

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 9, 2018**

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

**Minutes of the September 25, 2018 meeting**

Commissioner Siefert moved to approve the minutes of the September 25, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING**

**SIGN APPEAL**

**KELVIN SCHROEDER JEWELERS**

**8645 S. HOWELL AVE.**

**TAX KEY NO. 828-9001-000**

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

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

**SIGN APPEAL**

**KELVIN SCHROEDER JEWELERS**

**8645 S. HOWELL AVE.**

**TAX KEY NO. 828-9001-000**

Commissioner Siefert asked if the applicant would be occupying both tenant spaces. Kelvin Matthew Schroeder, owner of Kevin Schroeder Jewelers, stated yes, they will occupy a double unit.

Commissioner Chandler asked if this is the same size sign as the one next to it. Zoning Administrator/Planner Wagner responded that what makes this different than the typical sign plan is that when Mattress Firm and Papa John's was there, it was a two tenant building. When there is a two-tenant building, the same rules do not apply as with a three or more tenant building. They met the rule of no more than 20% of the wall façade with the cap of 100 square feet. When Mattress Firm left, they split up the tenant space and made them smaller. When they came back with the master sign plan, they proposed a plan which was approved by the Plan Commission to allow Papa John's to have that one larger of two signs on that corner tenant space. The rest of the master plan states it is based on the linear frontage. The remaining tenant spaces were broken out 19 feet for each one. This sign appeal is being requested because they have both tenant spaces B and C and they are using that same façade area that Mattress Firm used to allow them to have a similar size sign that Mattress Firm had. The variance motion was worded that the condition will approve this larger sign only if the tenant of the multi-tenant space occupies both B and C.

Zoning Administrator/Planner Wagner added that the design and the number of signs that they are asking for conform to Code.

Alderman Guzikowski stated that he concurs with staff's recommendations.

Mayor Bukiewicz stated that it is a definite improvement for that building.

Commissioner Siefert moved that the Plan Commission allow a wall sign of up to 60 square feet if the tenant occupies both spaces B and C. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLAN COMMISSION CONSULTATION  
DISCUSSION OF A PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT  
8100 AND 8146 S. 27<sup>TH</sup> ST. AND 8100 S ORCHARD WAY  
TAX KEY NOS. 810-9012-001, 810-9005-000 AND 810-9013-001**

Mayor Bukiewicz announced that this item has been held at the request of the applicant.

**PLAN COMMISSION CONSULTATION  
DISCUSSION OF A PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT  
441 W. RYAN RD.  
TAX KEY NO. 906-9028-001**

Mayor Bukiewicz announced that this item has been held at the request of the applicant.

**CERTIFIED SURVEY MAP  
HIGHGATE, LLC  
7869 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 784-9993-001**

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

Commissioner Hanna asked how the wetland will be avoided and not impacted. Planner Papelbon responded that the wetland is delineated on the CSM. It will be on Lot 1. Whenever Lot 1 is developed, they will have to incorporate that into their overall development plans. As long as it is reflected on the CSM, the wetland has no other impact to this proposal. Planner Papelbon stated that it is a condition of approval that the wetlands are shown on all three pages.

Commissioner Siefert asked if there is only going to be one entrance onto the property off of 13<sup>th</sup> Street. Planner Papelbon responded that they are showing one entry off of 13<sup>th</sup> Street, and that is by the proposed easement just south of the little notch-out for the one remaining residential property. Director Seymour stated that as Lot 1 develops and the planning progresses for Lot 1, which will be some type of Planned Unit Development; it is likely that the major access for the entire development will be further north at the north end of Lot 1, adjacent to the wetlands.

Commissioner Chandler asked for more information on why it is being divided into three lots. Planner Papelbon responded that Lot 2 (which was previously divided) was for a specific user. The applicant is proposing two additional lots that are for potential users of those two lots. Lot 1, as part of a master development plan, would come back if it needed to be redivided.

Mayor Bukiewicz asked members of the audience if they wished to speak on this item. There were none.

Alderman Guzikowski moved that the Plan Commission recommend to the Common Council that the Certified Survey Map submitted by John Thomsen, Highgate, LLC, for the property at 7869 S. 13<sup>th</sup> St. be approved with the following conditions:

1. That the CSM approved by the Common Council December 19, 2017 and the CSM approved by the Common Council on July 17, 2018 are submitted for recording prior to or concurrently with submission of this CSM for recording.
2. That the CSM is revised to incorporate all wetland areas on all sheets.
3. That easements (access, utilities, etc.) are depicted on the map prior to recording.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections (as provided), and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**PLAN REVIEW  
CAMP BOW WOW  
8411 S. LIBERTY LN.  
TAX KEY NO. 828-0001-000**

Planner Papelbon provided an overview of the plan review request. (See staff report for details.)

Todd Abrahms, 2675 Bradham Avenue, Hoffman Estates, IL, stated that they are removing or replacing almost all of the site features that exist on the site. They will be pulling all of the existing asphalt, curbing and wheel-stops out, repaving, restriping, and adding new sidewalks. They will be making sure that the parking lot will be well-lit and provide new foundation landscaping, 11 new trees and plantings that exist on Liberty Lane, and enhance the existing building's north elevation.

Commissioner Chandler asked for more information. Leah Bouchart, 8411 S. Liberty Lane, current camp director at the Waukesha location, stated that the current building is a little small for what they are looking to do. They are the premier provider of dog daycare and boarding in the area. The addition is going to add the boarding cabins, which is where dogs will stay overnight. It provides them their own individual space for meal times. The play yards are where they get to go out and play all day and interact with the other dogs.

Commissioner Siefert asked for a description of the fenced-in area. Mr. Bouchart responded that it is behind the buildings off behind the street so it cannot be seen directly from the street. It is 8' vinyl fencing. There will be five individual play yards outside that lead directly to the inside, so the dogs will get to choose whether they are inside or outside.

Alderman Guzikowski stated that this looks good and he looks forward to the rest of the addition being complete.

Commissioner Hanna asked about the drainage as it relates to adding impervious surface to the property. Mr. Abrahms responded that there is a small increase in impervious area. The building addition is taking up a portion of the existing paved area that is out there today. There is an existing detention pond to the south, so right now they are directing water to the north because at the time of design, they did not know this was an existing detention pond. Mr. Abrahms stated that with some slight modifications, they can revise that grading and make sure that area is draining to the southerly detention pond, as originally proposed.

Commissioner Hanna asked if there would be enough natural light going into the building with the amount of windows that are proposed. Ms. Bouchart stated that there are doors that lead from outside to inside and those doors are opened. They have tinted weather flaps, so they provide quite a bit of natural sunlight into the building.

Mayor Bukiewicz asked what the pet relief surface area would consist of. Ms. Bouchart stated that that area would be surfaced with a product called Canine Turf. It will have a concrete base. The turf pods sit on a spiked platform and the turf is on top of there. So it does have a good drainage system and that is hosed down regularly and the waste is picked up as soon as it is created and put into the trash cans in each play yard. That trash gets emptied a minimum of twice per day.

Mayor Bukiewicz invited Asst. Fire Chief Kressuk to speak on the fire suppression needs of the building. Asst. Fire Chief Kressuk stated that this is an addition to the existing structure. The existing structure is not sprinklered. It will have to be determined, per code, if a sprinkler system is required in the addition. If it does not meet the square footage or occupancy types for the inclusion of sprinkler systems, they highly recommend the inclusion of sprinkler systems into any type of structure.

Asst. Fire Chief Kressuk stated that there will be the potential for boarding overnight in addition to a high volume of pets. The NFPA does issue code guidance for boarding veterinary type facilities. On a smaller scale, it may be an emergency evacuation plan. The Fire Department will be working with the owner/occupant to develop that plan.

Alderman Guzikowski moved that the Plan Commission approves the site plans submitted by Brett Ippolite, Camp Bow Wow, for the property at 8411 S. Liberty Lane with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all parking areas meet the minimum required setbacks to the Liberty Lane right-of-way.
3. That landscape plans are revised to incorporate details for height of plants at installation and maturity.
4. That plans are revised to include details and elevations for the proposed dumpster enclosure.
5. 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.

## **ZONING TEXT AMENDMENT**

**PARKING SETBACKS**  
**SECTION 17.03170(i)(1)**

Zoning Administrator/Planner Wagner provided a review of the zoning text amendment on parking setbacks. (See staff report for details.)

Commissioner Chandler asked why the change is such a huge difference in footage. Zoning Administrator/Planner Wagner responded that this particular setback will mirror what is in Drexel Town Square.

Mayor Bukiewicz clarified that this is a city-wide change, and does not only apply to Zund America or Drexel Town Square.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that Section 17.03170(i)(1) of the Municipal Code be amended as presented, requiring a 10-foot parking lot setback from the public right-of-way, after a public hearing.

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

**REZONE**  
**CITY OF OAK CREEK**  
**2600 W. SOUTHBRAND BLVD. AND 9810 S. 27<sup>TH</sup> ST.**  
**M-1 (PUD) MANUFACTURING AND OO, MIXED USE OFFICE OVERLAY TO**  
**M-1 (PUD), MANUFACTURING**

Planner Papelbon provided an overview of the rezoning request. (See staff report for details.)

Commissioner Hanna asked how this is impacting the remaining offices in the area. Planner Papelbon responded that it does not. This area is the limits of the Southbranch Industrial Park, so south of these parcels is still available for office.

Commissioner Hanna stated that this is the face or entrance to Oak Creek. She asked how the City ensures that the manufacturing uses are not going to destroy the appearance of the 27<sup>th</sup> Street Corridor. Planner Papelbon responded that these are properties that have been part of Southbranch Industrial Park. They have always been manufacturing. This is just allowing them to maintain that manufacturing use. They are also in that PUD, dating from the mid-1960s. It is not actually changing anything here if they wanted to redevelop it with office use, the City would be in support of that potentially. It also means that their existing uses can be maintained and remain part of the PUD.

Alderman Guzikowski stated his only concern is that it starts looking like a warehouse area. Planner Papelbon responded that there are code requirements for maintaining the properties. Part of the PUD has conditions and restrictions already part of it. The unfortunate part of the PUD is that it is so old. The 1965 or 1968 PUD rules have changed since then. So the nomenclature or wording in the PUD is a little bit antiquated. Also, some of those restrictions do not comply with the current code. They City still has the ability, if there is a redevelopment or potential expansion of these property uses, to require a conditional use per the M-1.

Arden Degner, 8540 S. Pennsylvania Avenue, questioned how this area is going to be kept manufacturing because of the mixed mini-storage partnership. Planner Papelbon responded that

the existing use is a self-storage facility, and that was approved in the mid-1990s and these are existing buildings.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the properties at 2600 W. Southbranch Blvd. and 9810 S. 27<sup>th</sup> St. be rezoned from M-1 (PUD), Manufacturing and OO, Mixed Use Office Overlay district to M-1 (PUD), Manufacturing after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:53 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

October 23, 2018  
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Date