

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MAY 22, 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, Commissioner Loreck, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Alderman Guzikowski was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

**Minutes of the May 8, 2018 meeting**

Commissioner Siefert moved to approve the minutes of the May 8, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye, except Commissioner Loreck and Commissioner Correll abstained. Motion carried.

**PUBLIC HEARING**

**SIGN APPEAL**

**OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT  
340 E. PUETZ ROAD  
TAX KEY NO. 827-9028-000**

Zoning Administrator/Planner Wagner read the public hearing into the record.

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was declared closed.

**SIGN APPEAL**

**OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT  
340 E. PUETZ ROAD  
TAX KEY NO. 827-9028-000**

Zoning Administrator/Planner Wagner provided an overview of the sign appeal request for a scoreboard to be installed at the Oak Creek High School. (See staff report for details.)

Discussion ensued about the cost of the sign and the differences between this scoreboard and the current signage.

Commissioner Hanna asked what the purpose is of this huge scoreboard. Scott Holler, Athletics and Activities Director, Oak Creek High School, 8180 S. Laurie Lane, Oak Creek stated that the current board was installed in 2000. That board is obsolete and over the last five years approximately \$6,000 to \$7,000 has been spent on repairs. Mr. Holler has consulted with some of his colleagues that are using this type of board in various school districts. No other schools in the area have the video capability to project games and events live. It is a way to tie education (the program with the TV productions class) into what the students are doing in choir and band. Also, they are tying in the local communities and businesses for sponsorship purposes. They have anywhere from 2,500 to 3,000 people at a game and this size he believes is appropriate to put out at the stadium and in the main gym.

Ms. Hanna asked how this would benefit the students. Kyle Sido, 4202 Heffernan Drive, Madison, WI responded that this is a dectronic system. His company provides a curriculum to use in the

classroom to train students to be able to get internships and jobs at the college level to ultimately work at the professional level in video production. This is the exact control equipment that they will see at those levels throughout their careers.

Zoning Administrator/Planner Wagner explained that the scoreboard component is 8 feet x 25 feet, which is a traditional scoreboard. Having a 330 square foot video board is something that is normally not seen in scoreboards in the City. This is the first of its kind in the city and staff felt it was important that the public is aware that a large display board is going up. The scoreboard will do more than just show the quarter or the score. The current code book does not address these types of uses. That is why it was recommended to the applicant to come before the Plan Commission to determine if this is an appropriate type of sign. Zoning Administrator/Planner Wagner went on to explain that where the Oak Creek logo is displayed is actually a speaker box. Right now it is on top of the press box and projects everywhere within a quarter of a mile. This one is different in that it is more directional. Instead of spreading out into the residential areas, it will be focused to the southwest and southeast toward the stadium seating. Hopefully, this will be less of an impact to the surrounding neighborhoods.

Commissioner Hanna asked if the sound is going to increase. Mr. Sido explained that it is up the school to regulate the volume, but the sound will be much clearer. All of the sound will come from one location rather than multiple locations. Commissioner Correll stated that this is going to be much better technology and will direct the sound to the proper areas. Also, this will provide an educational benefit at no cost to the City and taxpayers.

Mayor Bukiewicz stated that with a variance things that are considered are no public harm and there will be a public benefit. He stated that this will be a huge public benefit. The “public harm” exists now, and this will be an improvement. Also, this is a seasonal use and he does not recall any complaints being registered under the current system from the neighbors to the north. Mayor Bukiewicz added that one of the variance considerations is to determine if this enhances the neighborhood and he believes it will. Since the campus was expanded, it makes sense to expand the scoreboard for this Division 1 School. In addition, this scoreboard will allow the school to host sectionals and regionals and things of that nature, which benefits the overall City as revenue is brought in.

Commissioner Chandler asked about the lighting. Mr. Holler responded that the light from the scoreboard will not extend any further than the light from the stadium already does.

Arden Degner, 8540 S. Pennsylvania Avenue, stated he is a musician and he always appreciates the band play from the stadium from his home on Pennsylvania Avenue. He was glad to hear that Commissioner Hanna request what the sound level is going to be of this new scoreboard. He doesn't mind the music, but hearing the announcements from his home is a concern. Mayor Bukiewicz responded that he doesn't think it will be any louder than it is now to necessitate that.

Commissioner Correll moved that the Plan Commission grant a sign variance allowing the installation of 40.5 feet tall and 793 square feet in area scoreboard, which will include a 330 square foot video display located on the north end of the athletic stadium at 340 E. Puetz Road. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Hanna. Motion carried.

## **PLAN COMMISSION PRESENTATION**

## ZONINGHUB.COM

Zoning Administrator/Planner Wagner gave a presentation to the Plan Commission on this new software to improve communication with the public on zoning/Plan Commission matters.

Zoning Administrator/Planner Wagner stated that the City is always trying to improve their transparency and the ability for applicants, residents, commissioners and council members to be able to access information readily and as soon as possible.

Staff worked with ZoningHub.com to provide a website portal that provides residents the ability to find out the answer to simple zoning questions. This is going to be more user-friendly than referring to the Municipal Code, Chapter 17 (150-page PDF in context.)

Some of the highlights of the website are:

- All the zoning districts are by color
- By clicking on different links, definitions for the different zoning districts appear
- Different land uses are listed and their definitions
- Dimensional standards such as building height, setbacks, etc.
- Pictures showing what a front yard/side yard is for use in planning a fence, deck, swimming pool, etc.
- Procedures/requirements for Plan Commission applications along with online application submittal
- Board of Zoning and Housing Appeals information
- Pending applications (track progress) with alerts to email
- Comments online for Plan Commission items if not available to attend meeting
- Closed application listing
- Notification of any upcoming Plan Commission items within a certain a specified area
- Sample documents

Commissioner Siepert stated that it appears there will be a lot of work for staff to keep this up to date. Zoning Administrator/Planner Wagner responded that by working with a consultant, they can be informed of changes and make them. There is a maintenance fee, so staff is not going to have to do all of the updates.

As far as comments, a submitter will have to leave their name and address as leaving an anonymous comment is not allowed. These comments are part of public view and records.

Commissioner Hanna feels this is a very good approach and goes along with the trend that all ages are now using the internet and computers to get their information.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 6:47 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

June 12, 2018  
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Date