

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 23, 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, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present: Kari Papelbon, Planner.

Minutes of the October 9, 2018 meeting

Commissioner Siepert moved to approve the minutes of the October 9, 2018 meeting. Commissioner Chandler seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler voted aye. Commissioner Johnston, Commissioner Loreck, and Commissioner Correll abstained. Motion carried.

**SIGN PLAN REVIEW
MASTER SIGN PLAN
I-KENOSHA, LLC, C/O ICAP DEVELOPMENT
500 W. DREXEL AVE.
TAX KEY NO. TBD**

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

Seeing as there was no discussion, Mayor Bukiewicz called for a motion. Commissioner Loreck moved that the Plan Commission approves the master sign plan for 500 W. Drexel Ave. as proposed. Commissioner Siepert seconded. On roll call: all voted aye.

**PLAN REVIEW
TH – OAK CREEK, WI-1-UT, LLC
7869 S. 13TH ST.
TAX KEY NO. 784-9993-001**

Planner Papelbon provided an overview of the site, building, landscaping and related plans. (See staff report for details.)

Ryan Marks, Ryan Cos., 309 N. Water Street, Milwaukee, stated that Froedtert Health has been very happy with their first building across the street from City Hall, so they decided to make an investment just down the road and provide the next step of care, which is 24-care service.

Mr. Marks mentioned that they are still working through some of the staff comments and may need to change some things.

Commissioner Hanna asked if they have a traffic impact analysis to ensure there is no conflict with the expressway entrance. Mr. Marks responded that they have spent a lot of time on traffic analysis and they are aware that many people have concerns about traffic backups. In fact, a meeting was held about a month ago with the neighbors in attendance and they had a good conversation with those people. So they started off on the right foot to address some concerns. It is a complicated corner and a heavy retail site, so they have modified the entrances/exits several

times in coordination with the County and the State. He added that the City is in possession of the TIA [Traffic Impact Analysis] results.

Commissioner Hanna asked if the residents in the areas have expressed concerns about the traffic and noise that will come along with this development. Mr. Marks stated that there will not be a lot of ambulances coming to this facility on an emergency-type basis. Anyone that is in an emergency situation in an ambulance typically will go to a major hospital in the area. The ambulance traffic that this facility will generate is transporting a patient that may need to go to another hospital facility. In that case, they will not be coming in with lights and sirens.

Commissioner Siefert asked how the two buildings will combine and work together. Mr. Marks stated that the big difference is that the current facility is not open 24/7. They also do not have overnight stay beds, so if it is determined a person needs to stay for observation, that cannot be done with their current facility in Drexel Town Square. Other contrasts are that the new facility will provide meals and there are no surgeries or ICUs in the current facility.

Commissioner Siefert stated that this is a good addition to Oak Creek.

Commissioner Correll asked if things will change for the current facility. Mr. Marks responded not really because they have the full tool box to work with right here in conjunction with their main campus in Wauwatosa.

Alderman Guzikowski asked Asst. Fire Chief Kressuk if the Fire Department has any issues with this proposal. Asst. Fire Chief Kressuk responded that the dynamics of how this facility will primarily affect the Fire Department through ambulance transports needs to be considered. For reference, they have had 186 responses for EMS calls for the urgent care clinics. Those patients go out to emergency rooms from that urgent care center. Certainly this is an emergency room and patients have a greater potential to be transported out of that emergency department to another. This is a little bit different dynamic for the fire service when comparing a transport from the urgent care center to an emergency department than if you go from one emergency department to another. That is probably a little bit out of the scope of what the Plan Commission would be concerned about. That is something that would be in discussion with when that time comes.

Asst. Fire Chief Kressuk stated that as far as noise levels, generally, transports to emergency departments are non-emergency. There are cases where there would be emergency transports with lights and sirens, however, he would feel comfortable at this point stating that they would not be going to this proposed facility. Those type of transports are generally reserved for emergency departments with the capacity to handle that type of acuity in a patient. In this facility, there will be non-emergency transports.

Asst. Fire Chief Kressuk pointed out on behalf of the Fire Department that the site plan (layout) is for the Plan Commission to really consider site access. Maneuvering into a hospital is critically important, but this is a rather unique situation. This is located in what could probably be considered a business or mercantile-type area. His concern is that the access road, which does not filter directly into the hospital grounds, but rather to the north of it, is of sufficient capacity and avoids congestion and backups that does allow for efficient ingress to that facility. IKEA and the grade school can be used as a good example. It is essentially a two-lane road for both facilities. Granted, they don't respond there as often as a hospital. He would hope that as the planning process goes along for the rest of that site, emphasis should be given to the access road to maintain clean access for that hospital.

Commissioner Chandler asked for more information on peak hours of operation. Mr. Marks responded that the peak hours will be mostly during the day. There are a few more staff members that would include dieticians, tele-medicine technicians, advanced practice proprietors and possibly more pharmacists.

Commissioner Johnston stated that this is one small piece of a much bigger puzzle and that is the reason Engineering staff is asking for the storm water pond easement on this site itself. This is unique because there is no direct access to a road. There is no room for a storm water pond on this site. He doesn't think there has ever been a site that has been approved as a stand-alone. The access and storm water easements are important. That is all being worked into a larger property.

Mayor Bukiewicz concurred with Commissioner Johnston. The access road, depending on what comes to the west of it, is going to have to be improved. Commissioner Johnston stated a north access is planned for the future. That is whenever that larger piece gets developed. At this point, there is just one access to serve this one entity.

Commissioner Carrillo stated her concern about the amount of traffic on the access road. Mr. Marks responded they have been working with the master developers and have hired the same civil engineering team, R.A. Smith, so they can remain consistent with how this whole area comes together in the end.

Mr. Marks stated that as far as the access goes, this is not unusual for this type of facility to be placed in the middle of a large development and to be a little bit off the main artery. They like this location because it is so visible and the community becomes familiar with it in case they ever have need of its services. So they are not as concerned about getting through the last 500 feet. It is more important for them to know how they get there the first three miles.

Mayor Bukiewicz asked if the trash enclosure will be out in front of the building. Mr. Marks responded yes, it is unique. The entrance and front of the building is on the far south piece where there will be a drop-off area. This parcel is unique in that there is no back door. Everything is basically in view. The trash enclosure was put there originally because it provides good access for the employees to carry out the waste, and also for the garage to be picked up. They are more than happy to find a better solution to this. They do want it on the north side away from Drexel and from the front door of the facility. Mayor Bukiewicz stated he is worried about it because this is the first thing going on in this portion and it really has to set the tone for what this area is going to be. He stated that the masonry and glazing standards have to be met because this is a prominent corner.

Commissioner Correll stated that the main entrance facing Drexel Avenue is one of the benefits to this development. At some point as the site is developed, the dumpster will be visible at some point on the site. The proposed location may be the best option available given the big picture.

Mayor Bukiewicz asked if the glazing is adequate. Planner Papelbon responded that the requirements include glass, but the standards are for decorative masonry and glass. The CMU brick and glass are all approvable materials in the Code. Metal panels have been approved for several buildings in the past; however, that requires a $\frac{3}{4}$ majority approval of the Plan Commission as has been the case for every other use. This portion is a bit more problematic because they can only have 25%. It is only allowed as an accent. Planner Papelbon continued that the glass for most of the building is tinted, so the materials list will read as glass. The ceramic wall will also read as glass. They do not know how many of the proposed panels on that block are going to be

spandrel versus regular glass. It looks like the top portion is going to be spandrel, but that needs clarification. In summary, Planner Papelbon stated that the Plan Commission needs to approve and get clarification on a couple of things such as materials and percentages per elevation, clarification on where exactly the spandrel glass is going to be located, clarification on the ceramic wall. If there is going to be a ceramic wall, it needs to be labeled on the plans, otherwise she does not see it on any of the elevations. Also, EIFS needs to comprise of no more than 25% of the building per elevation. That can only be an accent material. The use of metal panels is something that the Plan Commission has to consider.

Mayor Bukiewicz stated obviously the signage will come later. Mayor Bukiewicz asked if any of the landscaping on that corner will be salvaged. Planner Papelbon responded that she cannot speak to what has already been done on the parcel as part of the 13th Street upgrade. As far as the plans for retaining as many trees that are further in on this particular parcel, she deferred to the applicant. Commissioner Johnston stated that for the most part, those trees are going to be gone. He did state that this is a huge issue for the City Forester, and he brought it up on her behalf. There are some large white oaks that are going to be cut down and that is a major concern for her.

Mayor Bukiewicz stated that parking is adequate.

Mayor Bukiewicz asked if there is adequate room to maneuver the fire engine. Asst. Fire Chief Kressuk responded that the initial look at the plans provided 360-degree access around the building and it complies with the NFPA standard for access roads, so they are okay with it.

Commissioner Chandler asked the applicant to address some of the questions/concerns that have been raised.

Mr. Marks stated that they are no longer planning on having a ceramic wall.

Mr. Marks stated that the initial calculations just came back from the architect and he believes that the EIFS overall is 12% and will be pretty close to 25% per elevation. Mr. Marks stated he is not sure on the glazing.

Denise Valenta stated that the only part that is the spandrel glazing is at the very top of the large entry lobby area. That is for subtler shading inside the building. So it is just the top panel that is spandrel glass. The rest of the glazing will be clear. Planner Papelbon added that the spandrel has to be approved by the Plan Commission, but that the material calculations need to be submitted to staff. Mr. Marks stated that he would be providing those calculations to staff and that if he needed to bring it down, he would be happy to do it.

Commissioner Johnston asked if they should be held to the 25% per elevation. Planner Papelbon responded yes. Commissioner Johnston stated that that should be a condition of approval. Planner Papelbon stated that if the Plan Commission wanted to make that a specific condition of approval they could, but it is already required by Code.

Mr. Marks stated that the metal paneling is what they are seeking approval on because it is an important piece to the Froedtert brand and their standard in marketing. It is more of an accent material rather than a primary building material. The spandrel glass is the other piece that they would be seeking approval on.

Commissioner Loreck moved that the Plan Commission approves the site and building plans submitted by Philip Annis, TH – Oak Creek, WI – 1 – UT, LLC, for a portion of the property at 7869 S. 13th St., with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the CSMs approved by the Common Council on December 19, 2017; July 17, 2018; and October 16, 2018 are recorded prior to the submission of building permit applications.
3. That copies of all access approvals and agreements shall be provided to the City prior to the submission of building permit applications.
4. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
5. That plans are revised to meet Code requirements for exterior building materials.
6. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.
7. That all required easements are included on the plans prior to the submission of building permit applications.
8. 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 Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
MVAH PARTNERS
7266 AND 7328 S. HOWELL AVE
TAX KEY NOS. 766-0014-000 AND 766-0015-000**

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

Mayor Bukiewicz explained that the Comprehensive Plan Amendment for these properties was previously brought to the Plan Commission and was denied by a 5-4 vote. It went to Council and passed with a 5-1 vote to approve. They were considering the immediate property during their vote. The Council directed staff to take a look at the northern triangle to determine whether it is appropriate to change the Comprehensive Plan to match that later on.

Commissioner Correll stated his concern about the density going forward if this combination is approved. Planner Papelbon stated that the issue of density would be handled at the next step. The CSM has nothing to do with density. It is not based on a proposed site plan. Because this has some specific applications, presentation of materials will be coming forward soon, and were presented as part of the Comprehensive Plan Amendment. This was merely mentioned so that the Plan Commission could be aware of it in the next step. It would make sense to acquire the properties in the surrounding areas to make sure that they have adequate space. That is an option and not something that the City can require. It might be something they want to consider if they are looking for that specific density. This is for information purposes for the Plan

Commission that doesn't have anything to do with the map itself. They can still combine the parcels and amend their proposal for the next step of review.

Commissioner Johnston asked if there needs to be a note that the buildings need to be razed. Planner Papelbon stated that it could be added, but that could be covered under "technical corrections." Commissioner Johnston stated he brought it up because the barn sits in the right-of-way. Planner Papelbon stated she has seen that note added to CSMs in the past so that can be required as a technical correction. Planner Papelbon stated that all buildings will be coming down if the proposal is approved.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Hume An, MVAH Partners, for the properties at 7266 and 7328 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.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:51 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

November 13, 2018

Date