

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2020**

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 Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Havey, Assistant Fire Chief. Kevin Koenig, IT Manager, facilitated the video conference.

Planner Papelbon read the following into the record:

The City of Oak Creek is authorized to hold this public meeting remotely during the COVID-19 public health emergency under the March 16 and March 20 advisories from the Office of Open Government in the Wisconsin Department of Justice and subsequent Common Council approvals. Per the advisories and approvals, this meeting being conducted via Zoom video conference with telephone conferencing capabilities was duly noticed per the City of Oak Creek Municipal Code and Statutory notice requirements more than 24 hours in advance of the meeting. Members of the public have been advised of the options for participation via direct mailing to property owners within 300 feet of a proposal, via the COVID-19 information page on the City's website, via social media, and via the information contained on the meeting agenda. This meeting may also be viewed at the City's YouTube page, the link for which was contained in all aforementioned notice methods. The meeting recording will also be accessible on the City's YouTube page within 48 hours.

Plan Commissioners and participants are initially muted upon joining the meeting. Plan Commissioners and staff have the ability to mute and unmute their microphones throughout the meeting. Please mute at all times except for roll call, motions, voting, and when recognized by the Chair. Roll call and voting will occur per the usual and customary procedure, starting from Plan Commissioner seating positions south to north in the Common Council Chambers (e.g., Hanna, Sullivan, Carrillo, Loreck, Bukiewicz, Guzikowski, Oldani, Siepert, Chandler). The Chair will facilitate questions and comments by calling on each Plan Commissioner, or by requesting the use of the "raise hand" function in the Zoom webinar control panel. Only speak once you have been recognized by the Chair or moderator.

Applicants, their representatives, and all other participants who wish to speak will be unmuted

- When there is a direct request for information from the Plan Commission or staff;
- When the participant utilizes the "raise hand" function within the Zoom webinar control panel, and the moderator verbally indicates that they are unmuted;
- When a phone participant dials *9 to indicate they wish to speak, and the moderator verbally indicates that their line is open.

When unmuted, all participants must state their name and address for the record, then proceed with comments or questions.

Questions and comments may also be entered into the Q&A function within the Zoom webinar control panel. Staff and/or the moderator will monitor this function during the meeting, and provide the information requested. There shall be no private messages or side conversations during the meeting utilizing the chat or Q&A functions. Chat and Q&A messages are part of the public record.

There are one or more public hearings scheduled as part of this meeting after the chair announces the public hearing staff will read the Public Hearing notice into the record. State that the hearing is open and subject to the meeting procedure above and provide a brief overview of the proposal. The Chair will then proceed with the hearing by making calls for public comment. Following the third call for public comment. The Chair will close the public hearing and proceed to consideration of the remaining agenda items.

Minutes of the October 27, 2020 meeting

Commissioner Siefert moved to approve the minutes of the October 27, 2020 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING SIGN APPEAL THE WATERS OF OAK CREEK 8000 S MARKET ST TAX KEY NO. 813-9065-000

Planner Papelbon read the public hearing notice into the record (see Public Hearing Notice for details).

Planner Papelbon provided an overview of the request for variances allowing the applicant to install sign graphics on five (5) awnings (see staff report for details).

Mayor Bukiewicz made the first call for public comments.

Daniel Budreck, The Waters of Oak Creek, 8000 S. Market Street, explained they are requesting the graphics because there is no other identifying signage on the street side of the building. There is a history of perspective clients and vendors having trouble finding the building before the signs were put on the awnings. The general public would stop in to tour the apartments not knowing the building was for senior living. The applicant's thoughts were to do something tasteful that would represent who The Waters is and what they are, that would also be eloquent for Drexel Town Square. It has been challenging to not have any identification on the Drexel Town Square side. The dahlia flower is part of The Waters branding. By including the branding on the awnings, it stands out more to help residents of The Waters that might have vision issues. The signage helps to identify the Waters.

Mayor Bukiewicz made the second, third, and final calls for public comments. Seeing no more public comments, he closed the public hearing.

SIGN APPEAL THE WATERS OF OAK CREEK 8000 S MARKET ST TAX KEY NO. 813-9065-000

Commissioner Carrillo explained that during the farmer's market she has directed many people looking for The Waters, and this seems to be a good idea.

Alderman Loreck agreed and stated he did not realize there was no sign on the building. Alderman Loreck stated that he believes after reading the report and hearing Mr. Budreck go over them again, it makes sense to allow the signs.

Alderman Guzikowski agreed with other Commissioners, and stated that he believes that the signs are done tastefully.

Commissioner Siefert stated that he believes that it is tasteful signage, and inquired about future signage on awnings in Drexel Town Square.

Mayor Bukiewicz agreed signs on awnings in Drexel Town Square is something that should be discussed in the future.

Commissioner Chandler asked Planner Papelbon if there are any awnings that exist on residential buildings which have a lower level with multiple activities in Drexel Town Square.

Planner Papelbon clarified there are no awnings on other purely residential buildings. Planner Papelbon explained the only other buildings that have awnings on them are the Forge and Flare buildings, but they are different because there are commercial spaces on the first floor. Some of the commercial spaces have awnings, but not all of them. Planner Papelbon agreed that she would like the Plan Commission to keep awning signs in mind as they go over the Code update. There are not any other awning signs in Drexel Town Square yet.

Commissioner Chandler inquired how residential areas are providing their marketing or identifying information.

Planner Papelbon explained that Forge and Flare originally had plans for awnings to say “Forge and Flare,” and blade signs on the corners of the buildings, but chose not to go forward with those. The only other residential buildings in Drexel Town Square are Emerald Row and ParTerre. Both of those buildings chose to use monument signs, similar to most of the residential developments in the City.

Commissioner Chandler inquired if The Waters has the option of a monument sign.

Planner Papelbon explained the original site plan showed a monument sign; however, the necessary placement of the utilities usurped the area of the sign. The only options the applicant would have is a wall sign, a blade sign on the corner, or the proposed awnings.

Commissioner Chandler asked the applicant to provide a little more information about the other options that were investigated prior to the awnings.

Mr. Burdeck stated Planner Papelbon was correct about the monument sign not having space due to utilities and the patio area. The building façade on the street side of the building is narrow with all the columns. Mr. Burdeck believes there may have been another proposal for a sign, but it did not go through.

Commissioner Chandler asked about the maintenance plan to the awnings looking nice.

Mr. Burdeck explained the graphics would be replaced as they begin to look worn. The Waters wants to keep the graphics looking pristine and crisp.

Mayor Bukiewicz agreed with the other Commissioners, and stated that he believes the graphics look nice. The monument sign would only be on one side of the building allowing people to drive by.

Commissioner Siepert moved that the Plan Commission approves sign variances allowing the installation of:

- Two (2) 28.9" (h) x 108" (w) [sic] signs on two (2) existing awnings (1 per awning) [Note: the written motion and the submitted proposal was for 105" (w). Commissioner Siepert misspoke on the size.]
- Two (2) 30" (h) x 29.6" (w) signs/graphics on two (2) existing awnings (1 per awning)
- One (1) 10" (h) x 210" (w) sign on one (1) existing awning

on the west elevation of The Waters multifamily residential building located at 8000 S. Market St. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT
HOUSE OF HARLEY
9725 S. 13TH ST.
TAX KEY NO. 904-9011-001**

Planner Papelbon provided an overview of the request for the operation of a motorcycle operator training site on the Colder's site (see staff report for details).

Mayor Bukiewicz made an announcement that cameras should be turned on during the meeting when available.

Commissioner Chandler asked Planner Papelbon if the actual training would be four days, but they are requesting seven days in case they need back-up days.

Planner Papelbon confirmed they are advertising for four days, but wanted the flexibility to schedule all days due to inclement weather or student retesting.

Alderman Guzikowski stated this is his District and has not received any complaints about this in the past. Alderman Guzikowski stated that he is interested to see how the Amazon development will impact the classes.

Commissioner Hanna asked how long the permit will be for.

Planner Papelbon stated the requested dates are March 23 to November 8, 2021.

Commissioner Hanna cited a noise concern and asked if the neighbors have been notified.

Planner Papelbon explained that notices are sent out to all landowners within 300 feet of a proposal, and the City has not received any complaints from this class in the past. The course location is along the freeway, there is a bit of a buffer with the building, and the residential homes are buffered by other uses.

Planner Papelbon clarified that the 7am to 8 pm timeframe is the longest they would be allowed to operate during the summer months. The classes will only run during daylight hours.

Commissioner Hanna asked if there were any restrictions on traffic from this class using local roads.

Planner Papelbon stated students would not be bringing motorcycles to or from site. The motorcycles are stored in the cargo container and provided for use during the class.

Mayor Bukiewicz stated the classes never leave the south part of the parking lot. Mayor Bukiewicz stated that he believes this class helps new riders and experienced riders, and that the class has been very successful and run very well at this site.

Alderman Loreck explained the students never leave the parking lot, and it is geared towards anyone that rides a motorcycle and teaches new bikers how to handle the bike appropriately.

Mayor Bukiewicz stated that he is in favor of the motion.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Mark McClain, One Head Light Power Sports, LLC (dba House of Harley-Davidson), for the operation of a motorcycle operator training site on the property at 9725 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all course activities shall be located within the south portion of the parking lot as per the proposed map.
3. That operations related to the training course be limited to between 7:00 AM and 8:00 PM Monday through Sunday.
4. That there shall be one (1) cargo container for the temporary storage of the course equipment and materials within the south portion of the parking lot as per the proposed map. The cargo container shall be removed within seven (7) days of the last training course.
5. That signage for the operation is limited two (2) 4' x 8' (32 square feet each) temporary signs on the cargo container.
6. That the Temporary Use Permit shall be valid between March 23, 2021 and November 8, 2021.

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

**PLAN REVIEW
WALDEN OC, LLC
PORTION OF 7700 S. IKEA WAY (LOT 4 OF CSM TO BE RECORDED)
TAX KEY NO. 784-9029-000 (NEW, FORMALLY 784-9024-000)**

Planner Papelbon provided an overview of the site, building, landscaping, and related plan review for a proposed multifamily residential building and potential future commercial building (see staff report for details).

Dan Romnek, Mandel Development Group, 4524 N. 105th St, Wauwatosa, stated that he thought Planner Papelbon's presentation presented the project well, and stated there are several consultants available to answer any questions.

Commissioner Sullivan stated the Engineering Department wants to be sure that [Condition] #7 of the suggested motion and the retaining wall gets addressed in the development plan. Commissioner Sullivan stated that he believes this building sticks with the prairie theme that it is

throughout the entire development. Commissioner Sullivan stated that he agrees with Planner Papelbon that the lighting temperature should be lowered a little bit.

Mayor Bukiewicz inquired if Commissioner Sullivan is working with Mario, the Electrical Inspector, to make sure proper foot candles are met.

Commissioner Sullivan and Planner Papelbon confirmed that she will be working with Mario.

Alderman Loreck stated he received two phone calls opposing more apartments being built in Oak Creek. Alderman Loreck explained that he tries to reiterate to callers that the City is not building apartments - it is developers and landowners that see the opportunity, analyze the market, and determine that it is a good fit. The developer or landowner then reaches out to make sure the plan fits what Oak Creek is looking for, and makes sure it fits with the overall plan of the City. Alderman Loreck stated he would like to see the setbacks remain the same. This is potentially the first big building to go in, and does not want to start by issuing a variance for the setbacks on the sidewalk. Alderman Loreck asked Planner Papelbon if the setback is standard and approved for the residential home that is located next to this development.

Planner Papelbon stated as part of the approved Planned Unit Development (PUD), the building setbacks all meet the requirements. The parking encroachment into the setback is a couple of inches - 4.9 feet as opposed to 5 feet.

Alderman Loreck stated that he does not have an issue with this small variance, but stated that if it is a small distance, he requests the consultants to make that adjustment if possible. Alderman Loreck stated it is a great looking building. Alderman Loreck stated that he has only had the two phone calls regarding the opposition of more apartment buildings.

Commissioner Chandler asked the applicant to provide information in regards to security around the building, and access to the outside areas that are for the residents.

Phillip Aiello, Mandel Development Group, 330 E. Kilbourn Ave., Suite 600 South, Milwaukee, explained all access to the building would be through key fob access, with the exception of the garage that would be accessed with a remote door opener. The courtyard areas are accessed through the building.

Commissioner Chandler asked for more information as to what occurs in the outside areas, and if there are places to sit.

Mr. Aiello stated it is designed to be a social gathering space with seating and grilling areas and will likely have televisions.

Commissioner Chandler inquired about the flow of traffic to and from the apartment building.

Mr. Aiello stated there are two entrances. The first driveway is designed for the future retail space and perspective residents. The second entrance is to provide more direct access to the residents for surface parking and the parking garage. The primary entrance to the building has walkways on the north side of the building that converge on the north side. There is a second entrance on the east side of the building. To facilitate move-ins and move-outs there is an area large enough for semi loading near the garage.

Commissioner Chandler asked if the residents will have assigned parking.

Mr. Aiello explained residents will have assigned parking and there will be visitor spots.

Commissioner Chandler asked Planner Papelbon if signage would be handled at a different meeting.

Planner Papelbon confirmed any future signs would come back to the Plan Commission at a later date.

Commissioner Chandler asked the applicant to provide more information about the commercial building that is part of the application.

Mr. Aiello believes the right retailer in that space would provide a great amenity to the apartment residents and the surrounding community. However, without knowing which retailer would be going in that space, the applicant can only plan for the size of the building and the amount of parking for that size building. The maximum size of the building would be 6,000 square feet.

Mayor Bukiewicz clarified that the building on the plans is a placeholder to show the proposed location. The agenda item is really dealing with the multifamily building at this time.

Mayor Bukiewicz agreed with the Commissioners, and stated that he believes it is a nice-looking building that fits the Comprehensive Plan and PUD for this site. Mayor Bukiewicz stated the parking study came in and the applicant is overparked. The lighting will need to be shielded and toned down a little bit. Mayor Bukiewicz stated to the applicant that the exterior masonry and brick veneer must be at least four inches thick. Mayor Bukiewicz suggested the applicant work with staff regarding the screening of mechanicals, especially if the units have individual heating and air conditioning units.

Alderman Loreck shared the concerns of residents regarding the school system, and that so many apartment buildings could overwhelm the school systems. Alderman Loreck asked the applicant if they have similar sized buildings elsewhere, and to provide the makeup of apartments. For example: percentage of one-bedroom, two-bedrooms, studios, and how much is geared towards families with children.

Dan Romnek, Mandel Development Group, 4524 N. 105th St, Wauwatosa, explained that this building would be geared more towards single occupants or couples. About 64% of the units are studio or one-bedroom apartments, 30% are two bedrooms. About 6%, or eight units, are 3 bedrooms.

Phillip Aiello, Mandel Development Group, 330 E. Kilbourn Ave., Suite 600 South, Milwaukee, explained with this type of unit mix and size of planned apartments, there tends to not be families renting there. If families do rent there, typically it is temporary while they are looking for a single family home. In other similar developments owned by Mandel Development Group, the applicant would anticipate 5%-8% of the residents there would be children, this would equate to about 10-15 children.

Planner Papelbon provided a breakdown of the number of units and the number of bedrooms. Planner Papelbon asked the developers to clarify what a two-bedroom-plus layout is.

Mr. Romnek explained the two-bedroom-plus would be a two-bedroom unit with a den or flex space.

Assistant Fire Chief Havey stated the Fire Department has no comments or concerns with the structure at this point.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Kevin Kennedy, Walden OC, LLC, for a portion of the property at 7700 S. Ikea Way (Lot 4 of CSM to be recorded) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a Certified Survey Map approved by the Common Council creating the subject parcel shall be submitted for recording prior to the submission of building permit applications.
3. That a parking study be prepared and submitted to the City which provides evidence to support the proposed reduction in the number of parking stalls prior to the issuance of building permits.

Planner Papelbon interjected that the parking study has already been submitted.

Alderman Loreck amended his motion to strike number 3 ,and reordered the remaining conditions as follows:

3. That the exterior masonry and brick veneers meet the minimum 4-inch requirement per Code.
4. That the landscape plan is revised as necessary for compliance with Code and PUD requirements, and submitted for review before the Plan Commission at the November 24, 2020 meeting.
5. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities (roof, ground, building, etc.).
6. That a copy of the LOMR-F approved by FEMA is submitted to the City prior to the submission of building permit applications.
7. That retaining walls or reduction in slopes (max. 3:1) are incorporated into revised plans prior to submission of building permit applications.
8. That all revised plans (site, building, landscaping, lighting, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

CANCELLATION OF MEETING DECEMBER 22, 2020

Planner Papelbon stated this meeting is typically cancelled every year because it is the week of Christmas, and the Plan Commission recognizes that most people are not available for a meeting then.

Commissioner Hanna inquired why the meeting is not cancelled the week of Thanksgiving.

Planner Papelbon stated she missed the deadline before a bunch of applications came in for that meeting.

Commissioner Siepert moved to cancel the December 22, 2020 Plan Commission meeting. 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 7:15 pm.

ATTEST:



Douglas Seymour, Plan Commission Secretary

11-24-20

Date