

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 9, 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, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Commissioner Bukiewicz was excused. Also present was Jeff Fortin Planner and Battalion Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the September 25, 2012 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye with the exception of Commissioner Siefert who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Conditional Use – Automotive Service & Outdoor Storage of Rental Vehicles
(Dollar Thrifty/DTG Enterprises)**

545, 561, and 605 W. College Avenue

Tax Key No.: 718-9978, 718-9977, and 718-9975

Mr. Fortin explained to the Commission the applicant was requesting a conditional use permit for the properties at 545, 561, and 605 W. College Avenue that would allow for a Dollar Thrifty rental car service and storage facility. Automobile service and outdoor storage of vehicles are both conditional uses in the M-1, Manufacturing zoning district.

The proposal entails adding onto and remodeling the old Envirotec vehicle emission testing facility, expanding the front employee parking lot, and creating a 307 stall parking lot behind the facility for the storage of their fleet vehicles. Dollar Thrifty's customer operations are currently located at General Mitchell Airport and will remain there. This facility is only for the maintenance and storage of fleet vehicles for their airport location.

Mayor Scaffidi questioned if the Fire Department had any issues with the proposal. Battalion Chief Mike Kressuk explained from their perspective because of the occupancy it is a fire resistive construction currently on the building and the addition would follow suit but because it would be a storage garage and a maintenance garage they would be looking at the potential of requiring sprinklers in the occupancy. That does create an issue with water supply to the building. Also with the lot they would be looking at the potential for hydrants available in the area. Mr. John Schlueter, 1755 N. Hubbard, Milwaukee, commented this was the first they were hearing of hydrants. They were aware of the possibility of sprinklers for the building and are working with Briohn Builders who have done a numbers of buildings sprinkled without city water.

Mayor Scaffidi questioned if because it was a car use if that was impacting the decision of the hydrant. B.C. Kressuk explained that was part of the reason because of the lot and the vehicles in the area. The public will not have access to this area but the size of the lot and the sheer number of vehicles at the location. Without anything immediately available on our side of College Avenue it creates a bit of a challenge. Mayor Scaffidi questioned the location of the nearest hydrant. Commissioner Johnston stated there was one located 2500 feet east of the site towards Howell Avenue. B.C. Kressuk stated there were hydrants on the north side of College Avenue with Milwaukee. Mayor Scaffidi questioned if Oak Creek could use those hydrants. B.C. Kressuk confirmed that was the case.

Commissioner Dickmann commented this was a good use for the building that has been sitting vacant for a while. They must have had some water to the site before because they did have personnel working at the site. B.C. Kressuk explained to supply the hydrants they would need to run that off of a certain sized main and that would be the issue. Commissioner Johnston stated to his knowledge there was a well and septic servicing the site, not municipal water.

Commissioner Chandler questioned the number of parking stalls. Mr. Schlueter stated that was the quantity that would allow for their current operation and for future expansion.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that a conditional use permit for the outdoor storage or rentals cars for the properties at 545, 561, and 605 W. College Avenue be issued, after a public hearing and subject to conditions and restrictions that will be prepared for the Plan Commission at the next meeting.

Commissioner Siepert seconds.

Keane Kehoe, 513 W. College Avenue, expressed concern for future expansion and also for hours of operation. Mayor Scaffidi explained the conditions of approval would not allow for operation after 10p.m.

Dave Komassa, 531 W. College Avenue, questioned if there would be any type of privacy fencing being put up so he doesn't have to see the headlights coming in and out at night. Mr. Schlueter stated there would be a privacy fence and they would be leaving the trees that are there currently for an additional buffer.

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

Right-of-Way Vacation - Between 931 & 1101 E. Forest Hill Avenue (Omar Barasneh)
Between 931 & 1101 E. Forest Hill Avenue

Mr. Fortin explained to the Commission a request has been made for the unimproved right-of-way between 931 & 1101 E. Forest Hill Avenue to be vacated and the property given to the adjacent owners. The right of way is unimproved and was originally intended to connect to Puetz Road. However this is no longer on the official map and lands formerly planned for the road are now part of the Oak Leaf Trail so there is no reason for the City to retain this remnant piece. There is an officially mapped north-south street further to the east that will eventually provide a north-south connection between E. Forest Hill and E. Puetz Road. Once vacated the lands will be distributed to the property owners abutting each side of the right-of-way.

Jim Iglinski, 8341 S. Benjamin Drive, expressed concern for any costs that may be passed on to the homeowners who would be receiving the vacated land. It would be useless land to him because they have a fenced in parcel. Mr. Fortin stated he would check with the Assessor and see what additional costs would be associated with the additional acreage. He also explained the options available to him if he did not want the land.

Mr. Iglinski also expressed concern for the location of any future homes if a lot was split off on Forest Hill. Mr. Fortin explained the front setbacks would be averaged and it would be setback about fifty feet from Forest Hill Avenue. Mr. Iglinski questioned if any new lot would be able to have access from Forest Hill Avenue. Mr. Fortin explained they were trying to minimize direct access to Forest Hill but they understand there is no other way to get access besides Forest Hill Avenue.

Ms. Aliceann Barasneh, 1101 E. Forest Hill Avenue, expressed concern for not being able to have a driveway on Forest Hill Avenue. They are not planning on building anything there at this time but if they wanted to in the future sell off parcels of land they would want the buyers to be able to have a driveway. They would be fine if they would stipulate the driveway has to be on the east side of the vacated right-of-way. Mr. Fortin explained that is what they were asking for the driveway to be to the east of the vacated land away from the bike path.

Commissioner Correll questioned if they would have enough land to split off a lot as it currently sits without the land to be vacated. Mr. Fortin stated they could probably split off a long narrow lot. Commissioner Correll questioned if they would be able to get a driveway in there. Mr. Fortin stated that was the case. Ms. Barasneh stated they were told from the people they bought the land from there was no access to Forest Hill Avenue. Mr. Fortin explained he would have to look at the certified survey map because there may be an access restriction.

Commissioner Correll questioned what the benefit would be to the City to give up the land and allow a driveway to be an issue. He does not want to see a driveway added to

Forest Hill that is really not benefiting the City at all. Mr. Fortin explained when the City looks at a right-of-way vacation they question if there is ever going to be a road in the area and in this case there is not but we are trying to keep the driveway further to the east.

Commissioner Johnston commented that stormwater might come into effect with this too because they have already split lots off of the original parcel.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council the unimproved right-of-way located between 931 & 1101 E. Forest Hill Avenue be vacated, after a public hearing and subject to an access restriction being placed along E. Forest Hill Avenue across the entire width of the former right-of-way.

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

Commissioner Carrillo moved to adjourn. Commissioner Michalski seconds. Roll call, all voted aye. The meeting was adjourned at 6:35 p.m.