

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, March 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.

Minutes of the February 25, 2020 meeting

Commissioner Siepert moved to approve the minutes of the February 25, 2020 meeting. Alderman Loreck seconded. On roll call: all voted aye, except Commissioner Chandler, who abstained. Motion carried.

MASTER LANDSCAPE PLAN REVIEW

WALDEN OC, LLC

**1920, 1900, 1850, 1848, 1816, 1800, 1750, 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY
TAX KEY NOS. 784-9029-000 784-9012-000, 784-9013-000, 784-9014-000, 784-9016-000, 784-9994-001, 784-9008-000, 784-9009-001, 784-9010-001 AND 784-9024-000**

Planner Papelbon provided an overview of the request for a Master Landscape Plan for the Creekside Crossing Marketplace on the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way. (see staff report for details).

Commissioner Siepert asked if there are plans to do anything to protect the wetlands on the north end of the property.

Michael DeMichele, representing Walden OC, responded that there are two sections of the Master Landscape Plan that discuss plantings around the ponds. The large wetland between our site and IKEA is protected, and is not planned to be improved at this time. Sometime in the future the applicant will come back to the Plan Commission to talk about trails (not wetland trails) that will connect this development and other development parcels that are owned by Northwestern Mutual. The applicant plans to connect all the parcels with a network of trails. The applicant looked at doing something similar to the trails that are west of City Hall; however, that was not conducive for the proposed development. There will be that type of trail system as part of the Northwestern Mutual holdings.

Alderman Loreck referenced the trees along Creekside Crossing Circle and inquired if the Plan Commission would approve that, and the rest would be just a general guideline for the rest the development.

Planner Papelbon stated the guidelines will be applied throughout the development itself. There are requirements within the City Code for street trees. This (plan) gets at those requirements as well. Staff will work with the applicant to make sure that those goals are met.

Alderman Loreck referred to the photos on page 7 of the Plan Commission packet, and asked if any of the items shown are planned or anticipated for any of the additional developments.

Mr. DeMichele explained that he is working on some of those elements and planning to integrate them into the signage. The overarching theme for the Master Landscape Plan is Prairie School

design, like Frank Lloyd Wright Prairie School thematic. Mr. DeMichele is still working on some of the details; however, some of the images on page seven were inspirational in some of what will be potentially used at the entry or at the roundabout.

Commissioner Hana stated that it is hard to foresee the landscaping for this site when the type of development moving in is unknown. An office is different than a commercial development.

Mr. DeMichele explained the Master Landscape Plan creates a framework, provides rules, and gives a conceptual flavor for the type of landscaping. This provides a kind of cohesive landscape plan no matter what the building is.

Commissioner Hanna stated this is a Master Landscaping plan, but it is not accurate pending to the future.

Mr. DeMichele clarified this plan is only specific as it relates to Creekside Crossing Circle, which will be built in the spring. There are certain elements that the applicant will build and plant as part of the streetscaping, and some of it will be implemented in the Stand Rock Hotel development and around the ponds and entryways. When buildings come before the Plan Commission, the buildings will need to refer to this document as they try to design their own site.

Mayor Bukiewicz read statement G on page four, and asked who is going to install and maintain those elements. Mayor Bukiewicz asked if it would be the individual businesses.

Mr. DeMichele confirmed that is correct. As part of each individual owner, which in many cases is Northwestern Mutual, will maintain their own waterways and irrigation system

Mayor Bukiewicz asked if this pertains to the landscape too. Mayor Bukiewicz inquired who will be maintaining the landscaping in five years.

Mr. DeMichele indicated that in the Declaration of Covenants restrictions, there will be an Owners Association controlled by Northwestern Mutual and Walden OC. Each business pays into the Owners Association to maintain things in the common right-of-way and public spaces. The individual businesses then have that responsibility and that is part of the Declaration of Covenants.

Mayor Bukiewicz asked to confirm that there really no maintenance on the City.

Mr. DeMichele confirmed not for the City.

Mayor Bukiewicz explained that not everything can be replicated, but if the pond can be opened up to people to enjoy, it serves two purposes: stormwater management and recreation.

Commissioner Siefert moved that the Plan Commission approves the proposed Creekside Crossing Marketplace Landscape Design Guidelines and Master Landscape Plan submitted by Waldon OC LLC for the properties at 9090 9020 (1920), 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way. (NOTE: Commissioner Siefert misspoke during the motion. The correct addresses are: 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way. The addresses 9090 and 9020 W. Drexel Ave. do not exist in the City.) Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**LANDSCAPE PLAN REVIEW
STAND ROCK HOSPITALITY
7700 S. IKEA WAY
TAX KEY NO. 784-9029-000**

Planner Papelbon provided an overview of the landscape plans for a hotel with attached conference center on a portion of the property at 7700 S. Ikea Way. (see staff report for details).

Alderman Loreck referenced the recommended plant list in figure 4 of the Master Landscape Plan that the Plan Commission just approved. Alderman Loreck continued by stating that the Landscape Plan provided by Stand Rock Hospitality lists all the plants and trees, and it looks like none of them are actually on the recommended plant list of the Master Landscape Plan. Alderman Loreck inquired if the different plantings are going to change the look and the color of what was just approved.

Planner Papelbon deferred to the applicant, but stated that the species of plantings can be changed. Developers can do that after a landscape plan has been approved, based on availability or hardiness of the plants. Planning has seen some changes made to the landscape plan in terms of species that are provided in the submission. The developer can still achieve the look and the overall goal with some substitutions. Planner Papelbon deferred to the applicant to give their input as well.

Chris Hitch, RA Smith, 221 South Second Street, Milwaukee, stated the applicants are comfortable working with the staff recommendations or requests to amend the plan. The main changes will be some additional tree plantings in islands and the parking lot, screening along South Ikea Way and Creekside Crossing Circle, the buffering is more of a vegetative screening, and swapping out certain plant types with those on the recommended list

Commissioner Chandler asked the applicant to provide a little more detail on the parking stalls that are encroaching on the right-of-way and how landscaping will be addressed.

Mr. Hitch explained that there are two stalls that are still within the five feet directly south of the conference center and directly south of the accessible parking stalls. It is possible to eliminate those two stalls that get closest to the public walk. The owner is hoping to keep them just to provide more parking at the conference center. The Master Plan and the Planned Unit Development (PUD) overlay allows for certain areas to go within the five feet if there are plantings provided. The applicants are looking at a larger planting bed near the crosswalk just to the west, and the enhanced streetscape on the new public street right in that corner as well. There is more than a vegetative buffer in that space, with depth on either side of that piece, that is the thought process of going closer than five feet in that area.

Commissioner Chandler asked Planner Papelbon if the identified landscaping is or is not acceptable.

Planner Papelbon responded that it is acceptable if the Plan Commission, by a 3/4 majority, approves of the plan.

Mayor Bukiewicz asked if part of the area going to the pond count towards their green space.

Planner Papelbon clarified that there is an overall 30% green and open space requirement for the development itself, so the entirety of the PUD.

Mayor Bukiewicz stated I know there's 30% if you just look at the parking lot, but they do need it.

Planner Papelbon responded this particular development site may go under that 30%; however, the 30% is for the entire PUD.

Mayor Bukiewicz thanked Planner Papelbon for the clarification.

Commissioner Oldani moved that the Plan Commission approves the landscape plans submitted by Pete Helland, Stand Rock Hospitality, for a portion of the property at 7700 S. Ikea Way (Lot 2 of Certified Survey Map (CSM) to be recorded) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from the February 25, 2020 Plan Commission review are in effect.
3. That a revised landscape plan incorporating staff comments is submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**PLAN REVIEW
MICROBIAL DISCOVERY GROUP
7420 S. HOWELL AVEUE
TAX KEY NO. 766-9029-000**

Planner Papelbon provided an overview of the proposed site, building, and related plan review for a proposed addition for equipment to the east portion of the existing building (see staff report for details).

Commissioner Chandler asked the applicant if there are any requirements for safety purposes to add to the sprinkler system or add additional ventilation.

Mike King, Microbial Discovery Group, 7420 S. Howell Avenue, deferred to the engineers and architects.

Joe Galbraith, Galbraith Carnahan Architects, 6404 West North Avenue, explained that the addition to the building will require an extension of the sprinkler system and there will be tempering of the space with an additional air-conditioning, heating unit, and equipment that goes on the roof that will serve the process equipment. For the manufacturing process, Microbial Discovery Group will need some equipment that will live on the outside of the building, and it will have screening on the north and south ends of that particular addition. The architects are raising the parapet up so that it will block the view. The building is so far back that there is no actual view of the rooftop equipment from that angle.

Commissioner Chandler asked if there would be any modifications to the sprinkler or machinery.

Mr. Galbraith clarified that it is more of an extension of the mechanicals and the sprinkler system. The sprinkler system will extend in there; the building has a full sprinkler system.

Commissioner Chandler inquired about the ventilation system.

Mr. Galbraith stated the applicant will do what the Code dictates for tempering that space.

Commissioner Siefert asked if here are any environmental issues with this process.

Dominic Androga, Microbial Discovery Group, stated the company grows probiotics, and that is what will be processed at the plant. There are no environmental concerns that the company is aware of since growing strings are not pathogenic.

Commissioner Siefert asked to confirm that there is nothing to worry about in terms of the ventilation or exhaust.

Mr. Androga explained the company will be installing all of the proper safety precautions that includes a bag house, a filtering system that will trap most of the particulates, and a scrubber that is comprised of a solution through which the gas is exhausted. There will be nothing going out except clean gas, essentially. None of the particulates in the building will escape.

Commissioner Hanna asked what would happen if there is an outbreak or failed equipment when working with probiotics or those type of chemicals. Commissioner Hanna asked what the backup plan is to avoid this.

Mr. Androga reiterated that the probiotics are not pathogenic. Mr. Androga explained that the equipment comes with certain safety systems built in including pressure relief vents and safety canisters in case of any pressure buildup. These safety systems will alleviate any concerns of working with high heat. When running this equipment, there is a certain Standard Operating Procedure that everybody has to follow. The equipment can be programmed to shut the system down in case of any failures.

Commissioner Hanna asked Mr. Androga the hours of operation are.

Mr. Androga responded the hours are going to vary weekly. A shift is about 8 hours. At the moment the applicants are still working out the schedule, but are looking at no more than 20 hours a week.

Commissioner Hanna asked to confirm that it will not be 24/7.

Mr. Androga confirmed it will not be a 24/7 operation.

Commissioner Hanna was concerned about the noise issues with the large mechanicals if operation was 24/7.

Planner Papelbon clarified that because the machines are enclosed, it is part of the building. Planner Papelbon continued by stating this is in a Manufacturing District, so that would be expected. Anything noise related we would be measured at the property line. The applicant would have to comply with the noise ordinance.

Planner Papelbon specified that staff has requested for there to be a line of sight distance so they can verify that the mechanical units will be screened from Howell Avenue.

Mayor Bukiewicz asked Assistant Chief Havey if there are any concerns from the Fire Department regarding the sprinkling system, getting to the units, or the chemicals they are using.

Assistant Chief Havey stated the Fire Department does not have any concerns with the proposal at this point. They are aware of all the Codes that are required to install. Access is really not an issue since it is not necessarily larger than the original building - the original system is just being extended.

Mayor Bukiewicz asked to confirm the bag and shaker will be within the addition and won't be outside. Mayor Bukiewicz asked if the product will go in to drums to be taken away.

Mr. Androga responded the baghouse is next to the dryer within the same enclosed building.

Mayor Bukiewicz asked if it would be put in 55-gallon drums and then taken out.

Mr. Androga confirmed the material would be put poly drums.

Mayor Bukiewicz inquired what the product does.

Mr. Androga explained that Microbial Discovery Group makes probiotics that are used in different market segments, such as animal feed. There is a lot of push for people to move away from using antibiotics, and one alternative is to use these probiotics.

Mayor Bukiewicz stated that Planner Papelbon addressed his big concern of Howell Avenue.

Planner Papelbon explained staff just wants to confirm the sightline through a diagram showing the distance from the mechanical unit to Howell Avenue.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Mike King, Microbial Discovery Group, for the addition to the existing building on the property at 7420 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include screening details for all new and relocated mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**CONDITIONAL USE PERMIT
LIVE OAK HEALTH, LLC
9555 S. HOWELL AVE.
TAX KEY NO. 906-9011-000**

Planner Papelbon provided an overview of the request for a Conditional Use Permit to allow a licensed massage therapy clinic within an existing multitenant commercial building on the property at 9555 S. Howell Ave (see staff report for details).

Commissioner Chandler asked the applicant how trash produced by this facility will be disposed of if it needs to be separated.

Lauren Lucia-Rehorst, 9555 South Howell Avenue, Suite 710, asked if Commissioner Chandler was referring to the medical waste associated with acupuncture. Commissioner Chandler confirmed she was. Ms. Lucia-Rehorst explained the facility will have quart-sized sharps containers like any other type of hypodermic needle that is used in a medical facility. There are actually services that will pick them up if we were to get any kind of volume, but right now we are using free pickups at many pharmacies and local health departments.

Mayor Bukiewicz noted the proposed hours of operation on Saturday goes until 5:00 pm. Mayor Bukiewicz suggested the applicant look at that in the summertime because Georgie Porgies tends to have a car show, and it gets pretty crowded there, making parking really tight.

Lauren Lucia-Rehorst stated that right now the massage therapists alternate Saturdays. There is only one therapist there on Saturday right now, and that is what is foreseen for at least a little while until the parking situation is figured out.

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a licensed massage therapy clinic within the existing multitenant commercial building on the property at 9555 S. Howell Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (March 24, 2020). Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:43 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4-14-20

Date