

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 8, 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, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Alderman Loreck was excused. Also present: Kari Papelbon, Planner and Laurie Miller, Zoning Administrator/Planner.

Minutes of the September 10, 2019 meeting

Commissioner Siefert moved to approve the minutes of the September 10, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Minutes of the September 24, 2019 meeting

Commissioner Siefert moved to approve the minutes of the September 24, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye except Mayor Bukiewicz and Commissioner Oldani who abstained. Motion carried.

PUBLIC HEARING

SIGN APPEAL

**HSI ORCHARD HILLS, LLC
2697 S. ORCHARD HILLS DRIVE
TAX KEY NO. 831-0310-000**

Zoning Administrator/Planner Miller read the public notice into the record.

Mayor Bukiewicz made the first call for public comments.

Tony DeRosa, HSI Orchard Hills, 789 North Water Street, Milwaukee, explained they are proposing to dress up the entrance similar to what they did at Drexel Ridge. The difference will be the guard house having a metal roof to tie in with the metal accents on the club house.

Mayor Bukiewicz made a second, third, and final call for public comments. Seeing none, the public hearing was declared closed.

SIGN APPEAL

**HSI ORCHARD HILLS, LLC
2697 S. ORCHARD HILLS DRIVE
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Alderman Guzikowski commented what they did at Drexel Ridge was nice and would be suitable here.

Commissioner Siefert asked the applicant what the reason is for 11-foot sign.

Tony DeRosa, HSI Orchard Hills, 789 North Water Street, Milwaukee, explained the piers itself will be just over eight feet. The dimension of 11 feet will be to the top of the guard house that will be in the middle on the curbed median.

Commissioner Siefert thinks it is gaudy and a little high and does not know why the applicant cannot bring it down a little to be within the City's Code.

Mr. DeRosa explained it will replicate the entrance at Drexel Ridge. They are trying to provide scale to the club house and large entrance. The applicant is also trying to put a focal point on the entrance to draw attention away from the less than desirable aspects of 27th Street.

Commissioner Chandler asked the applicant to provide more information as to the reason for three signs.

Mr. DeRosa explained that the image being displayed shows the guard house in the median and a pier on each side of the drive lane.

Commissioner Chandler clarified there is only one guard house, but three signs.

Mr. DeRosa confirmed and explained there will be smaller plaques on the piers and a larger sign on the guard house.

Mayor Bukiewicz stated he is familiar with it and it is a necessary feature for this development to help show the separate developments in this location.

Commissioner Siefert explained he is still concerned about the height of the signs.

Mr. DeRosa explained the center of the cul-de-sac it is heavily landscaped and the sign is back in the south east corner of the cul-de-sac so it will not be in a direct sight line of 27th Street.

Alderman Guzikowski moved that the Plan Commission approves a sign variance allowing the installation of two (2) decorative entry columns 8' 10' x 3'4" with a 1.5' x2' cast bronze sign (not illuminated) located on the east and west side of S. Orchard Hills Drive, and a proposed 3.5' x 4.5' sign (non-illuminated) installed on a "guard house" 11'6 x 12' to be placed in the median at 2697 S. Orchard Hills Drive.

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

**OFFICIAL MAP AMENDMENT
THOMAS UTTKE
819, 819R, AND 901 E. DREXEL AVE
TAX KEY NOS. 815-9024-000, 815-9995-002 & 815-9025-000**

Planner Papelbon provided an overview of the proposal to amend the officially mapped streets in the Northeast ¼ of Section 16 (see staff report for details).

Commissioner Siefert asked Commissioner Sullivan if there is any consideration in moving or modifying the entrance for Abendschein Park to go into this subdivision.

Commissioner Sullivan explained the City would have to consider having a discussion on whether to eliminate that future road pattern or keep it as is, which would affect the property. Commissioner Sullivan asked Planner Papelbon if this item strictly addresses this property and not the roadway through Abendschein.

Planner Papelbon explained the proposal on the screen affects the properties owned by the applicant, and a little bit to the west of the applicant's properties. It does not necessarily affect the future roadway patterns for Abendschein Park; however, it may adjust it slightly if the road is constructed in the future.

Mayor Bukiewicz explained there were previously concerns off Drexel Avenue regarding the proximity of the entrances to the park. Mayor Bukiewicz asked if rights-of-way would need to be acquired to create right and left-turn lanes.

Commissioner Sullivan explained for a subdivision of this nature would probably use an acceleration and deceleration style of entryway. There could potentially be some real estate needed; however, the City would work with developers at that time.

Planner Papelbon clarified this proposal only affects properties owned by the applicant, and shows the potential road connecting to the properties to the west.

Mayor Bukiewicz asked if the applicant owns Lots 1, 2 and 3, and Lots 25, 26 and 27.

Planner Papelbon confirmed the applicant owns those lots. Planner Papelbon continued by explaining that this is a conceptual lot layout - it shows future roads should this property develop. The Plan Commission is just considering the official street patterns, and how they affect the properties owned by the applicant.

Alderman Guzikowski inquired if the road going through to Forest Hill is being considered.

Planner Papelbon explained it is still on the Official Map as was amended, but at this time there is no real plan for it.

Commissioner Siefert stated on a dead-end street, there can only be 13 lots, and this development has 27. He continued by asking if the Fire Department has reviewed this plan.

Planner Papelbon reiterated that this only a conceptual layout, and the only thing being proposed is a change to the official road map.

Commissioner Oldani asked if the road maps can be amended again in the future.

Planner Papelbon explained if there is a proposal that closely matches what the Official Map shows, there is no need to amend it again. However, if the Official Map is changed and would need to be changed substantially again, the Plan Commission can amend it again.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the Northeast ¼ of Section 16 be amended after a public hearing.

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

**LANDSCAPE PLAN REVIEW
OAK CREEK-FRANKLIN SCHOOL DISTRICT
340 E. PUETZ ROAD
TAX KEY NO. 827-9028-000**

Planner Papelbon provided an overview of the proposed landscape plan related to additions to the east portion of the existing high school building and parking lot (see staff report for details).

Commissioner Chandler asked the applicant to provide any additional information in regards to the feedback provided by the Planning Department.

Andy Chromy, Chief Business and Finance Officer, Oak Creek-Franklin Joint School District, explained that the spruce trees around the soccer field will grow to be a height of 40 to 60 feet, growing at a rate of one to two feet a year. Mr. Chromy stating that the trees would be continued around the retention basin to provide more screening. There would be about six to ten trees around the east and south edge of the pond.

Commissioner Hanna asked Planner Papelbon if there is a fence around the retention pond. Planner Papelbon confirmed there will a fence around the pond.

Mayor Bukiewicz explained that the applicant might want to take some extra care on the corner of Shepard and Puetz because the corner is going to be a premier corner going forward with high visibility.

Commissioner Oldani moved that the Plan Commission approves the landscape plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 340 E. Puetz Rd. with the following conditions:

1. That additional landscaping be installed along the Puetz Road and Shepard Avenue frontages adjacent to the soccer field and stormwater management pond.
2. That all landscaping be maintained in accordance with the approved landscape plan.
3. That all relevant Code requirements remain in effect.
4. That all conditions of approval from the September 24, 2019 Plan Commission review are in effect.
5. That all detailed, revised plans incorporating the requirements for heights of plants at installation and maturity, and locations and screening of mechanical units are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**ZONING TEXT AMENDMENT
CITY OF OAK CREEK**

Planner Papelbon provided an overview of the amendments to the Zoning Code related to religious institutions and places of assembly (see staff report for details). These amendments are required to more closely align the existing Code with federal requirements for religious institutions

and places of assembly, and will be incorporated into the Zoning Code Update currently in progress.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the proposed amendments to Section 17 of the Municipal Code pertaining to religious institutions and places of assembly are approved after a public hearing.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:35 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

10-22-19

Date