

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 22, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Simmons, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner.

Minutes of the October 8, 2019 meeting

Alderman Guzikowski moved to approve the minutes of the October 8, 2019 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Simmons and Alderman Loreck who abstained. Motion carried.

**PLAN REVIEW
VISION PROPERTIES GROUP, LLC
10148 S. 27TH STREET
TAX KEY NO. 927-9995-000**

Planner Papelbon provided an overview of the proposed site, building, and landscaping plans for an ambulatory surgery clinic (see staff report for details).

Curt Penny, Architect/Engineer, Eckert Wordell, explained this is a three operating room facility, with potential future plans of adding a fourth operating room. He continued by stating the additional parking spots are to accommodate the overlapping surgery times. The architects and engineers have no objections to the additional recommended landscaping. The two-story waiting area is to meet some of the requirements for a taller structure in that zoning district. This space also allows more natural light to enter the building. Spandrel glass is used on a portion of the view to the north and the east to conceal the air handling units that are visible from that view. There is also a band of spandrel glass where the canopy attaches to the building. The architects attempted to provide a mix of natural materials and tones to blend the building into the site. They also tried to highlight the south elevation of the building because that is where the parking, entrance, and the most visibility from 27th Street. It is hard to get a view from the north due to the utility building, existing hotel, and tree line. There is an intention to keep part of the tree line on the north side of the property. Plantings that will not affect the utilities along the north lot line will be selected. The exterior insulation and finish system (EIFS) was used as an attempt to highlight portions of the building. The east side is facing the rear of the property. The north side is going to be heavily screened with the tree line. Mr. Penny has also been working with staff to potentially add more landscaping there. This was an effort to mix the design palette and provide some cost savings to the building.

Commissioner Simmons asked the applicant what the purpose is of the building on the northwest corner of the property.

Mr. Penny stated it is an electrical utility building.

Mark Madsen, Nielsen Madsen and Barber, 1458 Horizon Boulevard, Mount Pleasant, explained this is a permanent easement for that structure.

Commissioner Simmons stated the plans show planting to help screen it.

Mr. Penny agreed it is not in the best shape, the designers are planning to do some screening of it to limit the view of it.

Commissioner Chandler asked the applicant to provide more information on the entrance and exit of this property.

Mr. Penny explained with this type of facility, ambulatory surgery center, they are required to have a main entrance and a discharge. The discharge comes from the pre-op and post-op area so patients do not go back through the waiting room. This is a Code requirement. The canopy covers the main entrance and the discharge door. There is a space between the canopy and the building to allow natural light. The canopy is required for Medicare reimbursement and by state health codes, but the designers wanted to make it a feature.

Commissioner Chandler asked the applicant to also provide information about the entrance and exit for the parking lot.

Mr. Penny explained most of the patient parking is along the south lot line. Doctor and staff parking will be behind the building. There is a small drive area that comes up to the canopy for people to pickup patients.

Commissioner Chandler inquired if there was only one entrance and exit on 27th Street.

Mr. Penny confirmed there is only one access point to the site. The site is 580 feet long by 181 feet wide; therefore, the architecture and design of the building became very long to meet all the requirements of the overlay district. The parking got pushed to the side and the architects tried to enhance the two-story affect on the 27th Street side.

Commissioner Chandler asked how many individuals will be at the property at one time.

Mr. Penny stated the maximum would be 15 employees, but could have up to 12 people in the pre-op and post-op areas. There could be another three people in surgery and usually there is one or two people with the patient.

Commissioner Siepert asked the applicant to give a little more explanation about the use of spandrel glass.

Mr. Penny explained on the north east side there are rooftop units that will be screened with metal and EIFS. The glass will be used to prevent that view of the roof tops. Where the canopy intersects the building at the entrances there will also be spandrel glass to give a different aesthetic for the interior verses the exterior. The spandrel glass will have the same tint and glazing as the other windows.

Alderman Loreck inquired if there is a medical group attached to this project yet.

Mr. Penny confirmed there is a group of at least ten doctors right now. It will be a partnership of doctors that will own the property and the real estate and several other doctors will operate out of the facility, but will not be part of the property group. This is a central location for the doctors with practices to the north, west, and south.

Alderman Loreck asked if the materials and designs were made to match across the street.

Mr. Penny stated they were not made to match because it is a different organization.

Alderman Guzikowski stated this is in his District, and he likes the design so far.

Mayor Bukiewicz asked Acting Fire Chief Kressuk if there are any fire issues or requirements, particularly getting to the north side of the building.

Acting Fire Chief Kressuk stated it is a smaller structure, so what they designed around it is adequate for the fire department's needs. Acting Fire Chief Kressuk already discussed fire hydrant placement and turn arounds with the engineer. There are no outstanding concerns at this time.

Mayor Bukiewicz asked to confirm the building would be fully sprinklered.

Acting Fire Chief Kressuk confirmed.

Mayor Bukiewicz asked Planner Papelbon to confirm that no more than 25% of the exterior can be EIFS, but overall at least 75% has to be stone, glass, or brick.

Planner Papelbon stated that is true, with the exception of the overlay district requirements. The overlay district does not allow EIFS at all. The modification request would be for the use of EIFS on the building as an accent material in the overlay district, but the excess of 25% on the north elevation of the building would also be a modification request.

Mayor Bukiewicz inquired if the overlay district is what is throwing the curveball.

Planner Papelbon stated the overlay district is much more stringent in the standards for building materials, site layout, circulation, and parking. It is also a requirement that the building be two stories, or appear to be two stories. This requirement has led to some of the modification requests. Staff worked closely with the consultants to ensure the building met the spirit of the Code.

Mayor Bukiewicz is not concerned with the EIFS on the north side as long as the landscaping is added. He continued by stating it would be a good fit there across from the hospital. Mayor Bukiewicz asked if the dumpster would be in an enclosure similar to the generator enclosure.

Planner Papelbon clarified that it is one brick enclosure to match the building, and that the dumpster and generator are separated by an interior wall. Staff would have to ask if the Plan Commission is satisfied with the plan for the building, and whether there are any other requirements that will be placed on the property or the building to make up for the modification requests. If it is just landscaping, then staff will need to be directed on the landscaping portion. If there is something else that the Plan Commission will be directing, that will need to be stated.

Planner Papelbon continued by referencing the letter dated October 17, 2019 from Eckert Wordell that was provided in the staff report. The letter states what modifications are being requested and why (see staff report). Planner Papelbon is asking the Plan Commission to determine if the plans as proposed, including the EIFS, are something they are satisfied with, and whether the modification requests can be made up for with enhanced landscaping on the site. If there are other requirements that the Plan Commission is going to be submitting for enhancements to the site or building to make up for the use of EIFS or any other modification requests for the property,

staff will need to know what those are.

Mayor Bukiewicz asked Commissioners to read over the document and ask any questions for clarification.

Planner Papelbon referenced the overlay district design standards that are applicable to the site and building (see pages four and five of the staff report). If the Plan Commission approves the plans as presented, there will be requirements for those portions that will be modifications - the Plan Commission would need to determine if there are supplemental design standards. Planner Papelbon provided examples of supplemental design standards that go above and beyond what is normally required in Code. If the Plan Commission only requires landscaping to do that, that is what staff needs direction on.

Commissioner Siepert asked Planner Papelbon if the 25% only applied to EIFS.

Planner Papelbon confirmed in this case it would be for the EIFS only. The spandrel glass is not mentioned in the underlying Code requirements, and within the overlay district, the only mention of any type of glass other than the normal tinted glazing is dark or mirrored glass. Spandrel glass is not touched on in either portion of the Code - the Plan Commission just needs to know where it is.

Alderman Guzikowski asked Planner Papelbon if the Plan Commission is satisfied with the plans and just wants to ask for supplemental landscaping, could it be added in [to the conditions of approval].

Planner Papelbon stated if Condition #6 needs enhanced language she can do that. Planner Papelbon continued by explaining if the Plan Commission would like the landscape plan to come back for review and approval, that can be done as well. If desired, the Plan Commission can also direct staff to work with the consultant for additional landscaping on the north, around the sign, and any other areas the Plan Commission would like to see.

Alderman Guzikowski is in favor of having staff work directly with the consultants.

Mayor Bukiewicz stated the north side is a little barren.

Planner Papelbon agreed, and stated there will be some restrictions with regard to utility easements. Enhanced landscaping up against the building on the north side would probably be the easiest. Low landscaping, with no trees or tall shrubs, would be allowed in the utility easement. The landscaping around the monument sign is a requirement, but if there are any other spots around the site that the Plan Commission would like to see, that should be stated.

Mayor Bukiewicz stated that the wall could be broken up with landscaping between the windows shown. There is a utility easement, so most of the landscaping will have to stay tight to the wall.

Planner Papelbon explained landscape plans are the jurisdiction of the Plan Commission. The approvals should be coming from the Plan Commission.

Commissioner Oldani inquired if the Plan Commission could approve the use of the EIFS with a future approval of landscaping as worked with the staff and brought back.

Planner Papelbon stated that is an option to have the landscape plans brought back as a

condition.

Commissioner Oldani continued by stating as a condition of approving the EIFS use.

Planner Papelbon confirmed that is an option.

Commissioner Simmons asked Planner Papelbon to confirm if the Plan Commission can state the applicant can work with staff, and the applicant does not need to come back to the Plan Commission.

Planner Papelbon confirmed if the directions are specific enough, the Plan Commission can approve that. If the Plan Commission would rather have the landscape plan as a whole come back, that is the other option.

Commissioner Chandler asked the applicant to provide an explanation as to why the percentage of EIFS is so high.

Mr. Penny explained that the overall percentage of EIFS on the building is 24%; however, on that side of the building most of it will not be seen so they chose to add more in that area.

Commissioner Chandler asked for clarification as to why the applicant is choosing to use EIFS and not stone or brick.

Mr. Penny stated EIFS was introduced to break up the façade and to reduce cost. There will be bands and reveals to break up the EIFS.

Commissioner Chandler asked which part of the building the EIFS would be on.

Mr. Penny referenced 3D View 7 in the staff report. The gray part on the far east side is EIFS.

Commissioner Chandler explained she is unclear about the reasoning provided in the staff report because the staff reports states the designers were unable to find a lighter color brick for that portion.

Mr. Penny explained the EIFS is being used here and on part of the screen. EIFS is being used on the screen due to the height of the structure. EIFS is a lighter material and requires less structural support. Using EIFS is also to help reduce cost.

Commissioner Chandler inquired what the alternative plan is if this plan is not approved.

Mr. Penny stated the backup plan would be for the architects to go back to the doctors and recommend putting brick around that area, adding more cost.

Mayor Bukiewicz stated the color combinations tend to break it up.

Mr. Penny explained the landscape plan will also help to break up the façade. Mr. Penny explained he will also suggest more shrubs around the utility building.

Mayor Bukiewicz stated the colors go together well and it is well broken up.

Planner Papelbon reiterated that Condition #6 would presume that the Plan Commission is going

to instruct staff to work with the applicant. If the Plan Commission wants to see the landscape plan come back, then Condition #6 would need to be changed to say the revised plan comes back to the Plan Commission for approval.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Robert McCarville, Vision Properties Group, LLC, for the property at 10148 S. 27th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That copies of all access approvals shall be provided to the City prior to the submission of building permit applications.
3. That the exterior brick and stone veneer meet the minimum 4-inch thick requirement per Code.
4. That the color of the spandrel windows shall not be a dark or mirrored glass per Overlay District standards, and shall be specified on the final plans.
5. That the plans are revised to include locations for all mechanicals, transformers, and utilities. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.
6. That the landscape plan is revised to incorporated plantings on the north portion of the property, around the proposed monument sign location, and as necessary for compliance with Code requirements. Plants used to screen parking areas from rights-of-way must be installed and maintained at a minimum height of 3 feet.
7. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**TEMPORARY USE
BARRETT LO VISIONARY DEVELOPMENT
7951 S. 6TH ST.
TAX KEY NO. 813-9063-000**

Planner Papelbon provided an overview of the request for a temporary use permit for temporary parking for the ParTerre apartment construction at 7951 S. 6th St.

Bradley Hoffman, Rinka, 756 North Milwaukee Street Ste. 250, Milwaukee, explained there are two purposes of the parking lot. It will help alleviate parking concerns during construction, and help maintain safety of everyone and limit damage to vehicles.

Commissioner Siepert asked what the timeline would be for installing the proposed parking lot.

Mr. Hoffman stated the applicant would like to get the parking lot in as soon as possible after approval. If approval is granted, they would like to start constructing the parking lot within a week.

Commissioner Chandler asked how long the parking spaces would be installed.

Mr. Hoffman stated per the condition that was set the spaces would have to be removed within 6 weeks of final occupancy of the ParTerre project.

Commissioner Chandler asked when that is scheduled to be.

Mr. Hoffman stated it is scheduled to be complete in July 2021.

Commissioner Chandler asked Planner Papelbon if this is the same scenario or different from a previous proposal from another applicant.

Planner Papelbon stated this is different. The main difference is this proposed parking will be on an adjacent property owned by the applicant, and the parking stalls will be paved. This is also in direct relation to a construction project for a second phase of an existing apartment building.

Alderman Loreck asked if this would be a private lot.

Mr. Hoffman stated it will be a private lot for tenant use. Similar to the lot on the south side of the current project.

Alderman Loreck asked if the street parking will be lost during construction.

Paul Hackbarth, Greenfire Management, stated that the parking stalls in front of the site, 3 north stalls, would be removed for public use while they are creating the entrance to the main building. There will be curb cuts and a new approach being built. That should be the only impact to the public parking across from the library.

Commissioner Simmons wanted to acknowledge that the added temporary parking will give the displaced cars of residents a place to park during construction so they are not using the street parking spaces. He continued by stating staff would work with them to get pedestrian access to the parking lot.

Mayor Bukiewicz stated he is in favor of this and it is necessary. This is a very expensive alternative for construction, normally it is just dirt or gravel.

Commissioner Siefert moved that the Plan Commission approves the Temporary Use Permit for the temporary parking lot at 7951 S. 6th St. with the following conditions:

1. All applicable building and fire codes are in effect.
2. A minimum 5-foot setback shall be maintained from the right-of-way and all property lines.
3. There shall be a maximum of 40 parking stalls provided per the approved site plan.
4. All vehicles shall be parked on 3 inches of asphalt over 8 inches of compacted stone base per Engineering Department requirements.
5. There shall be no stockpiling of materials on this site.
6. All vehicles and temporary parking materials shall be removed, the site restored to its pre-construction condition, and vegetation reestablished within 6 weeks following the issuance of an Occupancy Permit for the ParTerre apartment construction project.

7. Prior to construction of the temporary parking lot, the Applicant shall submit to the City a cash escrow to assure removal/restoration of the lot and affected area in the timeframe outlined in the Temporary Use permit. The cash escrow amount shall be 1.2 times the cost of the calculated cost of the restoration work.

Alderman Guzikowski 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 6:56 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

11-12-19

Date