

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, DECEMBER 11, 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 and Commissioner Siepert. Commissioner Loreck, Commissioner Correll and Commissioner Chandler were excused. Also present: Kari Papelbon, Planner and Zoning Administrator/Planner Pete Wagner.

Minutes of the November 27, 2018 meeting

Commissioner Siepert moved to approve the minutes of the November 27, 2018 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Mayor Bukiewicz abstained. Motion carried.

CONDITIONS AND RESTRICTIONS

M & M TRUCK CENTER

9840 S. 27TH ST.

TAX KEY NO. 903-9030-000

Planner Papelbon provided an overview of the conditions and restrictions for this property. (See staff report for details.)

Dragan Radeta, 7228 S. 27th St., Oak Creek, WI, stated he is okay with all of these rules and regulations. He requested that the conditions and restrictions be extended from six years to eight years because it is very hard to develop a business in such a short period of time. Commissioner Hanna responded that she did not think six years is a short time to establish a business. Mr. Radeta stated that he will be spending \$500,000 to \$600,000 into establishing a business. It will take him a year alone to get a good customer base on the property.

Commissioner Johnston wanted verification that the employee parking is the parking shown along 27th Street so there won't be any equipment or "for sale" items along 27th Street. Mr. Radeta responded that no equipment will be parked in the front of the building. Everything will be behind the building. In the front of the building, they will have a customer/employee parking lot. No equipment will be stored up front for display or "for sale", other than if a customer is driving a vehicle, but that would be just probably an hour maximum, but it will not be displayed there 24/7.

Alderman Guzikowski asked if this is similar to other businesses of this nature in that they have a secure time frame. Planner Papelbon responded that the concern is that the property is within the 27th Street corridor, of which there is a master plan with the City of Franklin. Because this area is in transition, staff wants to ensure that what is going in is going to allow for the rest of the development of the corridor as close to that master plan as possible. We want to give deference to the business so that they can establish and gain their customer base, but also make sure that if something happens that this is all compatible along 27th Street.

Alderman Guzikowski asked if is still true that they are waiting for a water service hookup so that they can sprinkler the building for fire suppression purposes. Planner Papelbon responded that there has been ongoing discussion between the applicant, the Fire Department and the Oak Creek Water and Sewer Utility. The sprinkler requirement has to be put on hold pending establishment of water service to the property. If not, the Fire Department has indicated their

willingness to work with the applicant to make sure that the fire codes are met as much as possible on the property. Planner Papelbon stated that Asst. Fire Chief Kressuk indicated this at the last meeting where this was discussed.

Alderman Guzikowski stated his concurrence with staff on the number of years (six) for these conditions and restrictions, and that the applicant can always come back and request that the conditions and restrictions be extended.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for automobile and truck engine and body repair, outdoor storage of vehicles and outdoor display of vehicles for sale, and semi-truck/trailer parking on the property at 9840 S. 27th St., after a public hearing. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW

MACs

120 W. TOWN SQUARE WAY

TAX KEY NO. 813-9045-000

Zoning Administrator/Planner Wagner provided an overview of the requested signage. (See staff report for details.)

Commissioner Siefert stated it looks good. Alderman Guzikowski concurred and he likes Zoning Administrator/Planner Wagner's approach on the eye-level signage.

Mayor Bukiewicz asked if everyone in this multi-tenant building will have uniform sign size. Zoning Administrator/Planner Wagner responded that the master plan was for the whole development for each of the buildings. They all have the 36" height maximum as well as the square footage being based on the linear frontage of their tenant space.

Zoning Administrator/Planner Wagner confirmed that they are allowed to have a wall sign on Howell Avenue because that is considered a special façade, just as Drexel Avenue is a special façade. There should be a wall sign and no eye level signs on Howell Avenue.

Commissioner Siefert moved that the Plan Commission approve the sign plan for Suite 500 located at 120 W. Town Square Way. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

CONDITIONAL USE PERMIT

MURPHY REAL ESTATE, LLC

7221 S. 10TH ST.

TAX KEY NO. 764-9047-000

Planner Papelbon provided an overview of the conditional use permit for this property. (See staff report for details.)

Commissioner Siefert asked if this is a 24/7 operation. Planner Papelbon responded that it is, and it is located in Northbranch Industrial Park.

Commissioner Hanna asked if there is going to be any conflict accessing 10th or 13th Street. Planner Papelbon responded that they are anticipating 50 trucks per day in and out. They are an expedited trucking facility and it is within an industrial park.

Commissioner Johnston asked if the reference to a metal fence refers to a chain link fence. Planner Papelbon stated there is a "metal" fence out there now. Dominic Ferrante, stated that it is a chain link fence and the additional modification will match that. Planner Papelbon showed on the screen where the existing pond is, which is just south and kind of horizontal. What is being proposed is more along 10th Street.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a freight yard/freight terminal/trans-shipment depot and outdoor storage of vehicles and equipment on the property at 7221 S. 10th St., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Commission's review at the next meeting (January 8, 2019). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

ZONING TEXT AMENDMENT

SEC. 17.0333(a)

RESTAURANTS WITHOUT DRIVE-THROUGH FACILITIES OO, MIXED-USE OFFICE OVERLAY DISTRICT

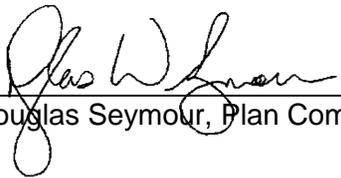
Zoning Administrator/Planner Wagner provided an overview of this zoning text amendment. (See staff report for details.)

Commissioner Siepert stated he does not have a problem with this. Commissioner Hanna concurred.

Seeing as there were no other comments or questions, Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that Section 17.0333(a) of the Municipal Code be amended as presented, to allow restaurants without drive-through facilities as a permitted use in the OO, Mixed Use Office Overlay District, 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 6:33 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

January 8, 2019

Date