvania Ave.; 2100, 2200, and 2280 E. Drexel Ave.

TAX KEY NOS: 779-9991-001, 779-9006, 779-9007, 779-9008

STAFF RECOMMENDATION: That the Plan Commission adopts resolution 2015-02, amending the Comprehensive Plan and Planned Land Use map for the properties at 7721 S. Pennsylvania Ave., 2100 E. Drexel Ave., 2200 E. Drexel Ave., and 2280 E. Drexel Ave. to reflect the change in land use from Single-Family Residential to Mixed Residential, following a public hearing and adoption by the Common Council.

BACKGROUND: Plan Commissioners will recall that at the May 12, 2015 meeting, HSI Properties presented a conceptual development plan for luxury multifamily residential units on the vacant land owned by Mary Voelker and Margaret Munson just north of the existing Life Creek Church property on Drexel Avenue. The conceptual plan included nine 20-unit buildings, two 8-unit townhomes, and one 10-unit townhome building along with a clubhouse, pool, 116 attached garages, 121 additional surface stalls, and a retention pond.

Since that initial concept, and stated during the May meeting, the applicants have been in discussions with Life Creek Church regarding acquisition of their three (3) vacant properties along Drexel Avenue. These properties are located to the east of the church building, and contain the officially mapped street access to the property at 7721 S. Pennsylvania Ave. (there is also an officially mapped street pattern extending to Pennsylvania Ave.). The revised concept plan now shows thirteen 20-unit buildings, seven 10-unit buildings, and eight 7-unit buildings, all proposed to be two-story walkup configurations. Several potential water retention, wetland, green space, and natural preserve areas have been identified. Staff believes, however, that this plan will necessarily change once specific site conditions have been delineated.

The request before the Plan Commission is an amendment to the Planned Land Use category for the properties within the Comprehensive Plan, which currently recommends the area outside of the floodway, floodplain, and wetlands for Single Family Residential development. According to the Comprehensive Plan, the Mixed Residential designation “includes a variety of residential units, at densities generally up to 14 dwelling units per acre, including multiple family residences (owner and renter occupied). Maximum building sizes should be compatible with the surrounding context of existing and planned development.” Existing development in the immediate surrounding area is single-family residential, with more densely-developed single-family residential lots in neighboring South Milwaukee. Two multifamily residential developments currently exist on the northeast and southeast corners of Drexel Avenue and Pennsylvania Ave. (South Milwaukee), and the northwest corner of Drexel Ave. and Pennsylvania Ave. is currently zoned for two-family residential development (Oak Creek).

Generally, staff supports the concept of future multifamily residential units in the area. However, given the proximity to lower-density single-family residential development immediately to the east and south of the proposal, staff feels that the density associated with the multifamily residential buildings should be clustered within the core of the development outside of wetland and floodplain areas which also allows any prospective development concept to provide appropriate open space buffers along the southern and eastern perimeter of the site. Along the east, single-family or two-family residential would provide a more appropriate and gradual transition to higher-density multifamily units from Pennsylvania Avenue west. Likewise, an open space buffer along the Drexel Avenue frontage would be sought with a gradual increase in density as one moves north into the development. Such delineations with legal descriptions of the areas would be required for subsequent rezoning requests, and would guide the development plans.

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 single family subdivision development sites become increasingly scarce, it will become more important to think strategically about the mix of development types and densities within the community moving forward.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the comprehensive plan. For the purposes of this review, staff has recommended approval of the proposal. It should be noted that a change in the land use category from Single-Family Residential to Mixed Residential would not prohibit the development from including single- or two-family dwellings. Approval of this amendment would mean that future development could include a mix of different types of residential dwelling units, rather than being limited to single-family dwellings. Site restrictions, if any, would be imposed at the rezoning, conditional use, and/or PUD levels.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

CLASS 1 NOTICE TO BE PUBLISHED JULY 30, 2015

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK PLAN COMMISSION**

PURPOSE: The purpose of this public hearing is to consider an amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” as it relates to the properties at 7721 S. Pennsylvania Ave, 2100 E. Drexel Ave., 2200 E. Drexel Ave., and 2280 E. Drexel Ave.

Hearing Date: Tuesday, September 8, 2015
Time: 6:00 p.m.
Place: Oak Creek City Hall
8640 South Howell Avenue
Oak Creek, WI 53154
Common Council Chambers

Proposal: The proposed amendment would 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.



Any person(s) with questions regarding the proposed change(s) may call the Department of Community Development at (414) 768-6527 during regular business hours.

Date of Notice: July 23, 2015

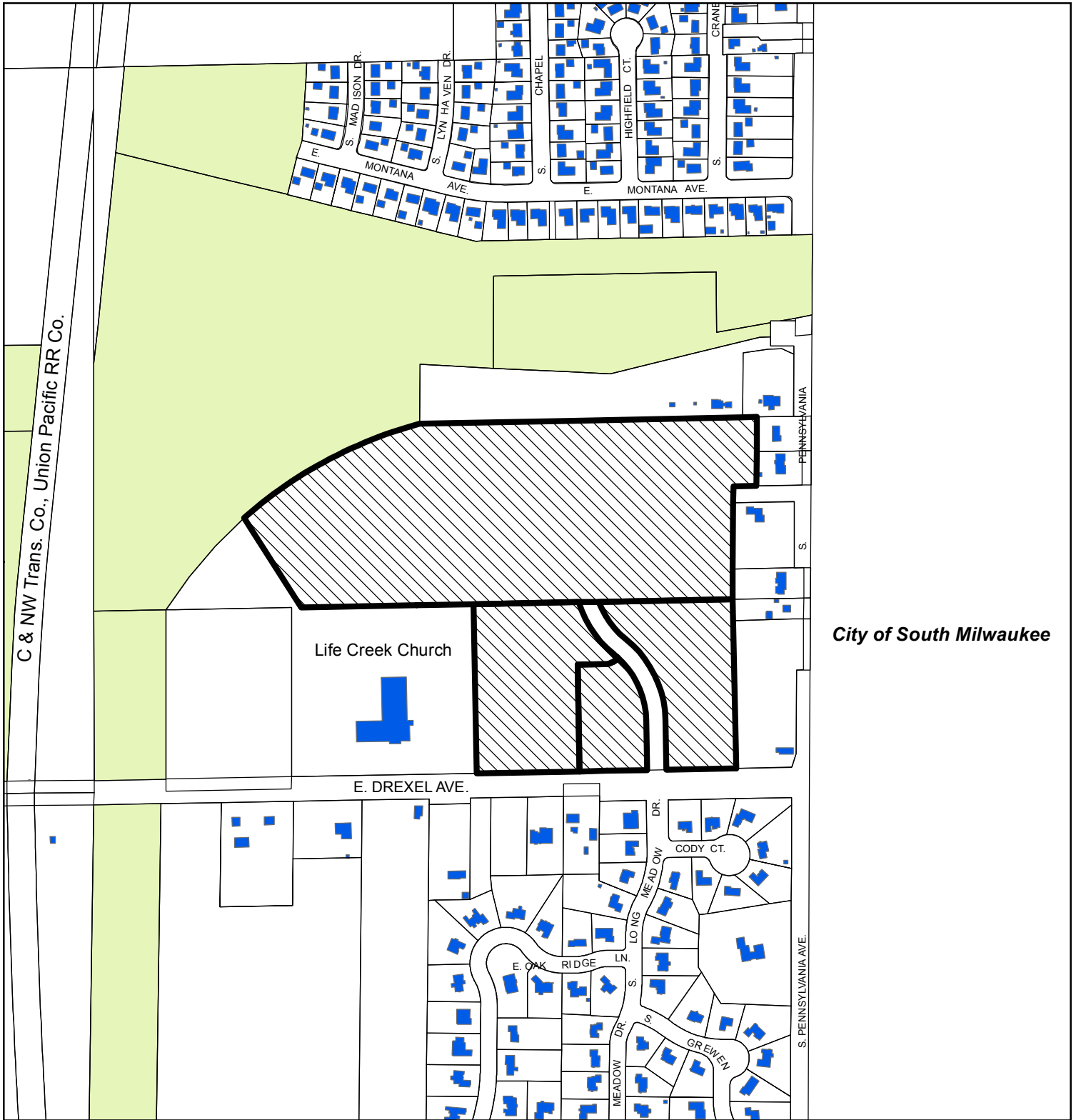
CITY OF OAK CREEK PLAN COMMISSION

By: Stephen Scaffidi, Mayor

PUBLIC NOTICE

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COMPREHENSIVE PLAN AMENDMENT - PLANNED LAND USE CHANGE



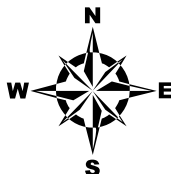
City of South Milwaukee

This map is not a survey of the actual boundary of any property this map depicts.






OAKCREEK
— WISCONSIN —

Department of Community Development

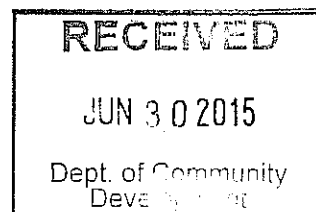


Legend

-  Affected Parcels - SF to Mixed Res.
-  Parcels
-  Milwaukee County Land

June 30, 2015

Doug Seymour
City of Oak Creek
Director of Community Development
8640 S. Howell Avenue
Oak Creek, WI 53154



RE: Comprehensive Plan Amendment Request

Dear Mr. Seymour:

In follow up to our presentation to the Plan Commission on May 13, 2015, HSI respectfully requests an amendment to the Oak Creek Comprehensive Plan from Single Family Residential to Mixed Residential for the following properties:

- 7721 S. Pennsylvania Avenue – Parcel # 7799991001
- 2100 E. Drexel Avenue – Parcel # 7799006
- 2200 E. Drexel Avenue – Parcel # 7799007
- 2280 E. Drexel Avenue – Parcel # 7799008

HSI's market research indicates a pent up demand for a unique type of new, luxury apartment homes in the City of Oak Creek. A conceptual site plan is attached with this request. This community will appeal to those who prefer to live in a smaller scale building type with private, direct entries creating more of a condo type feel. The site plan takes advantage of the existing topography and green spaces to create a more suburban community with an abundant amenity package and walkability within the community.

This letter shall serve as our request to be placed on the Plan Commission agenda on Tuesday July 28, 2015 for an amendment to the City of Oak Creek Comprehensive Plan.

Should you have any comments or questions, I can be reached at (262) 439-8701 x101. I appreciate your assistance and look forward to speaking with you soon.

Regards,

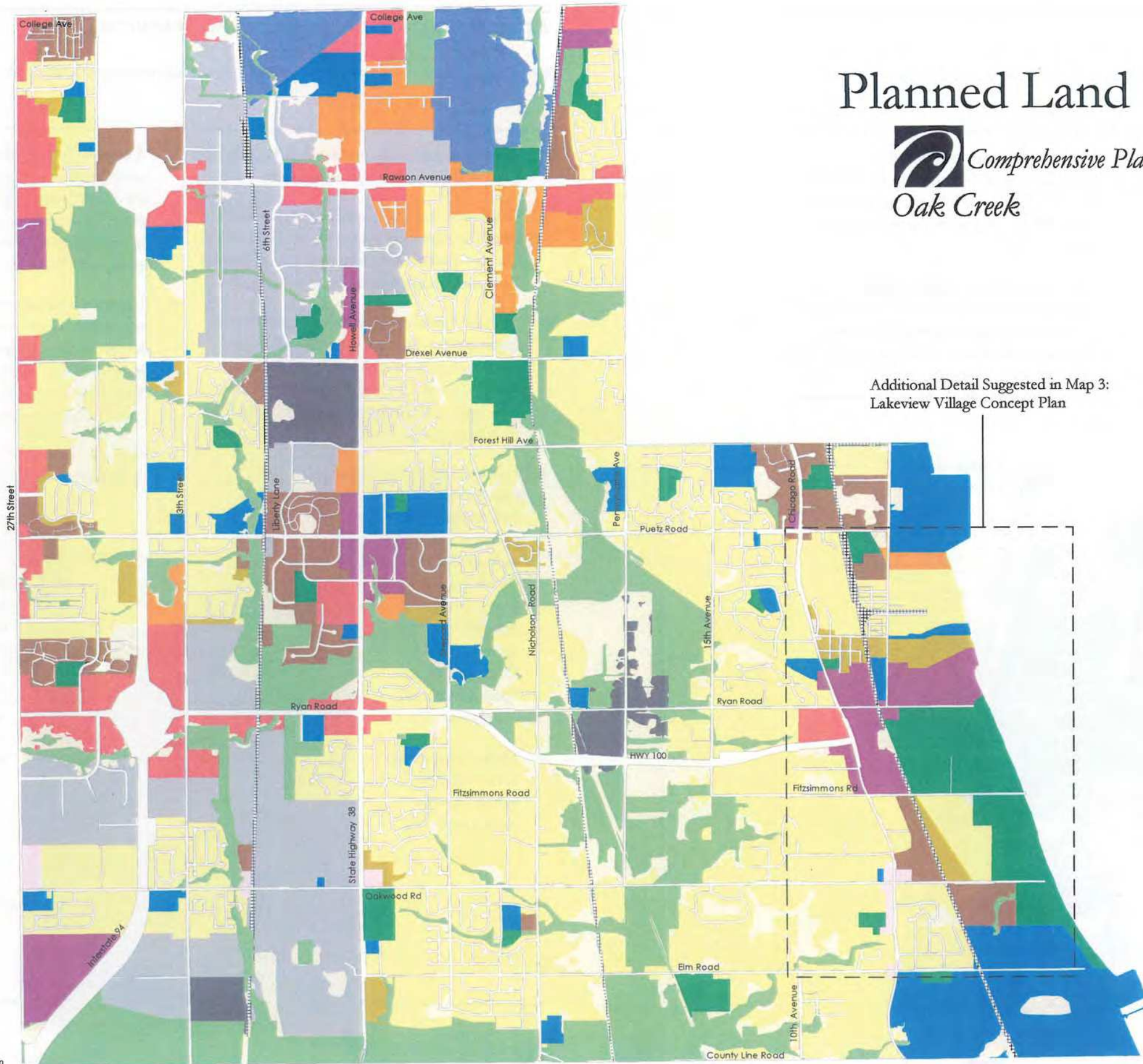
HSI Properties, LLC

A handwritten signature in black ink, appearing to read "Anthony DeRosa".

Anthony DeRosa
Executive Vice President



Planned Land Use



- Planned Land Use Categories**
- Single Family Residential
 - Two Family/Townhouse Residential
 - Mixed Residential
 - Planned Office
 - Neighborhood Business
 - Planned Business
 - Planned Industrial
 - General Industrial
 - Planned Mixed Use
 - Institutional
 - Air Transportation
 - Active Recreation
 - Resource Protection Area
 - Limited Development Area
 - Road
 - Rail

Shapes on map represent general recommendations for future land use at "build-out" of the City. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map.

Base Map Source: City of Oak Creek.
See plan text for source of Resource Protection Area delineations.



MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 12, 2015

**Plan Commission Consultation
Proposed Development
7721 S. Pennsylvania Avenue
Tax Key No. 779-9991-001**

Ryan Schultz, President, HSI Properties, stated that they have built several communities in and around the Milwaukee area. This is their first proposal in Oak Creek. Tony DeRosa, Partner, HSI Properties, 18500 W. Corporate Drive, Brookfield, and Carl Tomich, President and CEO of Westridge Builders, were also in attendance.

Mr. Schultz gave a presentation on their company and how they have developed successfully in other communities. Mr. Schultz stated that they are here to discuss a conceptual proposal for this property. They are not looking for any type of motion or approval, but more of an open session to gather feedback for what they think is a great vision for this property.

Mr. DeRosa presented the site plan. The site is currently zoned agricultural. They would be requesting a rezoning request to Rm-1 with a PUD overlay. There will be two points of access - one on Drexel Avenue and one on Pennsylvania Avenue, both of which are already officially mapped. The property is located at the northwest corner of Pennsylvania Avenue and Drexel Avenue. Life Creek Church is just to the south of the parcel.

The units they are proposing are for people who are looking for an alternative to single family homes, but still stay in the community of Oak Creek. The target demographic is people looking for an upscale community.

The proposed development includes two-story, townhouse-style buildings with direct entrances, so it has the feel of a condo/townhouse rather than a typical corridor apartment building. There will be detached and attached garages, open concept floor plans, clubhouse, pool, fitness center, business center, open/green space, and onsite professional property management.

Mr. DeRosa stated that there is a significant grade change that decreases as you go north from Drexel. The site itself sits in a "bowl" as you go further north into the site.

The church owns the access land to the east. They are in discussions and close to finalizing an agreement with the church to sell that access land, which may provide an opportunity to further expand this development.

There will be different building types that provide a strong community feel and tie in with surrounding properties.

Alderman Bukiewicz asked if this will be privately financed. Mr. Schultz responded this will be privately financed.

Alderman Bukiewicz asked if these are one- and two-bedroom units. Mr. Schultz responded that they would have yet to finalize the unit mix. It would be a mix of one and two bedrooms and potentially some three-bedroom units. Once they engage their architects, they will finalize the unit mix.

Alderman Bukiewicz asked what the term “market rate apartments” means. Mr. Schultz responded that it is pricing with what the market would bear. There are no restrictions on affordability.

Alderman Bukiewicz asked Mr. Seymour if this fits in with the Comprehensive Plan. Mr. Seymour stated that the future land use map, which was adopted as part of the Comprehensive Plan, does show it as single family residential. If this is a concept which the City is interested in pursuing, there is a course of action which would require public hearings for changes to the Comprehensive Plan, but also to the zoning.

Mayor Scaffidi stated that when Life Creek Church came before the City several years ago he voted against it because of the impact it would have on the beautiful residential single-family neighborhood. He understands that it sits in a “bowl,” and that will minimize the impact. However, the property for which they are in negotiations to buy is nearer the road. Any development on that property will have more of an impact on the neighborhood across the street. Mayor Scaffidi stated that this will cause consternation if that portion moves forward. Mr. Schultz responded that if they do acquire the property next to the church, they would propose some structures on that site. They would then balance the density out between the two. Because the northern property is the “bowl” of the two sites, it lends itself to more of the density. Mr. Schultz stated that he knows there is a potential for consternation, but feels that what they put forward will be so architecturally pleasing that it would be something people would want to see. Mayor Scaffidi stated he has no issue with the type of buildings they build, but having listened to those arguments in lengthy conversations in the past, this will be a point of contention. Mr. Schultz responded that when they get to that level, they will have elevations available, and will hold an open house on the proposal. This property is unique in that it has a lot of topography, and they would want to position the buildings where they can maximize the view corridors between the buildings because it is so rural.

Mr. Seymour stated that he thinks the best opportunity would be to balance those two sites and to slide some of the density further north to the areas which aren't as impactful. If there are two different developers, you lose a lot of that opportunity.

Commissioner Correll stated that the type and quality of development, and the fact that the developer is going to stay around and manage them, are all reasons why he favors this development. Tying this into Drexel Town Square and having more than one property that looks like that helps the whole community develop. Being sensitive to how the density breaks between the two properties is the key to how easily it gets accomplished. He also thinks that based on the other developments, it more than fits in and compliments the housing in that area.

Commissioner Chandler asked if they would be apartments, townhouses or condos. Mr. DeRosa responded they would be two-story apartments. Every unit will have its own direct entrance, so it has more of a condo-type feel rather than your typical conventional apartment building where you walk down a hallway to get to your unit. Commissioner Dickmann stated his concurrence with Commissioner Correll's comments.

Commissioner Johnston inquired about the zoning. Ms. Papelbon stated that the zoning is Rs-1. The usage may be agricultural and it may be classified that way for assessor's purposes.

Commissioner Johnston stated that there is floodway on the property that takes care of the “bowl” on the north side, and potential wetlands. Mr. DeRosa responded that they would be getting a wetland delineation.

Commissioner Johnston asked that when the applicant is working through the storm water design they keep in mind that the property to the north is all owned by Milwaukee County. The manner in which the discharge is handled will need agreements with Milwaukee County.

Commissioner Chandler inquired about the need for this type of housing in Oak Creek. Mr. DeRosa stated they target communities where there is growth, such as new businesses and jobs. They also look at how the existing apartments are performing and their vacancy rates. Right now, they see a small percentage of vacant units within the community. Then they look at where there is opportunity. The rental housing stock in Oak Creek skews older, so there is opportunity to provide something that is first-class, luxury, and brand new. People are looking for something new. It is going to be different than what is at the Drexel Town Square. They don't want to compete with that - they want to be different. Mr. Schultz stated that because of their significant financial investment, they really like to make sure that their developments are going to be successful. They hire a third-party market study group out of Chicago as part of the financing package. They do a market study and take inventory.

Tony Mirenda, 7675 S. Pennsylvania Avenue, stated that he has lived in his home for 38 years. It is a very rural area. His son-in-law and daughter own half of the creek and have riparian rights to the creek. If there is any drainage that is going to go through that creek, they would have to deal with his family. If they go further to the west, that is county land. But then they are going to be running into the bike path and railroad tracks. His expectation was that someday when this area was developed, it would be single family. Two-story dwellings do not fit the area. They are concerned about the people in homes on Drexel looking over to that.

Mr. Mirenda stated his concern about the increase in traffic as there is already a substantial amount of traffic in the area, and the tiny road system going into the development.

Christine Smith, 7739 S. Pennsylvania Avenue, stated that everyone in the audience for this item is from Pennsylvania Avenue, not Drexel Avenue. Mr. Seymour stated the people on Drexel Avenue are outside of the notification area. Ms. Smith stated that the proposal is very impressive. She has lived in her house for 20 years and the neighborhood is a community. They had always hoped that when the land was developed behind them, it would be Rs-1. She stated that the proposal is palatable, but there are so many issues such as wetlands, traffic patterns and volume, and the fact that the road that goes from Pennsylvania Avenue into the subdivision on the north side of her house.

Ms. Smith stated that some of the things she would think about if she was a homebuyer are: it is right next to the railroad tracks, right next to the extension of 794, right in the flight plan. Are we risking putting in these multi-family dwellings into a single-family neighborhood only to have them not do as well as hoped because of the surrounding area? That being said, Ms. Smith stated her concern is saying no to something only to have something less desirable come along. She stated that if the applicant is open and willing to work with everyone in the neighborhood to come to agreeable solutions, this could potentially work.

Mr. Schultz stated that in every development he has worked on there have been challenges. He stated that the floodway and wetlands on this site make this development not feasible. They have checked into the zoning. The seller has reached out to several homebuilders and there is not an interest in that. Fire Department and access are things they will work/design around.

Asst. Chief Kressuk stated that currently there are two access roads identified for this project - one onto Drexel Avenue and one on Pennsylvania Avenue. Generally, the access roads will be a point of contention and a disruption to the area. Asst. Chief Kressuk wanted to make it clear that the Fire Department will pursue two access roads.

Alderman Bukiewicz concurred with Ms. Smith's statement that this development is palatable if worked out with the developer and the neighbors, and if this works financially due to the wetland situation.

Glen McCoy, 7739 S. Pennsylvania Avenue, asked if this development meets the density of population for the acreage. Mr. McCoy asked about the planned exits, and if there were to be two off of Drexel Avenue. Asst. Chief Kressuk stated the previously planned road access into the cul-de-sac was considered for single-family residential. As far as multi-family, there will be two access points, but they are open to discussion on the location of those access points. Asst. Chief Kressuk stated they are working on the premise that the applicant was planning two access roads. If there is a modification to the access roads, the Fire Department would still pursue another access road. If one was eliminated, they would look for another location.

Commissioner Johnston stated that it is anticipated that Pennsylvania Avenue will be widened to four lanes, but the timeframe is unknown. It has to do with South Milwaukee obtaining their funding to share their portion of the construction costs. The stretch from Drexel Avenue to Rawson Avenue would be the next section to go to four lanes.

RESOLUTION NO. 2015-02

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE ADOPTED
COMPREHENSIVE PLAN FOR THE
CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.0295 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive plan by resolution and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Oak Creek has proposed an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" designating the properties at 7721 S. Pennsylvania Avenue, 2100 E. Drexel Avenue, 2200 E. Drexel Avenue, and 2280 E. Drexel Avenue as "Mixed Residential;" and

WHEREAS, the City has duly noticed a public hearing on the aforementioned amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" and the Plan Commission has held the public hearing following the procedures in Section 66.0295(4)(d), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts the amendment to the Comprehensive Plan designating the properties at 7721 S. Pennsylvania Avenue, 2100 E. Drexel Avenue, 2200 E. Drexel Avenue, and 2280 E. Drexel Avenue as "Mixed Residential," recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the amendment to the Common Council; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this _____ day of _____, 2015.

Plan Commission Chair

Attest:

Secretary of the Plan Commission