

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 8, 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. Alderman Loreck and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

Minutes of the April 24, 2018 meeting

Commissioner Siepert moved to approve the minutes of the April 24, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
OAKVIEW INDUSTRIAL PROPERTY III, LLC
CITY OF OAK CREEK
WISPARK, LLC
301 & 401 W. OAKVIEW PARKWAY AND 10861 S. HOWELL AVENUE**

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

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Samuel M. Dickman, Oakview Industrial Property III, LLC, for the properties at 301 and 401 W. Oakview Parkway & 10861 S. Howell Ave. be approved, with the condition 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.

**PLAN REVIEW
LAKESHORE VETERINARY SPECIALISTS
9472 S. 27TH ST.
TAX KEY NO. 878-9000-001**

Planner Papelbon provided an overview of the plan review for the proposed emergency veterinary hospital (see staff report for details).

Jordan O'Connor, Architect with Design 2 Construct Corporation, N173 W21010 Northwest Passage, Jackson, WI clarified that one of the colors of the proposed ACM for the accent band along the top and some of the sides is an off-white or taupe color that accents the faux wood as well as the brick colors.

In regards to the ACM being proposed, he acknowledged that this project is located in the 27th Street overlay, and it (ACM) is not one of the listed approved exterior materials.

Mr. O'Connor provided materials samples to the Commissioners in case they were interested in seeing the actual constructability of the panels. He explained that they are very durable, heavy duty, maintenance-free and color-stable.

Commissioner Hanna stated there is no fence around the entire site, just the building. Mr. O'Connor confirmed that there is one small portion on the east side of the building and that would be for pet relief areas for animals in ICU or isolation. Animals would be taken out on a leash with a nurse and then brought back into the building. On the front side, near the main entrance, there are a couple of comfort gardens on both sides of the main entry that are somewhat private from people entering and going from the building. If a family were to have to put a pet down, they can use this private, separate exit.

Commissioner Hanna concurred with Planner Papelbon that the parking is a little bit extensive.

Commissioner Johnston stated that on the northwest corner, everybody would like to see that road extended through to 27th Street. There are some hurdles that need to be jumped through, if it is even possible. Commissioner Johnston asked if it would be an option to create that road as it was going through currently. This would probably result in the loss of 11 spaces on that side. That could be landscaped out at this time, and then landscaping could be removed to make that connection. Mr. O'Connor responded that everyone on his side of the project would like that access as well. Right now, with some of the adjacent properties, negotiations are ongoing with trying to make that work. If that is something that is attainable, they will explore that.

Commissioner Johnston asked if changing the parking would be an option so it is setup for an easy switch if the connection were to happen in the future. Mr. O'Connor responded yes, that was part of the original conceptual plan there. The curved portion of the drive would essentially continue. The ideal point would be where the existing curb cut is shown to terminate there. Those parking spaces would no longer be used. Commissioner Johnston suggested not even putting those parking stalls in at this point. The site plan would change to show the future road going through there. There is just no connection to 27th Street at this time.

Commissioner Johnston asked if a fence is still proposed on the corner. Mr. O'Connor stated that the fence Commissioner Johnston is referring to is either a construction fence or an erosion control fence that would help establish the property line and where those drives are for everyone's benefit. Commissioner Johnston stated they were talking about a wood/decorative fence along the property line. Mr. O'Connor responded that type of fence is not being considered anymore.

Alderman Guzikowski asked about the location of the fence in question. Commissioner Johnston responded it is basically along the bar property on the northwest corner. It is something that came up in discussions.

Commissioner Hanna asked what the overhead door would be used for. Mr. O'Connor stated it would be used for deliveries, medical gases and some of the equipment (e.g., x-ray machine delivery).

Alderman Guzikowski stated that he represents this district, and has received favorable comments from many people. He believes this is a great asset to the community. It is a great looking building for that corner.

Alderman Guzikowski asked what would be required for the 27th Street overlay standards. Planner Papelbon responded that as far as making a modification determination and whether or not what is being proposed has elements that would go above and beyond what would otherwise be required is for the Plan Commission to determine. There are metal panels being proposed that are not in conformance with what the Municipal Code requires or allows. Anything that is more than an accent will be a consideration. Planner Papelbon asked if the Plan Commission

feels that what is being proposed for the landscaping is over and above what would otherwise be required in the Code. Planner Papelbon went on to further explain that there are a couple of places in the landscaping plan that do go above and beyond what is required in Code. The landscaping that is proposed on the north side, though it may not appear to be, actually has tall (6 ft.) junipers proposed there for screening. Code only requires 3-foot-tall screening for parking stalls along the street. Typically landscaping is more sparse on the perimeter. Code requires a 5-foot-wide strip for perimeter landscaping, so the extra landscaping that they have proposed might be something the Plan Commission could take into consideration in terms of providing that modification justification.

Planner Papelbon stated that regarding the building itself, the Commissioners could require slight modifications that would increase the brick that is proposed.

Planner Papelbon stated that there is also a building addition that is proposed sometime in the future.

Planner Papelbon mentioned that there is no provision for a monument sign in the plans. If a monument is going to be proposed, she would like the Plan Commission's requirements for that sign; specific look, landscaping around that area, and a location that would specifically address some kind of "gateway to the City" feel. Planner Papelbon asked if there are individual site elements that the Plan Commission would like to see added to the plans, such as a bike rack. She acknowledged that a bike rack would probably only be used for staff if they live close enough. There could also be benches outside to be utilized by patients. These are some examples of things that the Plan Commission could require/request to make up for the use of metal panel.

Alderman Guzikowski stated that he feels that the landscaping is above what is required - it really does look nice. Mr. O'Connor stated that landscaping was a focus of theirs, especially acknowledging the parking along the corner where it is not necessarily the desired arrangement. That is where some of the landscaping focus came in. Mr. O'Connor thanked the Plan Commission for acknowledging his efforts to offset the use of metal paneling.

Commissioner Siefert asked whether the parking stall requirements would still be met if the road is extended to 27th Street. Planner Papelbon stated that what is shown in the plans is 115 stalls. The minimum required per Code is going to be exceeded. If 99 stalls are required by Code, you could say that there would be enough. However, the hospital facility may feel differently. As Commissioner Johnston mentioned, there would be a reduction of about 11 stalls. There would still be in excess of what would be required by Code.

Commissioner Chandler asked about complying materials. Planner Papelbon stated that the brick and the glass are complying. Planner Papelbon projected the elevation showing the different types of materials by color.

Commissioner Chandler asked for more information on the selection of the two materials. Mr. O'Connor stated that the general intent of the whole palette is based off of one of Lakeshore Veterinary Specialists' other locations. They are trying to keep their branding image, but at the same time they are acknowledging that this is potentially going to be a showpiece on a major corner of the City. They tried to modernizing some things and made a couple of "pops."

Mr. O'Connor described the faux wood look, which is actually aluminum siding, and based on the percentages, doesn't necessarily categorize as an accent. Mr. O'Connor passed around an example of the proposed faux wood siding. In addition with the ACM, he provided the diagram

that shows how it will be installed. The reason the ACM was chosen was to keep the facades interesting with such things as brick and changing the pattern.

Mayor Bukiewicz asked the Fire Department representative (Asst. Fire Chief Kressuk) if he had any concerns. Asst. Fire Chief Kressuk stated that once you get in this site there is a standard access road. He commented that this is laid out well, and the parking works toward the Fire Department's advantage. It gives them a little bit of movability. He further stated that a 27th Street access point would be nice, but it appears to be just a right-out only going north onto 27th Street. The access to this facility is going to be predominately through Ryan Road and into the entrance if they ever have to respond there. While the 27th Street access would be nice, that access at Ryan Road does work within the response program.

Mayor Bukiewicz asked if this corner is adequately served by fire hydrants. Asst. Fire Chief Kressuk stated that he will be working with Mr. O'Connor on hydrant coverage.

Jacob Odders, Lakeshore Veterinary Specialists, explained the difficult parking situation at their other location. They built a conference room and have never been able to use it because there is not enough parking. This year they intend to hire 36 employees. While the parking seems excessive right now, when they think of all team the meetings, staff meetings, training potential or other employees from other locations for training, he gets very nervous if they cut parking down too much. Right now it is a bad situation in their other location. While there will be times when those spots are open, there will also be times each month where most of those spots are filled.

Dr. Odders moved on to discussing the aluminum product. He stated that there is some flexibility if the Plan Commission doesn't feel the aluminum product should be used. They would still like to use the flat panels. Their other facility has tan efface on it with medium red brick and a darker brick. They knew that efface wasn't acceptable so they are trying to get that same feel with an acceptable product.

Alderman Guzikowski asked what the ideal number of parking spaces would be. Planner Papelbon responded that Code says 99. Anything needed above 99, the applicant would have to provide to the Commission the absolute minimum to fulfill their needs. Mr. Odders' response was that the hospital definitely needs in excess of 100. They have 80 in their current location, and can't even consider any conferences because the employees fill the lot. They are adding six new services to the Oak Creek location. They had proposed 115 for this development. He does not want to see less than 105 parking spots on this site. To have to add additional parking spots in the future would not be economically feasible, nor is it good for the employee lot.

Planner Papelbon asked what the difference in size is between the Glendale facility and this location. Dr. Odders responded that the Glendale facility is a little bit larger in square footage, but the actual clinical space is a little smaller. This facility will have 15 exam rooms, of which two are comfort rooms. Glendale has 12 exam rooms and one comfort room. They also have other procedure rooms proposed for this facility.

Dr. Odders stated that they plan on transitioning a lot of the training opportunities to this location because the parking will allow for it.

Mayor Bukiewicz stated it is a great looking building and complimented the applicant on a great business model.

Mayor Bukiewicz asked what would be involved in ripping up the previously mentioned 11 parking spaces for the road to continue through. Commissioner Johnston responded that they would tear out all of the spaces on the north side and the curbing back to the driveway to the east. They would match in at some point there to bring the curb line through out to 27th Street. They would have to tear out the corner of that parking. They will probably lose 3 or 4 spaces there and build the driveway.

Mayor Bukiewicz stated that it would add to the facility to have an entrance off of 27th Street. He questioned the granting of that entrance by WisDOT because there is another entrance to another business within 50 feet. Planner Papelbon responded that WisDOT has already said that there would be one consolidated access point on 27th Street, be it the existing one for the bar to the north or the reserved area that is for this particular property.

Commissioner Hanna stated that from a constructability standpoint and cost-wise, Dr. Odders has a good point. Removal is always more cost-effective than tearing out and installing. Mayor Bukiewicz stated there would have to be a condition to have the initial road on the plans. Planner Papelbon clarified that it is not an official road, but an access road.

Planner Papelbon stated that there is also another potential access point off this property to the north that Pick 'n' Save could potentially use to access 27th Street. However, as far as access has been determined, the State already has a plan in place. It is just a matter of getting all of the landowners onboard, and getting those access points in the ground or paved.

Mayor Bukiewicz stated he likes the look of the building. As compared to the other buildings along 27th Street (on both sides), this is one of the better looking buildings between Ryan Road and College Avenue. From his perspective, he is okay with the siding.

Mayor Bukiewicz suggested some changes to the building. Alderman Guzikowski stated he was looking for a workaround for the use of metal panels because he doesn't want to see any changes to the buildings. He likes it the way it is proposed.

Mayor Bukiewicz suggested that as far as the parking is concerned, put it in the way it is.

Commissioner Johnston moved that the Plan Commission approves the site and building plans submitted by Dr. Jacob Odders, Lakeshore Veterinary Specialists, for the property at 9472 S. 27th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a copy of the signed Conditions and Restrictions for the Conditional Use Permit are submitted to the Department of Community Development prior to the submission of building permit applications.
3. That the color of the spandrel windows shall not be a dark or mirrored glass per Overlay District standards, and shall be specified on the final plans.
4. That the plans are revised to include locations for all mechanicals, transformers, and utilities. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.
5. That the landscape plan is revised to include the heights of plants both at installation and maturity. Plants used to screen parking areas from rights-of-way must be installed and maintained at a minimum height of 3 feet.

6. 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 Siefert seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
AVELIUS, LLC
9079 S. 5TH AVE.
TAX KEY NO. 865-9009-002

Zoning Administrator/Planner Wagner an overview of this plan review for a commercial building with residential quarters.

Commissioner Chandler asked if there would be a need for a dumpster. Larry Bachmaga, 4005 E. Lakeside Avenue, Oak Creek, WI responded yes. Zoning Administrator/Planner Wagner mentioned that the applicant did add a new landscape plan. In the northeast corner, there will be two small trash bins, not a big dumpster and they will be screened.

Commissioner Siefert stated it looks good to him and he is pleased that that corner is finally being utilized.

Alderman Guzikowski stated it is a great use of the property.

Commissioner Hanna asked if there would be any noise impact. Mr. Bachmaga responded that it would be very clean, no big traffic. Zoning Administrator/Planner Wagner mentioned that they do operate their business on Lakeside Avenue at the present time. There have been no code enforcement complaints for noise.

Commissioner Carillo asked for confirmation that this one lot is zoned commercial with all residential around it. Zoning Administrator/Planner Wagner stated yes. Because the lot is so small, it cannot be zoned to Rs-4.

(Discussion inaudible in mic.)

Zoning Administrator/Planner Wagner mentioned that there are a lot of different types of zonings/parcels based on the old use, which was industrial with residential and commercial. There is a multi-family zoning district that doesn't meet the minimum requirements. There is a "hodge-podge" of zoning in this section. There would be a lot of real estate collection needed, which require buildings to be knocked down anyway. This parcel is going to be one of many parcels that would have to be put together from a real estate perspective in order to make anything bigger.

Commissioner Johnston stated there is a storm sewer on the northwest corner of the property. When the grading plan is reviewed, staff will work with the applicant to make sure that still happens. Curb and gutter may be needed along Depot Road just to make that all flow to that catch basin.

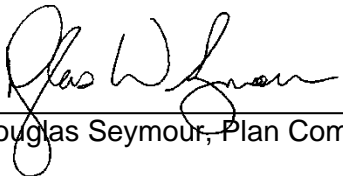
Mayor Bukiewicz stated that this is a unique use of the property given the restrictions they are working with. He favors putting it in. Given what it is and assembling properties to get one larger parcel is dependent on a lot of homeowners being willing to relocate.

Commissioner Carrillo asked how many residences will be upstairs. Mr. Bachmaga responded one.

Commissioner Hanna moved that that the Plan Commission approves the site and building plans for a commercial building with residential quarters submitted by Larry Bachmaga, for the property at 9079 S. 5th Avenue, with the condition that a revised landscaping plan be submitted for staff approval prior to a building permit being issued. On roll call: all voted aye, except Commissioner Carrillo. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:27 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

May 22, 2018

Date