

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 25, 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, and Commissioner Siefert. Commissioner Chandler was excused. Also present: Kari Papelbon, Planner; Laurie Miller, Zoning Administrator; and Doug Seymour, Director of Community Development.

Minutes of the February 11, 2020 meeting

Alderman Guzikowski moved to approve the minutes of the February 11, 2020 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

WALDEN OC, LLC

**1920, 1900, 1850, 1848, 1816, 1800, 1750, 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY
TAX KEY NOS. 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 to divide and reconfigure the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way into four (4) development lots (see staff report for details).

Alderman Loreck asked whether the first condition regarding incorporating any cross-access easements, refers to connections between the lots within the development.

Planner Papelbon stated that is one of the proposed changes to the conditions being recommended. Staff is trying to incorporate a recognition that all of the lots within the Planned Unit Development (PUD) would have access within the PUD itself to the different lots and also some parking arrangements. Staff have suggested a condition that the Certified Survey Map (CSM) is revised to include a reference to generalize cross-access on all lots within the development prior to recording

Alderman Loreck asked about access for any future lots since the Plan Commission does not want any more entrances off Drexel.

Planner Papelbon replied that any future development or redevelopment of the parcels not currently included in the PUD would be addressed at that time.

Commissioner Siefert asked for an idea of where the temporary cul-de-sac would be located.

Planner Papelbon explained that what is shown on the CSM is the public portion of the development road. Creekside Crossing Circle comes in off Ikea Way, goes east and then south down to Drexel. The turn to go south is where the right-of-entry and the snow storage agreement would occur on Lot 3.

Commissioner Sullivan reiterated that one of the main concerns of the Engineering Department was the ability for vehicles to turn around, particularly snow plows and errant vehicles from Ikea Way. City staff has discussed this with the developer

Michael DeMichele, 2639 North Downer Avenue, approached the podium on behalf of the applicant. He stated that he met with Matthew (Sullivan) and Michael Simmons that afternoon. Mr. DeMichele explained that they had not yet figured out the engineering specifics of the intersection. Although the applicants have no problem providing snow storage, they would like to remain flexible while they determine how other buildings and users will affect the configuration of the cul-de-sac placement. The applicant would prefer to leave the CSM as-is, and establish internal agreements with the City for future changes. Mr. DeMichele stated Walden (Applicant) will be doing a declaration of access, easements, covenants, stormwater, and restrictions to be recorded before any closings or transfer of land. That will cover all of the lots in the development and provide cross-access to said lots. The developers believe this is better than creating outlots and putting them on the CSM.

Commissioner Hanna asked for clarification that the snow would be stored at Lot 3.

Mr. DeMichele responded that they will allow the City to push the snow on to Lot 3.

Commissioner Hanna asked how the drainage would happen at the wetlands to the north.

Mr. DeMichele answered that Lot 3 drains to both the north and south.

Commissioner Hanna expressed her concern for the protection of the wetland to the north.

Mr. DeMichele replied that there is a large stormwater retention facility just north of the wetland so the water will go around it.

Commissioner Hanna asked where that water will out-fall.

Mr. DeMichele stated the out-fall is to the right-of-way at the freeway.

Commissioner Siefert's comments were inaudible.

Alderman Guzikowski asked if there were any concerns for the Fire or Police Departments.

Mayor Bukiewicz repeated Assistant Chief Mike Havey's statement from the audience that Fire does not have a concern with the cul-de-sac and moving their equipment.

Mayor Bukiewicz reiterated that snow removal is an issue, and it would be prudent for the applicants to plan for it. He stated that he would defer to Engineering for their expertise on it and would follow their advice.

Mayor Bukiewicz asked the Planning Department where they were at with the cross-access situation.

Director Seymour offered clarification that what staff and development partners are looking for is the ability for anyone within Creekside Crossing to legally cross between lots. Proscribed cross-access easements would be a way to accomplish this; however, the applicant has some reservations about doing this. Staff would like a note placed on the CSM that clearly illustrates

there will be access for all lots within the development, without proscribing through a legal description what those easements are. Hopefully all will agree that the coordinated nature of this development demands that people be able to freely move between lots. This note is just a way of acknowledging this issue on the face of the CSM without having a proscribed cross-access.

Mayor Bukiewicz stated the staff recommendation probably gives us the most flexibility.

Director Seymour replied that it acknowledges staff expectations with respect to access without pinning the applicant down to a geographic location.

Mr. DeMichele wondered whether the note on the CSM would reference the declaration they were going to write up, and if so, that would be fine.

Mayor Bukiewicz asked Planner Papelbon to clarify the conditions of approval.

Planner Papelbon provided clarification of the conditions of approval as follows:

1. That the CSM is revised to include a reference to generalized cross-access or the declaration for such on all lots within the development prior to recording.
2. That a revised plan for the terminus of Creekside Crossing Circle and right of entry with snow storage agreement are provided to the Engineering Department.
3. 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 Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Kevin Kennedy, Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way be approved with the conditions as stated by Planner Papelbon. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

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. 784-9012-000, 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 landscape plan review for the common areas of the Creekside Crossing Marketplace development (see staff report for details). Staff recommended that the Plan Commission hold decision on the item until the March 10 meeting to allow for required revisions.

Mayor Bukiewicz stated that the plans came in a little late, but that the Plan Commission would get a sneak peek.

Commissioner Siefert's question was inaudible.

Mayor Bukiewicz asked staff if this will hold anything up.

Director Seymour confirmed it will not. Director Seymour continued by stating there had been good discussions with all the parties involved in this partnership. He expressed the benefits of

providing landscape guidance, and how well-thought-out plans can affect a development in a positive manner. He cited Drexel Town Square and the Highgate development as examples of how this approach creates cohesive, positive results. The PUD required this Master Landscaping Plan be submitted prior to approval of individual site plans. Staff is asking for more time to review the Master Landscape Plan while proceeding with a discussion of the plans for Stand Rock, which staff feels can be viewed and even approved. Director Seymour recognized that if there are major changes to the Master Landscape Plan, the individual plan may have to come back to Plan Commission.

Mayor Bukiewicz stressed the importance of reviewing everything to spec as this development serves as a gateway to the City of Oak Creek.

Commissioner Hanna asked about long-term maintenance of trees at the entrance.

Mayor Bukiewicz agreed it was an issue to be addressed.

Planner Papelbon read the suggested motion that the Plan Commission HOLDS action on the proposed Master Landscape Plan submitted by Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way until the March 10 Plan Commission meeting.

Commissioner Siepert moved as stated by Planner Papelbon. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
STAND ROCK HOSPITALITY
7700 S. IKEA WAY
TAX KEY NO. 784-9024-000**

Planner Papelbon provided an overview of the proposed site, building, landscaping, and related plan review for a proposed hotel with conference center. (see staff report for details). Staff recommended that the Plan Commission hold decision on the landscape plan until the March 10 meeting to allow for required revisions.

Commissioner Hanna asked how the traffic flow would be controlled at the intersection of Ikea Way and the proposed public road.

Planner Papelbon replied that will be controlled by a signal light at the main entrance of Creekside Crossing Circle.

Commissioner Sullivan reiterated point number eight on the list of conditions. There are differences between the Storm Water Management Plan and the recorded documents that need to be addressed prior to moving forward.

Commissioner Loreck noted that the entrance from South Ikea Way was directly across from the entrance to the school.

Planner Papelbon confirmed that the secondary access north of Creekside Crossing Circle is across from the school. The median opening that is across from the driveway is a standard requirement of the Engineering Department for developments.

Commissioner Loreck replied that the grading plan showed the entrance farther north.

Planner Papelbon stated revisions reflected on the screen may not be shown in the plans in the packets.

Mayor Bukiewicz indicated that the landscaping would come back before the Plan Commission on March 10 and expressed his excitement about the development.

Commissioner Oldani moved that the Plan Commission approve the site and building plans submitted by Pete Helland, Stand Rock Hospitality, for a portion of the property at 7700 S. Ikea Way (Lot 2 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 the exterior stone veneer meets the minimum requirement per the PUD.
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 March 10, 2020 meeting. Any amendments to the site plan that may be required as a result of amended landscape plans may also require additional review and approval by the Plan Commission.
5. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities (conference center, ground, building, etc.).
6. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
7. That required revisions to the stormwater plans are submitted for review and approval by the Engineering Department prior to submission of building permit applications.
8. 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.

Mayor Bukiewicz encouraged the applicant to work with staff on correcting the wooden doors for the trash enclosure.

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

**CONDITIONS AND RESTRICTIONS
OAK CREEK HOTEL ASSOCIATES, LLC
9315 S. 13TH ST.
TAX KEY NO. 877-9995-005**

Planner Papelbon provided a review of the draft Conditions and Restrictions for a Conditional Use Permit for a hotel on the property at 9315 S. 13th St. (see staff report for details).

Mayor Bukiewicz asked if everyone was clear on what was meant by the cross-easement description in condition "E" in the event of future development to the east.

Commissioner Hanna pointed out that on page 3, item 4 B, parking access is owned by Milwaukee County and should be reflected as such.

Alderman Guzikowski voiced his prior concern over the wording for extended stay, and asked where he would find it in the Conditions and Restrictions.

Planner Papelbon explained that they were trying to manage that concern in a more indirect fashion by allowing one hotel that is very specific. By creating a requirement incorporating operational features for the hotel, such as limiting what would be allowed as part of the unit provision (no in-unit kitchens or self-service guest laundry facilities), and trying to get at what staff would want to see on the property, staff hope to address such concerns.

Alderman Guzikowski stated he could live with that.

Mayor Bukiewicz inquired about the landscape plan.

Planner Papelbon responded it is part of the site plan review.

Commissioner Siepert moved that the Plan Commission recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a hotel on the property at 9315 S. 13th St., after a public hearing. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
DUFFEK CONSTRUCTION
7340 S. HOWELL AVE.
TAX KEY NO. 766-9019-000**

Zoning Administrator Miller provided an overview of the site, building, and related plan review for a proposed addition to the existing building (see staff report for details).

Alderman Guzikowski wondered if it was premature to start the review process because of the items that were missing.

Zoning Administrator Miller indicated some items, specifically mechanical units, will be addressed in the conditions and will be specific to the individual tenants.

Mayor Bukiewicz asked who owned the sewer line under the parking lot and whether there was an easement.

Commissioner Sullivan answered it is beneath a public utility easement owned by the City. Engineering is requesting to verify the structural value providing protection for the City and the owner.

Mayor Bukiewicz asked if this was the standard way to do this.

Commissioner Sullivan replied that yes it was and that they will send a camera up.

Mayor Bukiewicz confirmed with Commissioner Sullivan that the City will be able to get to the line if necessary.

Mayor Bukiewicz questioned the installation of roof-top mechanicals for tenants and how it would be handled structurally.

Mike Duffek, addressed the Commission. He explained that the original plans were submitted with a tenant in mind. The original tenant package had an office on the first floor then a mezzanine and offices on the second floor. Since that is no longer the case, the amount of space a tenant occupies will dictate the size of the roof-top unit needed. Curbs will probably be set and roofed in now and the owner understands that more roof work will need to be done as tenants come in.

Mayor Bukiewicz asked how this building is connected to the original structure and how it will be sprinkled.

Mr. Duffek answered that the water pressure in the original pump room is not adequate to support the new section. There will be a new hydrant which will support a new riser in the addition. The addition will be connected by the continuation of the front façade from the existing building. The north side of the building is now metal. The pre-cast along the north side will continue all the way to the rear of the lot, although it will not be exposed aggregate but an easier to maintain painted panel.

Mayor Bukiewicz wanted to make clear that this was going to be a completely separate sprinkler system.

Mr. Duffek replied that he would work with staff on the utility pipeline and all of the mechanicals.

Mayor Bukiewicz asked staff if there was an adequate amount of parking being provided.

Zoning Administrator Miller stated eighteen spots were being added, seven to ten of them for new employees.

Mayor Bukiewicz questioned if there would be any loading docks or trash pickup.

Zoning Administrator Miller confirmed new docks and a new trash bin on the east elevation with adequate room for the trucks to maneuver.

Mayor Bukiewicz asked about mechanical screening.

Zoning Administrator Miller stated she is working through it with the applicant.

Mayor Bukiewicz asked about pole lighting.

Zoning Administrator Miller stated there was none.

Alderman Loreck moved that the Plan Commission approve the site and building plans submitted by Mike Duffek, Duffek Construction, for the property at 7340 S. Howell Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a landscaping plan be submitted for review and approval by the Department of Community Development prior to the submission of building permit applications prior to the submission of permit applications.

3. That the plans are revised to include locations 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.
4. That all water and sanitary connection requirements are coordinated with the Oak Creek Water and Sewer Utility prior to submission of permit applications.
5. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval 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.

**PLAN REVIEW
HB INVESTMENTS
7869 S. 13TH STREET
TAX KEY NO. 784-9027-000**

Planner Papelbon provided an overview of the site, building, landscaping, and related plan review for a proposed indoor sports facility with daycare and commercial tenant space (see staff report for details).

Alderman Loreck expressed the positive comments he is hearing about the development. He then questioned why basketball was excluded from the sports that are offered at the facility.

Director Seymour introduced Bill Gust, HB Investments, to the Plan Commission.

Mr. Gust explained that the space on the second floor could be used for either courts or fields, and that he would probably go with courts.

Commissioner Oldani asked about an open area to the north on the second-floor plan.

Mr. Gust answered that half the building is one story and half the building is two stories, and that particular area is over the fields where he needs the height.

Alderman Guzikowski stated that he would like to see a walking track for seniors considered.

Mayor Bukiewicz stressed that this was a unique, regional opportunity for southeastern Wisconsin, and stated how thankful he was that the development was coming to Oak Creek. He also suggested that this may be a site that could kick off Bublr bikes in Oak Creek.

Alderman Loreck asked how many events would be held simultaneously, and what effect that would have on the available parking for spectators.

Mr. Gust directed Commissioners to the hourly parking analysis from his Naperville location.

Commissioner Hanna wanted to know if there was somewhere for the children to purchase snacks.

Mr. Gust replied that there is a concession stand, and that hopefully one of the retail spaces would be a restaurant/bar.

Mayor Bukiewicz again stressed that this was an excellent regional addition.

Alderman Loreck moved that the Plan Commission approve the site and building plans submitted by Bill Gust, HB Investments, for a portion of the property at 7869 S. 13th St. (Lot 1 of CSM approved 2-17-20) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the Certified Survey Map approved by the Common Council on February 17, 2020 shall be submitted for recording prior to the submission of building permit applications.
3. That a copy of the executed cross-access and shared parking agreement with the parcel to the south shall be provided to the City prior to the submission of building permit applications.
4. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities.
5. That the plans are revised to include details for the proposed trash enclosure.
6. That the landscape plan is revised as necessary for compliance with Code requirements.
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.

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

SIGN PLAN REVIEW

CMA

2603 W. RAWSON AVE.

TAX KEY NO. 762-0016-001

Planner Papelbon provided a review of the proposed Master Sign Plan for the multitenant commercial building located at 2603 W. Rawson Ave. (see staff report for details).

Alderman Guzikowski asked the maximum number of tenants.

Planner Papelbon stated that seventeen (17) was probably the maximum.

Alderman Guzikowski commended the improvements that have already been completed.

Commissioner Hanna questioned the type of tenant that would occupy the spaces.

Planner Papelbon answered there were several medical offices currently located in the development, but as a commercial space, they could put in anything that is allowed by the district.

Commissioner Hanna asked whether there was enough parking.

Planner Papelbon stated yes, that this was an existing building.

Commissioner Carillo asked about signage above doors to the outside.

Planner Papelbon stated the only signage would be what is shown in the Master Sign Plan, so doors for tenant spaces would need to be placed with respect to that plan. The banded area is

the only place where signage will be allowed. The windows have awnings over the top which will prevent signage from moving higher.

Mayor Bukiewicz added praise for the updates to the building and signage.

Commissioner Oldani moved that the Plan Commission approve the Master Sign Plan submitted by Aaron Stanton/Steve Mills, CMA, for the multitenant commercial building on the property at 2603 W. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That individual tenant signs shall be permitted only when an exterior individual tenant entrance is provided (one sign per entrance).
3. That all revised plans 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.

Mayor Bukiewicz commended the Plan Commission and staff for the evening's accomplishments.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:17 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

3-10-20

Date