

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, AUGUST 28, 2012

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll and Commissioner Chandler. Commissioner Siepert was excused. Also present was Jeff Fortin Planner.

Commissioner Dickmann moved to approve the minutes of the July 24, 2012 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye. The minutes were approved as submitted.

**Significant Common Council Actions**

Commissioner Dickmann questioned what the marketing and branding services were supposed to do for marketing the City. Mayor Scaffidi explained they are trying to move from a mainly agricultural city at one point to a pro-business development. When you have a State where you are not able to raise taxes you need to find revenue and one of those ways is to build your tax base and development is part of that. It is the plan of the CDA to hire the Savage Solutions Company to make sure that everything we produce all has the same message and identity for the City.

Commissioner Correll questioned if the Plan Commission would have any further input on the SynerG development with the changes they are making. Mr. Fortin explained their PUD has expired and they will come back to the commission with the new plans for approval. This is just getting the financing in order for the TIF district.

**Plan Review – Aldi  
6810 S. 27<sup>th</sup> Street  
Tax Key No.: 737-9031**

Mr. Fortin explained to the Commission the applicant was returning from the June 26, 2012 meeting where the Commission approved a sign variance to allow for two Aldi wall signs and two “Food Market” signs but, at the request of the applicant, placed the elevation remodeling on hold. The applicant is now returning with revised elevation plans. There will be a taller tower feature at the northwest corner of the building. The background of the tower will be finished with architectural aluminum composite metal panels with a slate grey band at the top of the tower. The brick on the tower will match the brick found on the existing building.

Ms. Marcia Sperber, Aldi, explained the original plan was causing drainage issues with the awning sticking out and the underground drainage was very expensive so they have changed the design. They are proposing to keep the roof in line so the water can drain. There are anodized aluminum composite panels that are behind the Aldi logo sign and behind the “Food Market” is also composite panels which are a slate grey which matches the trim around the rest of the building. They will leave the existing columns at the store and tear off the old canopy and put up the newly proposed canopy.

Mayor Scaffidi questioned if the new design met all of the requirements. Mr. Fortin stated it did

meet the codes but staff prefers the original proposed design. The new design is an improvement over what is there and does incorporate similar panels.

Commissioner Correll stated it was an improvement over what was there currently.

Commissioner Chandler questioned the problems with the drainage. Ms. Sperber explained with the original proposal the roof would drain into the parking lot causing some icing problems in the northern stores. To solve the problem they would need to install an underground drainage systems which is too costly to implement at all of the stores they would like to upgrade.

Commissioner Dickmann felt the "Food Market" sign stood out more in the original design. Ms. Sperber stated that was correct with the original proposal because the canopy projected out ten feet from the building and with the new design they can't have that canopy.

Commissioner Correll moved that the Plan Commission approves the building plans for the elevation renovations for 6810 S. 27<sup>th</sup> Street as submitted subject to meeting all building and fire codes.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Rezone – John Karpfinger**  
**6939 S. 13<sup>th</sup> Street**  
**Tax Key No.: 736-8990**

Mr. Fortin explained to the Commission Mr. Karpfinger was requesting that the property at 6939 S. 13<sup>th</sup> Street be rezoned from Rs-4, Single-Family Residential to Rm-1, Multi-Family Residential. While the applicant does not have any plans at this time to develop the property they would like to have the Rm-1 zoning in place so they can better market the property.

Mr. Charles Karpfinger, 7621 Rogers Avenue, Wauwatosa, stated he was helping his uncle market the property and it would make more sense for the property to be zoned multi-family considering the surrounding zonings in the area. Commissioner Johnston questioned if they would be looking at tearing down the existing buildings. Mr. Karpfinger stated it was in the planning stages and it is planned. Some of the trees have been coming down and slowly but surely it will be done.

Mr. John Rybacki, 6903 S. 13<sup>th</sup> Street, explained he along with some of the other residents were not in favor of this proposal. He likes that not all of the area is filled up to the max and would like to see it stay residential in this area in consideration for the other single-family homes in the area at this time.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue expressed concern for the amount of parking that would be available if this was zoned multi-family. He would like to see adequate parking for residents and visitors if this was to be rezoned.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the property at 6939 S. 13<sup>th</sup> Street be rezoned from Rs-4, Single-Family Residential to Rm-1, Multi-Family Residential, after a public hearing.

Commissioner Dickmann seconds. Roll call, all voted aye. The motion to approve carries.

**Rezone – Sikh Temple of Wisconsin  
7512 S. Howell Avenue  
Tax Key No.: 781-9031**

Mr. Fortin explained to the Commission back in 2010 the Sikh Temple of Wisconsin did some filling and grading of the southern portion of their property. This area was not part of their original proposal as they purchased it shortly after receiving approval for their site, building, and landscaping plans in 2009. Since there were no approvals for any grading work on this portion of the property our code prohibits them from bringing fill onto the site. Staff has been working with them on a solution that would not require them to remove the new fill from the site.

The applicants are now proposing an outdoor recreational area as an accessory use to the temple. The proposal includes two sand volleyball courts, a tennis court and a soccer field. There are no plans to have outdoor lighting for these facilities at this time. In order to screen the facilities from the neighborhood to the south the applicants are planning on installing a significant amount of landscaping along the southern property line.

Ms. Judy Poeschl, 7525 S. Manitowoc Avenue, expressed concern for the removal of trees from the Temple property. Mr. Fortin explained the trees that were removed were mostly done by We Energies on We Energies property. Some trees were removed for the retention pond. Ms. Poeschl stated she could hear the children when they were playing and she was hoping they could add some trees to block some of that noise.

Mr. Herpreet Singh, 3824 S. 16<sup>th</sup> Street, Milwaukee, east from the main building the trees were removed by We Energies. Anything east of the main building the proposed plan is to leave all of the trees in the very east of the property and just remove the trees west from the drainage area.

Mayor Scaffidi commented the church has a right to provide some play areas for the children who attend and it is a fair and good use of the land.

Commissioner Correll commented he does not recall if they were required to leave trees as a buffer when they received the original approval but would like to see it stipulated at this time that some of the trees remain as a buffer. Mr. Fortin explained a tree preservation area could be included with the site plan when it comes forward at a future meeting.

Commissioner Johnston clarified according to the plan there would be a tennis court and volleyball courts. From the clear cut path west all of the trees would be removed and everything to the east would stay.

Mr. Balhair Dulai, 9461 S. Pennsylvania Avenue, commented the area was cleared to put in the sewer line. They have never removed any trees that were not necessary for the construction. Once the play area is complete they will be installing a row of evergreens along the south edge.

Ms. Barbara Pieper, 7535 S. Manitowoc Avenue, commented if the property is rezoned it will go right up to her property line. She would like to see the trees remain.

Mayor Scaffidi questioned if the Sikh Temple would be willing to stipulate that the trees east of the sewer line remain. Mr. Dulai stated they also would like to see the trees remain and would not have a problem stipulating that they remain.

Commissioner Bukiewicz moved that the Plan Commission recommends to the Common

Council that the property at 7512 S. Howell Avenue be rezoned from Rs-3, Single-Family Residential to I-1, Institutional, after a public hearing.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

**Certified Survey Map – Dan Wagner**  
**10703 S. 10<sup>th</sup> Avenue & 3585 E. Elm Road**  
**Tax Key No.: 969-9999-001 and 969-9021**

Mr. Fortin explained to the Commission the applicant was requesting approval of a certified survey map that would divide the property at 10703 S. 10<sup>th</sup> Avenue into three parcels. Parcel 1 would be 33.58 acres and could be further subdivided in the future and Parcel 2 would be a new single-family lot. The existing home on 3585 E. Elm Road would remain but their property would become larger. Lots in the Rs-2, Single-Family Residential zoning district require a minimum lot width of 100 feet and an area of 17,000 square feet. Each of the three lots exceeds this requirement.

Mayor Scaffidi questioned why they did not want to have the wetlands delineated. Mr. Dan Wagner, 3585 Elm Road, felt there was not much of an impact because the wetlands were a drainage area for the farm fields in the area. He also feels it is too costly to have it done through his surveyor. Mayor Scaffidi questioned if it could be done through SEWRPC for free. Mr. Fortin stated SEWERPC is free to stake it and then the surveyor would follow up by putting it on the map for them. Mr. Wagner explained the surveyor would then charge per hour to stake it and map. They are not thinking about developing the land for the next couple of years.

Mr. Fortin would like a condition added granting a 50' easement on each side of the creek for maintenance.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the certified survey map for the properties at 10703 S. 10<sup>th</sup> Avenue and 3585 E. Elm Road be approved, subject to the following conditions:

1. That a note is placed on the face of the CSM stating that no development of Parcel 1 until a wetlands delineation is completed.
2. That a grading plan for Parcel 2 is reviewed and approved by the Engineering Department prior to recording the CSM.
3. That any technical corrections are made, including showing the correct floodplain boundaries.
4. That an access easement of 50 feet on each side of the creek is granted to the City for the maintenance of the drainage creek.

Commissioner Johnston seconds. Roll call, all voted aye. The motion to approve carries.

**Plan Review – DIC Imaging Office Addition**  
**7300 S. 10<sup>th</sup> Street**  
**Tax Key No.: 764-9027**

Mr. Fortin explained to the Commission the applicant was requesting approval of a 992 square foot office addition onto the front elevation of their building at 7300 S. 10<sup>th</sup> Street. The addition will be finished with fluted single score block to match the existing building. There will also be two landscape beds created in front of the addition. The addition meets all of the height,

setback, and lot coverage requirements of the M-1, manufacturing zoning district.

Commissioner Correll moved that the Plan Commission approve the site, building, and landscaping plans for the office addition at 7300 S. 10<sup>th</sup> Street subject to all building and fire codes being met.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

**Certified Survey Map – Gail Larson (estate of Anne Plevak)**  
**3665 E. Fitzsimmons Road**  
**Tax Key No.: 918-9986**

Mr. Fortin explained to the Commission the applicant was requesting approval of a certified survey map that would split off one parcel from a larger tract of unplatted land located at 3665 E. Fitzsimmons road. The property would be 187' x 198' and is located in the Rs-3, Single Family Residential zoning district which requires a minimum lot width of 80 feet and 12,000 square feet in area. The proposed parcel exceeds the requirements.

Commissioner Bukiewicz moved that the Plan Commission recommends that the Common Council approve the certified survey map for the property at 3665 E. Fitzsimmons Road subject to any technical corrections being made prior to recording.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call, all voted aye. The meeting was adjourned at 7:04 p.m.