

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, NOVEMBER 27, 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, Alderman Bukiewicz, Mayor Scaffidi, Alderman Michalski, Commissioner Siefert and Commissioner Chandler. Commissioner Correll was excused. Also present were Jeff Fortin Planner and Battalion Chief Mike Kressuk.

Mayor Scaffidi expressed his condolences to the Nowak family at the passing of Cal Nowak previous Plan Commission member.

Commissioner Dickmann moved to approve the minutes of the November 14, 2012 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye with the exception of Alderman Bukiewicz who abstained. The minutes were approved as submitted.

**Significant Common Council Actions**

Commissioner Dickmann questioned if the services of Bray Architects was sent out for bid. Mayor Scaffidi confirmed that was the case and they were picked from approximately ten separate submittals.

**Plan Review – Dollar Thrifty/DTG Operations, LLC  
545, 561, and 605 W. College Avenue  
Tax Key No.: 718-9978, 718-9977, and 718-9975**

Mr. Fortin explained to the Commission at the October 9, 2012 meeting the Plan Commission recommended Common Council approval of a conditional use permit that would allow a Dollar Thrifty rental car service and storage facility with outdoor storage of fleet vehicles on the properties at 545, 561, and 605 W. College Avenue. The conditions and restrictions were recommended for Council approval at the October 23, 2012 meeting. The Council approved this item at the November 20, 2012 meeting.

At this time the item is being brought forward for plan review. He explained it would be done in two phases. Phase one will include reconstruction of the front parking area, the building addition, and the western portion of the vehicle storage area, which contains 237 stalls. The second phase would be the addition of 242 stalls. There is no determined schedule for when phase two construction would occur. The applicant is hoping to attract another car rental tenant to use that space and at that time the additional stalls would be constructed. The parking lots would be separated with a chain link fence.

The idea of the second phase would be to lease out a portion of the building to a second rental car operation and have a storage area. The first phase would be the Dollar Thrifty phase and would encompass fixing the front lot, a building addition and some parking area, stormwater pond, and putting in a fence around the property.

Mayor Scaffidi questioned if they would be using a wood fence for the screening. Mr. John Schlueter, 1755 N. Hubbard, stated they have not selected the material for the fencing but they are willing to work with the neighbors. Mr. Dave Komassa, 531 W. College Avenue, commented he was told they would be using a cyclone fence with slats and would be leaving the tree line. Mayor Scaffidi questioned if that would satisfy his concerns. Mr. Komassa stated that he was good with that but questioned what they would be doing to screen the back of the property. Mr. Schlueter commented they are raising the parking lot a little but it would still be lower than all of the properties on College Avenue. The tree line would be staying between the house and the building and also all the way around the rear property.

Commissioner Dickmann questioned if they would be meeting the landscaping requirements with the islands in the parking lot. Mr. Fortin thought they would meet the requirements but he would have to do the calculations to make sure they meet the 5% requirement.

Commissioner Johnston questioned if there would be curb and gutter in phase one. Mr. Schlueter explained the phase one in the front toward College Avenue was an existing parking lot and they were not planning on adding it to the existing parking lot. Commissioner Johnston asked if there would be a chance of getting it added to the existing parking lot to continue it on to phase two or eliminating it in phase two. Mr. Schlueter explained they would eliminate it in the second phase if it was allowable. Mayor Scaffidi would like to see it match in any case. Commissioner Johnston explained the only curb and gutter would be around the entrance on the east side in phase two.

Alderman Michalski questioned if the removal of the curb and gutter would hurt the flow of water. Commissioner Johnston explained he was only talking about removing the curb and gutter on the front by the entrance and it would remain in the back.

Alderman Bukiewicz questioned if the back parking lot in phase one would be delayed. Mr. Schlueter stated it was looking as if they would be able to complete that parking lot with phase one. Alderman Bukiewicz questioned if the fire plans and hydrant locations were acceptable. Battalion Chief Mike Kressuk stated he spoke with Briohn Design and the most recent set of plans reflect a building that would meet their ordinance for fire resistive construction not requiring a sprinkler. The question became the type of occupancy that was going in there. The initial set of plans they received had two office spaces, a car wash bay and a service garage. As soon as you put a service garage into this type of facility it changes the requirements for the sprinklers all together. The last set of plans they received did not have a service garage so the only issue from the Fire Department's perspective is that they work with the owner of the building to ensure that vehicles would not be maintained in the facility. They certainly understand the portering aspect and the washing aspect of the vehicles and they can agree to that but as soon as there is service on vehicles that changes the occupancy in the Fire Department's perspective. The other issue was if water does ever run through this location. Because of the size of the lot and the number of vehicles potentially stored hydrants would

certainly become a key consideration. They want to make sure that the owner and the designers are aware of that before the process began.

Alderman Michalski questioned where they currently service the vehicles and where would they in the future if they can't do them on the site. Mr. Schlueter stated he believes they use outside companies for service.

Commissioner Siefert questioned if the fencing in phase one could include the phase two area also. Mr. Schlueter explained they could not install the phase two fencing before the parking lot in phase two was complete because of the installation of asphalt and grading would destroy the fence.

Alderman Bukiewicz moved that the Plan Commission approve the site, building and landscaping plans for the Dollar Thrifty/DTG Operations, LLC located at 545, 561, and 605 W. College Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the final site grading, drainage, and stormwater management plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.
3. That the lighting plan is reviewed and approved by the Electrical Inspector prior to the issuance of building permits.
4. That the fence is moved outside of the wetland areas and that the fence on the shared lot lines between this property and the residences to the east is changed to a solid wood or aluminum slat fence to aid in screening.
5. That the final landscaping plan, incorporating additional landscaped island(s) in the front parking area is reviewed and approved by the City Forester and Department of Community Development.
6. That a development agreement for the sidewalk extension across the entire property is entered into between the developer and the City.

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

**Conditions and Restrictions – Animal Hospital/Veterinary Clinic**  
**8020 S. Howell Avenue**  
**Tax Key No.: 814-9995**

Mr. Fortin explained to the Commission at the November 13, 2012 meeting the Plan Commission recommended that the property at 8020 S. Howell Avenue be rezoned from B-2, Community Business to B-4, Highway Business and that a conditional use permit be issued for an animal hospital/veterinary clinic. Staff prepared the conditions and restrictions for the Commission's review.

Mayor Scaffidi questioned if this was an emergency vet clinic. Mr. Brian Majewski, S97 3674 Stonebridge Way, Muskego, stated it was an animal hospital by appointment only. Mayor Scaffidi questioned if they would be open 24 hours. Mr. Majewski responded no

they would not be open 24 hours or have a day care service. Mayor Scaffidi questioned animal waste. Mr. Majewski explained it would be bagged immediately and disposed of.

Alderman Michalski questioned if an animal required an overnight stay would there be staff with the animal. Mr. Majewski explained depending on the type of care needed they would either refer them to the emergency hospital or have staff come in early to check on the patient.

Mayor Scaffidi questioned what they would do with the case of a barking dog since no one would be on the premise overnight. Mr. Majewski explained ideally they do not want to have dogs at the hospital all the time and it would be a special case where the dog would be lethargic and would need an IV or some other similar situation to have to stay overnight. There would never be a dog staying over the weekend.

Alderman Bukiewicz questioned if they would be doing surgery at the facility. Mr. Majewski stated they would and it would be a day surgery. Surgery in the morning and get picked up in the afternoon. Alderman Bukiewicz questioned the procedure if an animal needs to get put down. Mr. Majewski explained the animal goes into a freezer and they have a service that would come and pick them up at the doorstep. They would not be doing any cremation onsite.

Commissioner Chandler questioned what type of animals they would be seeing. Mr. Majewski stated dogs and cats were the specialty.

Alderman Michalski questioned if the codes and ordinances allowed for a dog to be there overnight alone. Mr. Fortin explained the code does not allow for kennel operations overnight alone but he would have to check how the animal hospitals handle this situation. It could be added to the conditions that an emergency contact be on file at the Police Department if there is a noise complaint.

Commissioner Dickmann questioned how they could encourage the cross access easement at this site. Mr. Fortin explained they could work with them to add it on the certified survey map when the property is divided.

Mayor Scaffidi questioned the pile of debris on the site. Mr. Kurt Klapperich representing the property owner stated they would have the brush removed.

Mr. Jerry Lenski, 200 E. Susan Drive, expressed concern for having to look at the parking lot from his home. Mr. Fortin explained when they submit the plans for review they have to have a buffer yard that has to contain landscaping, fencing and other things to adequately screen the business from the residents. Mr. Lenski questioned who would be cleaning up the dog waste. Mr. Majewski stated it would be cleaned up immediately and disposed of each time.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that these conditions and restrictions be adopted as part of the

conditional use permit for an animal hospital and veterinary clinic located at 8020 S. Howell Avenue, after a public hearing.

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

**Minor Land Division/Certified Survey Map – Mark Verhalen  
9441 S. Nicholson Road & 9349 S. Nicholson Road**

Mr. Fortin explained to the Commission in August of this year the Common Council approved a certified survey map that split off one parcel from a larger tract of unplatted land located at 9349 S. Nicholson Road. The CSM was recorded with Milwaukee County in August. The applicant has a person interested in purchasing this parcel however they would like a larger parcel so the applicant is requesting a minor land division that would redraw the property lines to create a 150' x 416' parcel. The existing parcel is 85' x 150'. This parcel exceeds the minimum lot width of 80' and minimum square footage of 12,000 square feet required in the Rs-3, Single Family Residential zoning district.

Mayor Scaffidi questioned why they would want to have the parcel knifing into the water area. Commissioner Johnston explained the new lot lines would incorporate the floodplain elevations and how their grading works and their setbacks from that for the house that they want to construct on the lot. It is easier to incorporate the entire piece so that Mr. Verhalen isn't left with a remnant and they can actually build the house that they want to build on the parcel.

Mayor Scaffidi questioned if the house was going to be up close to the road or setback further. Commissioner Johnston stated he thought they were envisioning it set back a little bit but they don't have the building plans yet.

Alderman Bukiewicz moved that the Plan Commission recommend the Common Council approve the certified survey map submitted by Mark Verhalen for the property at 9441 S. Nicholson Road, subject to all technical corrections being made prior to recording.

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

**Plan Commission Discussion – Review City's Vision Statement & Issues and Opportunities Goals and Objectives Section of the Comprehensive Plan.**

Mr. Fortin explained to the Commission they had a lengthy discussion centered around questions that staff wanted to develop the updated vision statement in October 2012. Each member gave input as to what their vision was for the City. Staff compiled those results along with input from our Facebook page, the original visioning process from the Comprehensive Plan, and survey responses from the Cobalt Community Survey that was conducted in 2011 to create the updated vision for the City.

The Commission gave their comments and concerns regarding the vision statement. Mr. Fortin will incorporate their comments into the plan which will be presented to the Plan Commission at a later date.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconds. Roll call, all voted aye. The meeting adjourned at 6:43p.m.