

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 24, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Commissioner Loreck and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

Minutes of the April 10, 2018 meeting

Commissioner Siepert motioned moved to approve the minutes of the April 10, 2018 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS & RESTRICTIONS
MARIC INVESTMENTS, LLC
9880 S. RIDGEVIEW DR.
TAX KEY NO. 903-0012-000**

Planner Papelbon provided an overview of the conditions and restrictions that are specific to this conditional use permit for the proposed trans-shipment depot facility and truck engine repair (see staff report for details).

Mayor Bukiewicz invited the applicant to the podium. Marija Mihic, 10226 Park Ridge Circle, Franklin, WI introduced herself as the spokesperson for the applicant.

Seeing as there were no questions from the Commissioners, Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the conditions and restrictions as part of the Conditional Use Permit for a trans-shipment depot facility and truck engine repair on the property at 9880 S. Ridgeview Dr., after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**HOUSE MOVING APPROVAL
JAKE'S WRECKING AND DISPOSAL, LLC
1900 W. DREXEL AVE.
TAX KEY NO. 784-9013-000 & 830-9996-001**

Zoning Administrator/Planner Wagner provided an overview of the request for a house relocation as the Plan Commission must determine that this house is s suitable design, size, that it fits in with the character of the neighborhood, and that the moving route is acceptable (see staff report for details).

Mayor Bukiewicz invited the applicant to the podium. Jake George introduced himself as the owner of the parcel and the person who will be doing the house move. Robert George, 3860 E. Addison Lane, Oak Creek, commented that with regard to the statement from Zoning Administrator/Planner Wagner that the house is not going to be totally dismantled, the vaulted ceiling rafters are being removed to get the loaded height down so that power lines do not have to be disturbed.

Commissioner Siepert asked what the timetable is for this move. Robert George informed the Commission that he has been in contact with the Police Department, Department of Public Works, and the Engineering Department and has decided on a move date of Sunday morning (3 a.m.), May 6, 2018.

Robert George has an agreement with Northwestern Mutual to remove the old foundation and backfill with compactable clay and restore the site to an erosion-free seed/hay.

Alderman Guzikowski asked if the driveway and/or building footprint will be along the driveway of the middle school. Zoning Administrator/Planner Wagner responded that that is correct. The applicant has received the necessary approvals from Milwaukee County to have access to that parcel at that location.

Don Behlke, 8506 S. 13th St., asked how high off the ground the house will be placed. Robert George responded that there should be 3½ foot clearance from the bottom of the house to the roadway. Mr. Behlke explained his concern that there is a school there and the kids may use that gap and crawl in the house. Robert George stated that they are already planning on putting a safety fence up once the construction is underway.

Mr. Behlke asked how far their driveway is going to be from the school's exit. Robert George answered that they would be about 35 to 40 feet away from the exit.

Discussion ensued about children potentially scaling the fence and crawling under the house. Robert George reiterated that there will be a safety fence in place. Zoning Administrator/Planner Wagner noted that the security portion of this move will be addressed as part of the moving permit.

Mayor Bukiewicz asked when the foundation is going in. Robert George responded that the foundation is starting on Monday (*didn't give a date*).

Robert George stated that Oostburg Concrete will be putting the foundation in. The sewer and water and contractor has already pulled the proper permits and is ready to go.

Commissioner Siepert motioned that the Plan Commission approve the proposed house relocation from 1900 W. Drexel to S. 13th Street with the condition that a moving permit is issued prior to the relocation of the home. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

BOYLAND PROPERTIES

7008 AND 7018 S. 27TH ST. & 2500 W. RAWSON AVE.

TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001

Planner Papelbon provided an overview of the plan review for the proposed auto dealership (see staff report for details).

Mayor Bukiewicz opened up the discussion for citizen input. Ed Lisowski, 6988 S. 27th St., stated his concern about how close the building and lighting will be to his lot line.

Dave Stava, Ingleside, Illinois representing Custom Facilities and this project for Dorian Boyland Properties, LLC out of Wisconsin, stated that the light poles will be between the curb line and the lot line. There is an area of approximately 5 to 10 feet between that curb line. The light poles will

be within that area. The applicant has submitted the required photometrics for the property indicating the lighting levels. This still has to be reviewed by Engineering staff to make sure all the lighting levels meet current City Code requirements. They will typically knock down the foot candles along property lines that are adjacent to residential areas to zero by the use of shades. The business runs until 9:00 p.m. Other than 27th St., there will only be security lighting after that point. Planner Papelbon noted that from a rough calculation, the building is over 100 feet from the property line. Mayor Bukiewicz added that there will also be a berm and vegetation separating the two properties. Mr. Stava added that in working with the Plan Commission and staff, the applicant has added a tremendous amount of landscaping along the property line. In fact, there is no more room for anything else. Mayor Bukiewicz read an excerpt from the perimeter landscape requirements: (1) tree and (5) shrubs provided for every 35 linear feet along the perimeter parking with a minimum width of 5 feet. Of particular note is the north perimeter, there will be: (12) trees and (60) shrubs required, (16) tree and (107) shrubs will be added on the north end. He also added that there is another note in the requirements that at the request of the Plan Commission, an additional row of evergreen plantings has been provided as a landscape buffer along the adjacent residential development. Mr. Stava concurred and added that there is an additional \$30-35,000 worth of additional plantings.

Ross Brown, Sunshine Car Care LLC, dba Super Lube/Super Splash Car Wash, 6900/6906 S. 27th St., asked if it would be a private or public cash wash. Mayor Bukiewicz responded that it is for the auto dealership's private use only.

Mr. Brown noticed that there is a back road heading north and it looks like it cuts into his property line. Commissioner Johnston responded that that road is an officially mapped street pattern. The City was working with WisDOT several years ago about putting in an access road from Riverside Dr. to Rawson Ave. That proposal fell through. The proposed road is still there in concept, but is not being installed at this time.

Mayor Bukiewicz invited commentary from the Plan Commission.

Commissioner Siefert stated it looks good.

Commissioner Hanna asked about traffic. Commissioner Johnston responded that a traffic impact analysis has not been done on this site. They are looking at 40 employees there. Mr. Stava concurred with Commissioner Johnston. They have been in discussions with WisDOT regarding that. They are all on board on the access locations, and it is their right-of-way.

Commissioner Johnston asked that another condition of approval be added for the Memorandum of Understanding for the future road to go through there, although he believes it is stated in the Conditions and Restrictions, which were already approved. Mr. Stava added that this language is also on the certified survey map.

Mayor Bukiewicz stated that it is the applicant's responsibility to take care of the sidewalks when it snows, as they have been negligent in this area this past winter. Mr. Stava was asked by the applicant to extend their apologies.

Commissioner Johnston moved that the Plan Commission approves the site and building plans submitted by Dorian Boyland, Boyland Properties Oak Creek, LLC, for the properties at 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave. with the following conditions:

1. That all relevant Code requirements are in effect.

2. That copies of all access approvals and agreements shall be provided to the City prior to the submission of building permit applications.
3. That a copy of any wetland fill approval and/or permit from the Wisconsin Department of Natural Resources is provided to the City prior to the submission of building permit applications.
4. That the plans are revised to include locations for all mechanicals, transformers, and utilities (see Condition 7 below).
5. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view (see Condition 7 below).
6. That corrected calculations shall be included on the plans prior to submission of building permit applications (see Condition 7 below).
7. That all revised plans (site with corrected calculations, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.

Planner Papelbon worded condition of approval number 8 as follows:

8. That an MOU for the installation of the future road to the north property line is completed with the City prior to the issuance of occupancy.

Commissioner Johnston concurred. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
I-DREXEL, LLC & ICAP DEVELOPMENT, LLC
500 W. DREXEL AVE.
TAX KEY NO. 782-9014-000**

Planner Papelbon provided an overview of the plan review for a multitenant commercial building (see staff report for details).

Mayor Bukiewicz invited the applicant to address the Plan Commission. Brian Adamson, ICAP Development, 833 E. Michigan Ave., Milwaukee, explained that this is an extension of the Aldi project that was previously presented to the City. They currently do not have tenants for these spaces. They are in discussions with several, however, they would like to start the process and understand the scope and the building they are working with them on. Mr. Adamson provided material samples and mentioned that in designing the building, they incorporated a modern touch of architecture with a lot of the elements that are already in the surrounding area. Mr. Adamson stated they have no objections with anything staff mentioned on the conditions. They understand the master sign plan that is required and any use of the drive-through (if required or desired) will go through the conditional use process. Mr. Adamson also provided renderings of the buildings.

Commissioner Siefert stated his one major concern is that of the drive-through because he feels the facility is very limited and sees major problems with traffic with a drive-through. He would not support condition 3 which states:

That a Conditional Use Permit request for a drive-through facility (if required) is submitted for review prior to submission of building permit applications.

Mr. Adamson expressed that he understood the concern, but wanted that item kept open just in case there is a drive-through of a limited use.

Commissioner Siepert reiterated twice that he is not in support of a drive-through.

Commissioner Hanna stated her concern with the drive-through for emergencies, the potential for cars breaking down, or delivery vehicles. Mr. Adamson responded that is where the need for the “exit only” relief access point is needed on the west side of the four parking stalls. They anticipate that being extremely limited use and only be used for the four employee parking stalls and relief valve for that circulation around the building.

Commissioner Johnston stated that this is going to be tight. Hopefully those 4 parking stalls (north) are for employees with small vehicles because of having to back out to a 16-foot-wide lane. Even for the drive-through, making that corner to get around the northwest corner of the building is going to be a challenge if that moves forward. Mr. Adamson referenced Associated Bank as having a similar drive-through and that one does not have a “relief valve” at all.

Commissioner Chandler inquired about the flow of traffic with the entrances and exits. Planner Papelbon explained that there is an access point off of Drexel that is shared with Aldi (right in/right out) and there is another on S. 6th St. There is also a full access point (north entrance on S. 6th St.) just for deliveries for Aldi. As a condition of the first phase (the Aldi phase), they will be closing the access point in the median on S. 6th St.

(Commissioner Chandler comments inaudible.)

Commissioner Chandler asked for clarification of condition number 3 concerning a drive-through facility. Planner Papelbon explained that condition number 3 is saying that if that access aisle becomes a drive-through, they have to ask for a conditional use permit. Right now, it is being shown as an access aisle only. It would have to come back to the Plan Commission for approval as a drive-through.

Commissioner Chandler asked what the plans are to direct traffic. Mr. Adamson responded that they will have significant signage for all the right-in/right-outs in the single access “relief valve” on the north. The rest of the traffic flow is regular integrated parking lot that is in any typical shopping center.

Mayor Bukiewicz stated that this is a very nice looking building and blends in well with Aldi and with what is in Drexel Town Square. It is a modern, cleaning looking building with a lot of glass.

Mayor Bukiewicz asked about the dumpster location. Mr. Adamson stated that staff suggested they put it against the building on the east side. No matter where it goes, the dumpsters will be rolled out and accessed. Their hope on keeping it on the east side is that the garbage trucks don't use the access point on the north side of the building. They continue through the truck aisle to the north of it. They anticipate that happening when they have roll out garbage containers. It gets a little bit tighter if they put it on the west side.

Mayor Bukiewicz asked what is going to prevent traffic from turning in on the “exit only” access. Mr. Adamson responded that other than signage, nothing. They can continue to work to create less of a “mouth” and more of an L-shape so it is truly only an exit.

Mayor Bukiewicz stated that the drive-through is going to be tight. He was not in favor of any drive-throughs in Drexel Town Square, but it is actually working at Associated Bank. He would

prefer to not issue a definite “no” to the drive-through condition of approval. Discussion ensued about other drive-through uses throughout the City.

Commissioner Chandler asked where the patio would be located. Mr. Adamson responded that the patio detail would need to be approved with the use, so they removed the patio from the plan and is not included in this approval.

Commissioner Johnston moved that the Plan Commission approves the site and building plans submitted by I-Drexel, LLC / ICAP Development, LLC, for the property at 500 W. Drexel Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the CSM approved by the Common Council on December 5, 2017 is submitted for recording prior to submission of building permit applications.
3. That a Conditional Use Permit request for a drive-through facility (if required) is submitted for review prior to submission of building permit applications.
- ~~4. That the plans are revised to show a reduced width of the north interior curb cut.~~
5. That the plans are revised to include locations for all mechanicals, transformers, and utilities.
6. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.

Planner Papelbon stated that conditions 4 and 8 of the original staff recommendation have been met in the revised plans. Commissioner Johnston struck conditions 4 and 8.

7. That a Master Sign Program is submitted for review and approval by the Plan Commission prior to installation of any tenant signs.
- ~~8. That the building elevations are revised to adequately screen the rooftop mechanical units on the north and east elevations.~~
9. That plans for the dumpster enclosure are revised to incorporate CMU block to match the existing building.
10. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.

Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
WISPARK, LLC
300 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1031-000**

Planner Papelbon provided an overview of this certified survey map request (see staff report for details).

Mayor Bukiewicz opened up the discussion to the Commissioners.

Commissioner Siefert asked what was being proposed for these two lots. Planner Papelbon responded that there are specific proposals for lots 1 and 2, and those will go before the Plan Commission once this CSM is approved.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Erica-Nicole Harris, Wispark, LLC, for the property at 300 W. Oakview Parkway be approved, with the following conditions:

1. That all easements and wetlands are shown and clearly labeled on the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:24 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

May 8, 2018

Date