

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, DECEMBER 11, 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 was Jeff Fortin Planner and Battalion Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the November 27, 2012, regular Plan Commission meeting. Alderman Michalski seconds. Roll call, all voted aye. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no comments or concerns from the Commission.

**Certified Survey Map – Dennis Marifke  
9228, 9224 and 9218 S. 8<sup>th</sup> Avenue and 9229, 9225 and 9219 S. 7<sup>th</sup> Avenue  
Tax Key No.: Multiple**

Mr. Fortin explained to the Commission Dennis Marifke was requesting approval of a certified survey map that would combine six adjacent parcels he owns into one larger parcel. The land was originally platted in 1928 and the lots being combined are very small 40' x 120'. They do not meet the requirements of the Rs-4, Single Family Residential Zoning district, which requires a minimum lot width of 75 feet and area of 10,000 square feet. The newly created lot will be 126 feet wide and 30,346 square foot in area, exceeding the Rs-4 requirements. There is an existing house and garage on the property that will remain.

Commissioner Dickmann questioned if he would be able to further split the lot in the future. Mr. Fortin explained the lot might be large enough to get an additional lot in the future in the Rs-4 zoning district.

Alderman Bukiewicz moved that the Plan Commission recommends the Common Council approve the certified survey map submitted by Dennis Marifke for the properties at 9228, 9224 and 9218 S. 8<sup>th</sup> Avenue and 9229, 9225 and 9219 S. 7<sup>th</sup> Avenue, subject to all technical corrections being made prior to recording.

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

**Conditional Use – WPC Technologies, Inc.  
7350 S. 6<sup>th</sup> Street  
Tax Key No.: 765-9044**

Mr. Fortin explained to the Commission WPC Technologies, Inc. is in the process of renovating the building at 7350 S. 6<sup>th</sup> Street in preparation for relocating their headquarters from the City of Milwaukee. WPC Technologies is a manufacturer of various coating products including rust and stain inhibitors and coating additives. Their manufacturing process requires the use of large quantities of chemicals that will be stored in an outdoor tank farm east of their building. The

zoning ordinance allows for the storage of inflammable gas and liquids in excess of 5,000 gallons as a conditional use in the M-1, Manufacturing zoning district.

The applicant has submitted a detailed letter outlining the nature of their business and a list of the chemicals and quantity that will be stored in the tank farm area. Two of the tanks will be 27 feet high but will not be visible from S. 6<sup>th</sup> Street due to their location behind the building. The tank farm will be designed to contain any spills and will have all of the required safety measures. The tanks will be refilled by both rail and truck deliveries.

Alderman Bukiewicz commented this would be an asset for the City and a quality company and he supports the request.

Commissioner Chandler questioned if there were similar uses or quantities within the City. Mr. Fortin confirmed there was similar storage within the City but not of this quantity.

Commissioner Dickmann commented containment was a key issue and it looks as if that is being done by WPC.

Battalion Chief Mike Kressuk explained they would be regulated by NFPA to ensure safety.

Alderman Bukiewicz moved that the Plan Commission recommends the Common Council approve a conditional use permit allowing for the storage of inflammable gas and liquids in excess of 5,000 gallons, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting.

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

### **Use Approval – Mobile Ministry at Market Place**

**8625 S. Market Place**

**Tax Key No.: 823-0024**

Mr. Fortin explained to the Commission Mobile Ministry, Inc. was requesting a Use Approval that would allow them to occupy the unit at 8625 S. Market Place. Market Place is a mixed-use Planned Unit Development (PUD) located at the northwest corner of S. Chicago Road and E. Puetz Road. The development has a mix of retail and service businesses with residential quarters for each unit. Due to this unique mix, the approved PUD ordinance has a limited list of permitted uses and any other uses that are not listed require Plan Commission approval before they can obtain occupancy permits. Wedding Chapels are not listed among them so the Plan Commission is required to review this proposal.

The plan is for a small wedding chapel, with no more than 50 guests anticipated for each ceremony. The hours of operation will be between 10:00 a.m. and 7:00 p.m.

Revered Jim Myers explained a bit about his business plan and how it would fit in with the other businesses currently located within the Market Place.

Commissioner Siepert questioned if Rev. Myers owned or rented the unit. Rev. Myers stated he would be renting the unit.

Alderman Michalski questioned if there would be tax issues. Mr. Fortin did not believe there would be because he was renting the unit but he would confirm with the Assessor's office.

Alderman Bukiewicz moved that the Plan Commission approve the use of the unit at 8625 S. Market Place as a wedding chapel, subject to all building and fire codes being met.

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

**Official Map Amendment – Southwest ¼ of Section 6  
Lands north of Rawson Avenue between S. 20<sup>th</sup> Street and S. 27<sup>th</sup> Street**

Mr. Fortin explained to the Commission the City was requesting an amendment to the officially mapped street pattern for lands north of Rawson Avenue between S. 20<sup>th</sup> Street & S. 27<sup>th</sup> Street. There are a few reasons for the changes. The first reason is that the current official map for the area does not take into account wetlands and natural areas, meaning that they could not be constructed in the areas shown. Another issue is that several of the parcels to the north are owned by Menards for use as a natural area.

The proposal is to create an officially mapped street linking Rawson Avenue to the signalized intersection of S. 27<sup>th</sup> Street and W. Riverwood Boulevard. It is anticipated this road could serve parcels north of Riverwood Boulevard, such as the Budget Cinema, Melrose Restaurant, and Menards, via cross-access agreements. The proposal would also eliminate the rest of the officially mapped street pattern because of the wetlands and natural area issues discussed. The officially mapped cul-de-sac at the west end of the W. Cedar Street would remain.

Commissioner Dickmann explained when the original pattern was set up they did not take wetlands into account. He pointed out the proposed street pattern affects some existing homes.

Commissioner Johnston explained this was part of the DOT looking at 27<sup>th</sup> Street and their process of trying to clean up 27<sup>th</sup> Street. This project would be completed at the same time they are doing 27<sup>th</sup> Street, potentially in 2015. They are looking at eliminating driveways along 27<sup>th</sup> Street and that is how they would be accommodating the cross access road. The DOT would be willing to do some funding and also a design for the work. Mayor Scaffidi commented they have kicked around some pretty high percentages of cost pick-up for this road layout. The roadway makes a lot of sense for the taxpayers.

Commissioner Johnston questioned if this proposal would get approved would they then be looking to change some of the zonings in the area. Mr. Fortin explained the district was affected by the regional retail overlay zoning and some of the B-3 might potentially need to be rezoned. It would depend on how the area gets developed.

Alderman Bukiewicz questioned if off of Rawson Avenue the proposed road needed to be so tight to the existing residential home. Commissioner Johnston stated it could be buffered off and this was just a concept layout of the roads. Nothing is finalized and detailed work has not been done at this time. It currently lines up with the existing median opening on Rawson Avenue. If it could be shifted over is something they could look into.

Commissioner Dickmann moved that the Commission recommends to the Common Council that the Official Map amendment for the southwest ¼ of Section 6 is approved as proposed, after a public hearing.

Alderman Michalski seconds.

Mr. Ed Lisowski, 6988 S. 27<sup>th</sup> Street, questioned why this was being proposed at this time. Commissioner Johnston explained staff and the DOT are working on 27<sup>th</sup> Street improvements and as part of that they would be eliminating access points along 27<sup>th</sup> Street. This is a way for them to gain access to 27<sup>th</sup> Street and Rawson Avenue and eliminate conflicts at the intersection and conflicts at the access points to the properties. Mr. Lisowski questioned when this would take effect. Commissioner Johnston explained this was just a concept plan and nothing was designed at this point.

Mr. Fortin explained what the official map was and how it worked for future development.

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

**Land Donation Request**  
**796 E. Forest Hill Avenue**  
**Tax Key No.: 815-9992**

Mr. Fortin explained to the Commission the owner of the property at 796 E. Forest Hill Avenue has indicated they are interested in donating the property to the City of Oak Creek. The parcel is currently undevelopable because it does not have any frontage on a public street. However there is an officially mapped extension of S. Shepard Avenue on the west side of the property. Half of that officially mapped street is on this property and the other half is on the property to the west, so if someone were to develop it, it would take cooperation of both property owners to get the necessary right-of-way. The Oak Leaf bike trail is located just to the east.

Mayor Scaffidi questioned what the downside would be of accepting the donation. Mr. Fortin explained it would be another piece of land that the City would have to maintain. It is adjacent to the bike path but the elevation change is significant that it could not be used for much of anything to benefit the bike path. Mayor Scaffidi commented it could be used as a buffer to the neighborhood from another neighborhood.

Commissioner Dickmann questioned if it could be used as a part of the bike path with a bench. Mr. Fortin again explained the grade change would prohibit use of the land from the bike path.

Alderman Bukiewicz stated a positive would be if they ever needed to widen the road they would have the right-of-way.

Alderman Bukiewicz moved that the Plan Commission recommends that the Common Council consider accepting the proposed donation of the 5.2 acre parcel of land at 796 E. Forest Hill Avenue.

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

Commissioner Carrillo moved to adjourn. Commissioner Chandler seconds. Roll call, all voted aye. The meeting was adjourned at 6:36p.m.