

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 26, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Guzikowski, and Commissioner Siepert. Alderman Loreck, Commissioner Correll and Commissioner Chandler were excused. Also present: Planner Kari Papelbon, and Zoning Administrator/Planner Pete Wagner.

Minutes of the March 12, 2019 meeting

Alderman Guzikowski moved to approve the minutes of the March 12, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Commissioner Sullivan and Commissioner Siepert, who abstained. Insufficient votes for approval – will be reviewed at the April 9, 2019 meeting.

PUBLIC HEARING

SIGN APPEAL

TARGET

8989 S. HOWELL AVE.

TAX KEY NO. 859-9038-000

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz made three calls for public comment. Seeing none, Mayor Bukiewicz declared the public hearing closed.

SIGN APPEAL

TARGET

8989 S. HOWELL AVE.

TAX KEY NO. 859-9038-000

Commissioner Siepert asked why the signage was being requested on the northwest side of the building. Kevin Nowak, Kimley Horn & Associates, 1001 Warrenville Road, Lisle, IL, representing Target, responded that there is a little access road to the west and the sign will allow for extra visibility.

Commissioner Siepert asked how far Target is from the road. Zoning Administrator/Planner Wagner stated that from the east lot line, the building is further than 300 feet. So the 196 SF “bullseye” on the east elevation can be as large as 200 square feet, therefore it will conform to code. On the west elevation, the bullseye sign will be 144 sf. To install this size sign the applicant is requesting a variance asking for the sign to exceed 100 square feet. Overall, there are three signs on the east elevation. One is the existing CVS pharmacy, another is the existing bullseye, and the third one will be for a “pick-up” sign beneath the canopy by the entrance. They are looking for a total of four signs. Because they are on Centennial and Howell, they are permitted to a maximum of two wall signs. If the variance is granted, they will be allowed to display a total of four wall signs, with the west wall sign being 144 square feet.

Mayor Bukiewicz stated he is okay with this because they are simply rebranding. As far as the sign on the west, the closest residential area is quite a distance away and he is okay with it.

Commissioner Siepert motioned to approve the variance of the four wall signs. Zoning Administrator/Planner Wagner added the following wording to the motion:

“Make a motion to grant this variance allowing three signs to be installed on the east elevation of the building and be 196 square feet in area, 37 square feet in area, and 25 square feet in area. One wall sign will be installed on the west elevation of the building and be 144 square feet in area.”

Commissioner Siepert so moved. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW

BOYLAND PROPERTIES OAK CREEK LLC

7008 AND 7018 S. 27TH ST & 2500 W. RAWSON AVE.

TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001

Planner Papelbon provided a review of the plan review for the auto dealership. (See staff report for details.)

Jeremy Keller, 6296 Recker Road, Indianapolis, IN was in attendance representing the application.

Commissioner Siepert stated that he is fine with this proposal.

Commissioner Carrillo asked about the timing of the landscaping. Planner Papelbon responded that they submitted a revised plan that included putting landscaping around the new perimeter of the parking area. Whenever they expand it, that area will go back to the original approval that had the landscaping around that extra parking area. They have modified it so that there is landscaping for either phase.

Mayor Bukiewicz stated that as concerning the lighting, LED lighting is a very white light versus the sodium lighting, which has a yellow hue. He urged the applicant to be mindful of the residents to the north and on Cedar St. to the east.

Rose Corry, 8685 S. Riverton Road, stated that the owner of the property to the north of the dealership is ill and is recovering, so she is in attendance representing his and her properties. Her property is going to be sold (right next to the north of him) and she is concerned about that lighting as well. She stated that she would appreciate it if they could put some dimmers on the lights.

Commissioner Siepert moved that the Plan Commission approves the site plans submitted by Brent Wampler, Custom Facilities, for the property at 7020 S. 27th St. with the following conditions:

1. That all conditions of approval from the April 24, 2018 review remain effective.
2. That all relevant Code requirements remain in effect.
3. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
TARGET CORP.
8989 S. HOWELL AVE.
TAX KEY NO. 859-9038-000**

Planner Papelbon provided an overview of the plan review. (See staff report for details.)

All Commissioners voiced their approval of the proposed exterior modifications to this retail store.

Alderman Guzikowski moved that the Plan Commission approves the exterior building plans submitted by Merlin Misialek, Target Corporation, for the property at 8989 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all detailed, revised plans are submitted in digital format for review and approval by the Department of Community Development prior to submission of permit applications

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
BRAD SCHMIDT PROPERTIES, LLC
9620 S. SHEPARD AVE.
TAX KEY NO. 908-9008-000**

Planner Papelbon provided an overview of this certified survey map request to divide the property. (See staff report for details.)

Commissioner Siepert asked why the applicant wants to divide this property into two lots. Brad Schmidt, 7981 S. 20th St., Oak Creek, responded that he is doing this as an investment. The property (9620) is currently for sale and he has an accepted offer, which is the existing dwelling. He would like to rehab the existing dwelling and build a new construction house on Lot 2, which is the new lot.

Commissioner Siepert asked if he has received any complaints from neighbors. Mr. Schmidt responded that he has not met any neighbors in the area. The existing dwelling is in need of repair, so he can see where the neighbors would be happy with the repairs on that house.

Commissioner Hanna asked if there is going to be a new driveway on Wintergreen. Mr. Schmidt stated yes. Commissioner Hanna asked if there are any concerns about the drainage. Planner Papelbon stated that the City will require a grading plan for that lot. The existing drainage goes to the existing storm water ponds that are part of the subdivision in the area. That would have to be taken into consideration, and just like every other new home permit, they have to submit a grading plan.

Commissioner Hanna asked how the drainage would affect the future home. Planner Papelbon stated that there is an historic drainage issue on this property. Commissioner Hanna stated her concern about the impervious surface that would be increased. Mr. Schmidt responded that this new building may help with the drainage. There is a storm sewer running down Wintergreen,

which Oak Creek ordinance requires all residents to tie into. If Lot 2 is graded out properly, that may solve the drainage issues because it is actually lower than Lot 1.

Commissioner Hanna stated that she would be okay with that on the condition the drainage system for both lots is adequate. Planner Papelbon stated that that would be addressed at the time the building permit is applied for. They are required to submit a grading plan.

Commissioner Sullivan stated that there is sump pump discharge. It is discharging to the north, which was causing an issue with the new subdivision. Now it discharges over Lot 2 or towards that area, so there would have to be some thought into how the drainage is handled coming from Lot 1. Mr. Schmidt asked if the sump pump drainage can go out to the front. Commissioner Sullivan stated that the Engineering Department would work with him to figure out where the proper location would be for the discharge.

Betty Blazei, 9644 S. Shepard Avenue, asked if sidewalks would be installed on Wintergreen as a result of this new home. Mayor Bukiewicz stated that sidewalk would not be needed on Wintergreen. Commissioner Sullivan stated that that subdivision is only required to have sidewalk on one side of the street, and the sidewalk is already installed.

Mayor Bukiewicz stated that this is a creative use of the property and he understands why the applicant is proposing this split. When it comes to the drainage, the applicant should work with the Engineering Department to come up with a solution for the drainage issue.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Brad Schmidt, Brad Schmidt Properties LLC, for the property at 9620 S. Shepard Ave. be approved with the following conditions:

1. That the 30-foot-wide future road reservation along South Wintergreen Drive is removed from the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

PLANNED UNIT DEVELOPMENT

HIGHGATE, LLC

7705, 7725, 7751, 7781, 7811, 7831 AND 7869 S. 13th ST.

TAX KEY NOS. 784-9020-000, 784-9019-000, 784-9003-000, 784-9991-000, 784-9990-001, 784-9001-000, 784-9993-002

Planner Papelbon provided an overview of the establishment of a planned unit development. (See staff report for details.)

Commissioner Hanna asked if there are going to be stop signs, especially to the north on 13th Street, and if left-turns out are going to be allowed. Mayor Bukiewicz stated that that would be the main entrance into the facility and it would be both right and left hand turns. The road improvements, which would have to be reworked there with a median (the right-hand turns) would have to be put in. Mayor Bukiewicz stated there would be dedicated turn lanes and two entrance/exits on 13th Street because the traffic impact analysis does not allow for any on Drexel

Avenue. Obviously, the one further south is the left turn. It appears to be the only way out. Planner Papelbon stated that the far north access is anticipated to be a signalized intersection.

Commissioner Carrillo asked about the trail. Planner Papelbon responded that right now it is a placeholder and the location is subject to change. It will be a recreational trail that will be accessible to the existing Oak Leaf Trail, and it will connect to the parcel to the north, which is anticipated for residential development, so it will connect the two. As far as whether it is going to be paved, Zoning Administrator/Planner Wagner stated that at this time it is not known whether it will be paved or mowed grass.

Alderman Guzikowski stated his concerns with the traffic and getting in and out of the site. *Mayor Bukiewicz comments were inaudible.*

Planner Papelbon gave an explanation of the use of Planned Unit Developments per Mayor Bukiewicz's request.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if he had any concerns. Asst. Fire Chief Kressuk stated that at this time, they are dealing with a lot of unknowns. The initial concern was the location of the hospital and the possibility of the nearest access point to get off of 13th Street to get to that hospital. However, this is a new type of hospital and not necessarily one that they anticipate transporting to a lot yet. However, the Fire Department will be in on the plan review discussions.

Commissioner Siefert moved that the Plan Commission recommends approval of the planned unit development submitted by John Thomsen, Highgate LLC, for the properties at 7705, 7725, 7751, 7781, 7811, 7831, and 7869 S. 13th St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (April 9, 2019). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
THE PROPERTY ADVISOR
9911 S. HOWELL AVE.
TAX KEY NO. 924-9008-000**

Planner Papelbon provided an overview of the plan review for a parking lot addition. (See staff report for details.)

Commissioner Siefert asked if additional lighting is needed for the parking lot. Jerry Erdmann, 970 S. Silver Lake Street, Oconomowoc, WI stated that there is enough lighting there that additional lighting will not be necessary. There are existing lights on the building and along the area that nothing would change in terms of lighting.

Alderman Guzikowski moved that the Plan Commission approves the site plans submitted by Jerry Erdmann, The Property Advisor, for the property at 9911 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a landscape plan for the expanded stalls is submitted for review and approval by the Director of Community Development prior to submission of permit applications.

3. That an electrical easement for future street lighting along Howell Avenue as previously required is prepared and submitted for approval prior to submission of permit applications.
4. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Planner Papelbon pointed out that there was a little bit of an error on the location map provided in the Plan Commission packet.

**CERTIFIED SURVEY MAP
WISPARK
280 W. OAKVIEW PARKWAY
TAX KEY NO. (TBD)**

Planner Papelbon provided an overview of the request for dividing a property. (See staff report for details.)

Commissioner Hanna asked if there will be an impact to the wetlands on Lot 3. Planner Papelbon responded that the wetlands will be maintained unless there would be a future fill permit. There was a fill permit for portions of the PUD previously, and that would still be under that permit, but there are no plans for Lot 3.

Mayor Bukiewicz asked if the area of S. Oakview and W. Oakview is a buildable lot. Planner Papelbon responded that that is the home of Ad-Tech.

Commissioner Hanna moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Erica-Nicole Harris, Wispark LLC, for the properties at 10650 S. Oakview Parkway, and 200 & 280 W. Oakview Parkway be approved with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

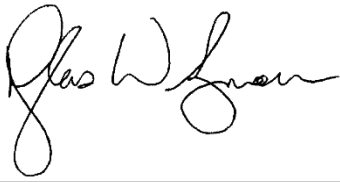
Commissioner Carrillo seconded. On roll call: all voted aye. Motion carried.

Minutes of the March 12, 2019 meeting

Planner Papelbon stated that since there was not a majority of Plan Commission members for the approval of the minutes, another vote for approval of the minutes will need to be taken at the next meeting.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:55 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4-23-19
Date
