

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 11, 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; and Laurie Miller, Zoning Administrator.

Minutes of the January 14, 2020 meeting

Commissioner Siefert moved to approve the minutes of the January 14, 2020 meeting. Alderman Guzikowski seconded. On roll call: all voted aye.

Minutes of the January 28, 2020 meeting

Commissioner Siefert moved to approve the minutes of the January 28, 2020 meeting. Alderman Guzikowski seconded. On roll call: all voted aye.

**PUBLIC HEARING
SIGN APPEAL
REQUEST FOR A VARIANCE
APPLETON SIGN CO.
8171 S. HOWELL AVE
TAX KEY NO. 813-9014-003
REQUEST FOR A VARIANCE**

Planner Papelbon read the public hearing notice into the record.

Mayor Bukiewicz made three calls for public comments. Seeing none, he closed the public hearing.

**SIGN APPEAL
APPLETON SIGN CO.
8171 S. HOWELL AVE
TAX KEY NO. 813-9014-003**

Planner Papelbon provided an overview of the request for variance allowing the applicant to install one (1) 10' x 3' 4" (33.33 square feet) channel letter wall sign on the west elevation of the Sprint tenant space in the multitenant building on the property at 8171 S. Howell Ave (see staff report for details).

Commissioner Siefert stated that he sees no problem with the sign. Buffalo Wild Wings has a sign on the west elevation.

Planner Papelbon stated the sign for Sprint will match the existing sign on the east elevation.

Commissioner Carrillo asked if the door on the west elevation is operational. Planner Papelbon stated the door is not for public access, it is a service door.

Commissioner Carrillo inquired if the sign will make it look like a storefront. Planner Papelbon stated that she believes there is some kind of text on the door to indicate it is not an entrance.

Mayor Bukiewicz provided some history of the building. This was one of the first outer-rim buildings. Sprint was one of the first tenants in the building. The Plan Commission went back and forth as to if the sign was needed because it was an employee only entrance. Mayor Bukiewicz continued by stating as development has evolved in the City, he is fine with this sign.

Planner Papelbon explained back in 2008, the Section of the Ordinance that required multitenant buildings to have a Master Sign Plan was brand new.

Mayor Bukiewicz explained this model of building was new to the Plan Commission. The west side of the building is usually employee parking, but often gets so crowded customers are walking around the building.

Commissioner Siefert moved that the Plan Commission approves a sign variance allowing the installation of one (1) 10' x 3' 4" (33.33 square feet) channel letter wall sign on the west elevation of the Sprint tenant space in the multitenant building on the property at 8171 S. Howell Ave. Alderman Guzikowski seconded. On roll call: all voted aye.

**SIGN PLAN REVIEW
APPLETON SIGN CO.
8171 S. HOWELL AVE
TAX KEY NO. 813-9014-003**

Planner Papelbon provided an overview of the proposed amendments to the Master Sign Plan for the multitenant building on the property at 8171 S. Howell Ave (see staff report for details).

Mayor Bukiewicz explained the need to amend the Master Sign Plan.

Planner Papelbon stated the Master Sign Plan does not allow for any signs on the west elevation.

Mayor Bukiewicz asked how Buffalo Wild Wings was allowed to have multiple signs. Planner Papelbon stated Buffalo Wild Wings was permitted a sign on the east elevation and west elevation as part of the Master Sign Plan review.

Mayor Bukiewicz asked Planner Papelbon to confirm the north elevation.

Planner Papelbon apologized, and stated the signs are on the west and the east elevation.

Commissioner Siefert moved that the Plan Commission approves the amendments to the Master Sign Plan submitted by Monica Schneider, Appleton Sign Co., for the multitenant building at 8171 S. Howell Ave. Alderman Guzikowski seconded. On roll call: all voted aye.

**PUBLIC HEARING
SIGN APPEAL
REQUEST FOR A VARIANCE
ST. JOHN PROPERTIES, INC.
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Zoning Administrator Miller read the public hearing notice into record.

Mayor Bukiewicz made three calls for public comments. Seeing none, he closed the public hearing.

**SIGN APPEAL
ST. JOHN PROPERTIES, INC.
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Commissioner Hanna asked why the applicant would need a variance if the City has a set size that the property has to abide by.

Zoning Administrator Miller explains this sign exceeds the allowed size.

Commissioner Hanna stated she understands, but asked why the applicant needs to exceed Code.

Zoning Administrator Miller explained this is a directory sign and with the number of tenants the size of the sign cannot be reduced and still have the words be visible.

Commissioner Hanna asked if the location and increased size of the sign would impact the visibility at the intersection of Howell Avenue and Rawson Avenue.

Zoning Administrator Miller stated the sign will be attached to the wall that screens the loading docks. The wall is connected to building B so the sign will be set back from the road.

Commissioner Siepert asked if the sign is big enough to include all the tenants of the facility.

Zoning Administrator Miller explained that the proposal shows the sign will be sufficient to provide space for all the names of all the tenants.

Commissioner Siepert believes there are 49 suites at this property.

Zoning Administrator Miller was unable to answer to the number of suites.

Mayor Bukiewicz stated it is something different than the Plan Commission has seen in the past and likes the idea of a bigger sign given the number of tenants. Mayor Bukiewicz continued by stating as tenants rent space they may take up more than one suite.

Alderman Loreck moved that the Plan Commission approves a sign variance allowing the installation of one (1) monument sign of 150 square feet sign on the property located at 140 E. Rawson Avenue. Commissioner Siepert seconded. On roll call: all voted aye.

**SIGN PLAN REVIEW
ST. JOHN PROPERTIES, INC.
140 E. RAWSON AVE
TAX KEY NO. 733-9991-001**

Zoning Administrator Miller provided an overview of the proposed Master Sign Plan for the multitenant, multi-building development on the property of 140 E. Rawson Ave (see staff report for details).

Mayor Bukiewicz asked if tenants will still be allowed to have signage over the tenant space.

Zoning Administrator Miller confirmed tenants will still be allowed signs over their entry ways.

Commissioner Carrillo asked if the signs above each suite will be lit.

Zoning Administrator Miller read from the plans, "there is a non-illuminated metal backer plate that will be installed by the developer," however she assumes that each bay will have an illuminated sign.

Commissioner Carrillo inquired what bay is referring to.

Zoning Administrator Miller stated it would be each tenant suite.

Alderman Guzikowski moved that the Plan Commission approves the Master Sign Plan submitted by Dustin Atkielski, St. John Properties Inc, for the multitenant, multi-building development at 140 E. Rawson Ave. Alderman Loreck seconded. On roll call: all voted aye.

**PUBLIC HEARING
SIGN APPEAL
REQUEST FOR A VARIANCE
RYAN COMPANIES US, INC
9700 S. 13TH STREET
TAX KEY NO. 905-9008-000**

Zoning Administrator Miller read the public hearing notice into record.

Mayor Bukiewicz made three calls for public questions or comments. Seeing none, he closed the public hearing.

**SIGN APPEAL
RYAN COMPANIES
9700 S. 13TH STREET
TAX KEY NO. 905-9008-000**

Commissioner Oldani asked what the relation is between this sign and the sign presented in the Plan Commission meeting on January 28, 2020.

Zoning Administrator Miller explained this sign will mimic one of the signs on the opposite side of the building. This sign will not be facing a road way and it will be large, 330 square feet. The sign will exceed the maximum sign size.

Commissioner Oldani asked to confirm this sign will be on the east side of the building and was not covered at the January 28, 2020 Plan Commission meeting.

Zoning Administrator Miller confirmed that only the west elevation was covered at the January 28, 2020 meeting.

Commissioner Hanna asked if it will be facing the residences behind the building.

Zoning Administrator Miller confirmed and stated the sign will also face the railroad tracks.

Commissioner Hanna asked for confirmation that this is a large size.

Zoning Administrator Miller reiterated 330 square feet.

Commissioner Hanna asked what the purpose is of the large sign that is not facing a roadway.

Zoning Administrator Miller referenced the applicant's narrative stating the applicant wanted the sign for the passengers on the train.

Mayor Bukiewicz corrected there are no residents directly to the east, the land will be developable land within a business park and the train.

Zoning Administrator Miller confirmed.

Mayor Bukiewicz stated this will not be exposed to the south.

Zoning Administrator Miller explained it is focused on the east, but it is on the southeast corner.

Mayor Bukiewicz confirmed it is on the south end of the building on the east side.

Zoning Administrator Miller confirmed.

Commissioner Hanna stated there are some residents that could be exposed to that.

Zoning Administrator Miller explained residents could potentially see some of the glow from the sign at a distance.

Commissioner Hanna made a comment that was not audible.

Mayor Bukiewicz stated he does not have of an issue with the sign because it will be facing more of the business park than the neighbors in English Aire subdivision.

Commissioner Siefert moved that the Plan Commission approves a sign variance allowing the installation of (1) 10' x 33' (330 square feet) wall sign on the east elevation at 9700 S. 13th Street. Alderman Guzikowski seconded. On roll call: all voted aye.

**CERTIFIED SURVEY MAP
HIGHGATE, LLC
7869 S. 13TH ST
TAX KEY NO. 784-9993-001**

Planner Papelbon provided an overview of the request to divide the property at 7869 S. 13th Street (see staff report for details).

Commissioner Siepert asked if the road pattern shown on the map will continue to make contact with the development to the north.

Planner Papelbon confirmed it will and that all the roads shown are private internal roads.

Commissioner Siepert inquired if the road patterns will be shown on the Certified Survey Map (CSM).

Planner Papelbon confirmed the potential road pattern, as it currently is, is shown on the CSM.

Commissioner Hanna asked a question regarding the easements for the storm water that was not audible.

Planner Papelbon explained that stormwater infrastructure is typically in separate Outlots. In the current proposal the ponds are being shown consolidated on the proposed Lot 3. A question was raised if they should be shown designated in Outlots as part of this CSM or if it should be done in a subsequent CSM. Planner Papelbon continued by stating the way to get at the concerns right now without having to further subdivide these lots is to call Lot 3 an Outlot for right now. The Applicant could come back at a subsequent time to re-divide the property and change the Outlot designation.

Commissioner Hanna inquired if it would be so they can continue the development and see where the water goes.

Planner Papelbon confirmed, and asked the developer and Plan Commission for clarification regarding the designation for Lot 3 on the proposed CSM.

Commissioner Siepert thinks it should be Outlot 3 instead of Lot 3.

Planner Papelbon asked the Applicant for feedback

Mayor Bukiewicz asked if the Applicant is present; they were not present.

Mayor Bukiewicz agreed with Commissioner Siepert.

Commissioner Sullivan stated Engineering would support it being designated as an Outlot. Commissioner Sullivan explained Engineering is running into issues of other developments impeding on the stormwater ponds. Engineering would appreciate the stormwater being protected.

Mayor Bukiewicz thanked Commissioner Sullivan for his input, and stated if that is what Engineering thinks is best that would be his recommendation as well.

Planner Papelbon suggested adding an additional condition to the motion. The additional condition would be that Lot 3 is changed to an Outlot prior to recording.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Thomsen, Highgate, LLC, for the property at 7869 S. 13th St. be approved with the following conditions:

1. That the CSM is revised to incorporate all wetland areas on all sheets.
2. That the CSM is revised to incorporate the same language for the access easement as was shown on CSM 9148.
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.
4. That Lot 3 is changed to Outlot 3 prior to recording.

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

**CONDITIONAL USE PERMIT
OAK CREEK HOTEL ASSOCIATES, LLC
9315 S. 13TH STREET
TAX KEY NO. 877-9995-005**

Planner Papelbon provided an overview of a request for a hotel on the property at 9315 S. 13th Street (see staff report for details).

Mayor Bukiewicz asked if the Plan Commission is addressing any green space that is required with this development.

Planner Papelbon stated green space requirements have not been modified, and no request has been submitted. There would still be a requirement for 30% open/green space. Planner Papelbon believes the stormwater infrastructure is conceptual included in the open space.

Commissioner Hanna stated there are two access points on 13th Street, and asked if they are both entrances and exits.

Planner Papelbon clarified the shared entrance is on 13th Street; however, what is shown on the site plan is actually two access points off of the internal access drive that will be shared with Steinhafels.

Commissioner Hanna asked for confirmation that there is only one access point on 13th Street. Planner Papelbon confirmed.

Commissioner Hanna asked if the City has looked into the effects of left turns into the property because there is no median on 13th Street there.

Planner Papelbon stated that information has not been provided; however, the CSM did provide the common access. If there is any requirement per the County for any type of turn lane or modifications to that access, the City will require a copy of that approval and those requirements.

Commissioner Hanna just wanted to make sure it is being looked at while the Plan Commission is approving the CSM.

Planner Papelbon explained the County is going to require whatever they are going to require.

Alderman Guzikowski agreed with Mayor Bukiewicz and is concerned about the open/green space, but is glad we have the 30% requirement. Alderman Guzikowski is concerned if it could be turned into or sold and turned into an extended stay. Alderman Guzikowski asked if there is any language that can be added to prevent that.

Planner Papelbon stated it can be explored as part of the Conditions and Restrictions; however, at this time she could not provide any language.

Alderman Guzikowski stated it is a nice fresh look.

Planner Papelbon explained extended stay hotels typically do not provide amenities such as pools or fitness facilities, and that might be one way of preventing the extended stay type of hotel. However, those are just ideas and there would have to be internal conversations about the language in the Conditions and Restrictions.

Alderman Guzikowski is concerned that down the road it might turn into that. Residents have contacted him in the past regarding an extended stay in this district. Alderman Guzikowski thinks it is a good fit for what is there.

Commissioner Oldani asked Planner Papelbon about the process for this proposal.

Planner Papelbon explained if the Plan Commission recommends approval tonight, then in two weeks Conditions and Restrictions will be brought back to the Plan Commission for review. At that point, a public hearing would be scheduled before the Common Council. Any reviews that would be required following approval by the Common Council at the public hearing would come back to the Plan Commission. For example, site and architectural plans.

Mayor Bukiewicz asked Assistant Fire Chief Havey if there are any concerns regarding parking and the access from 13th Street.

Assistant Fire Chief Havey stated the Fire Department has not worked with the developer yet. Access is always a concern, however with Steinhafels and the access lanes on each side, the site has access lanes on the east and west side. Parking restrictions and access points are always a concern for fire fighter operation, but there is nothing specific to this plan yet.

Mayor Bukiewicz agreed Commissioner Hanna brought up some valid points in regards to 13th Street, however the County will be reworking 13th Street at some point.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a hotel on the property at 9315 S. 13th St., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (February 25, 2020). Commissioner Siepert seconded. On roll call: all voted aye.

**TEMPORARY USE PERMIT
OZINGA READY MIX CONCRETE
841 W. RAWSON AVE
TAX KEY NO. 764-9051-000**

Zoning Administrator Miller provided an overview of the request to operate a temporary concrete crushing process located at 841 W. Rawson Avenue (see staff report for details).

Commissioner Siefert asked how the cleaning of streets will be enforced.

Zoning Administrator Miller stated as Code Enforcer she could go on a regular basis to look. DPW could assist with those matters as well, however the burden is on Ozinga to make sure they are meeting the conditions of their Temporary Use Permit. Zoning Administrator Miller believes for the most recent Temporary Use Permit it is a requirement to do street sweeping every single day.

Commissioner Siefert just wants to make sure it is enforced.

Alderman Guzikowski stated he thinks they are a great community company to have here. If the City can determine what would be best in place of a Temporary Use Permit would make sense and he would be in favor of what works.

Commissioner Hanna also has concerned regarding the street sweeping and has witnessed several cars that has dust flying on the windshield. Commissioner Hanna is unsure what enforcement can happen, but the sweeping has not been getting done.

Mayor Bukiewicz asked the applicant when Ozinga sends the sweepers out.

Justin Kratochvil, 8356 Greenbriar Road, Wind Lake, stated it should be done daily.

Mayor Bukiewicz inquired what time of day the sweepers go out.

Mr. Kratochvil explained it would be whenever Sweep All can get into the facility. Mr. Kratochvil is under the understanding that sweeping is being done daily, however he would need to check with the operations manager because he is not at that site on a daily basis.

Commissioner Hanna stated she lives in the neighborhood and there is tracking all over the area.

Kurt Landish, 706 Bass Drive, Waterford, explained he has called Sweep All to understand more of their process. Mr. Landish stated they will not come out when it is wet or snowing due to the draining of the roads, however Ozinga has instructed them to come out five days a week, whether it is for Ready Mix internally or out on the road when they are able. Mr. Landish stated the company will emphasize to them to do more on the road.

Mayor Bukiewicz asked if Ozinga does watering when the weather is better.

Mr. Landish stated the trucks are capable of being filled with water and then hosing down to keep the dust down.

Commissioner Hanna asked Zoning Administrator Miller if the Plan Commission can make the length of the permit shorter until the City can see how the applicant is proceeding with the cleaning of the roadways.

Zoning Administrator Miller stated the Plan Commission can adjust that.

Mayor Bukiewicz asked to confirm that the proposal is till the end of December 2020.

Zoning Administrator Miller confirmed.

Mr. Kratochvil explained the permit request is to crush no more than 110 crushing days in the calendar year. With weather conditions, freezing temperatures it makes Ozinga's ability to crush very difficult. Since the three 14-day windows were granted from January 1, 2020 to present Ozinga has crushed less than 40% of the available crushing days due to weather conditions and breakdowns. If Ozinga can crush and get rid of their inventory then they will not need to crush for some time. Ozinga has requested 110 days of crushing which falls in line with a competitor in the area. When the 110 days will be utilized is determined by the supply and demand.

Commissioner Hanna asked if the crushing goes along with the construction season.

Mr. Kratochvil stated the materials group does not. The crushing operation crushes all the returned, 100% pure Ozinga concrete. Ozinga does not accept fill or offsite sources. There is a stockpile of material that is crushed when Ozinga reaches a certain number it will be crushed.

Commissioner Hanna asked the applicant how Ozinga can guarantee the roads will be swept at all times.

Mayor Bukiewicz explained in the past the City has sent out the Code Commissioners or the inspectors to enforce the sweeping requirement. The City has experienced it along 13th Street at times, as well as, 20th Street and Rawson Avenue when there was a portable batch plant there. Mayor Bukiewicz continued by stating he personally has only experienced the mess when he drove into the yard. The operations are several hundred feet off the yard, but trucks can drag some amount out.

Commissioner Oldani inquired if the City has experienced many complaints about the streets not being swept.

Zoning Administrator Miller stated she has not received any complaints since starting in June 2019. Zoning Administrator Miller continued by stating when she is out doing Code Enforcement she travels down Rawson Avenue and has not seen it for herself. Zoning Administrator Miller also stated some trucks will not track anything into the road and other trucks will drop a lot, but there will not be street sweeper following every truck out of the yard.

Mr. Kratochvil explained he has not received any complaints regarding dirt or debris in the roadways in the 20 years he has been working with this organization or affiliate organizations. Mr. Kratochvil continued by stating Ozinga always try to do the right thing and he will look into the issue first thing in the morning and speak with the operations manager. The street sweepers will not operate in freezing temperatures, however in freezing temperatures Ozinga is typically not crushing.

Commissioner Hanna agreed with Zoning Administrator Miller that a street sweeper will not be following every truck, however it should be done at least by the end of the hauling schedule.

Mayor Bukiewicz stated he is okay with the proposed time limit. These portable batch plants are not unique to Oak Creek.

Commissioner Oldani moved that the Plan Commission approves the Temporary Use permit for a temporary crushing operation at 841 W. Rawson Avenue with the following conditions:

1. That all applicable building and fee codes [sic] [fire codes] are in effect.
2. That the hours of operation for crushing be limited to Monday through Friday between 7:00 AM and 4:00 PM.
3. That the temporary use shall expire on December 31, 2020.
4. That crushing is limited to Ozinga concrete. No materials from other properties or work sites shall be brought to the site for crushing.
5. That onsite air-born dust and debris control measures (e.g., water application) are utilized throughout the operation.
6. That the stockpiles are restricted to the locations as shown on the approved site plan, and may not exceed 30 feet in height.
7. That any truck traffic associated with the temporary use is restricted to State and County highways.
8. That a street-sweeper is utilized minimum of once per day.
9. That the property is returned to its original condition – all temporary equipment and stockpiles removed - within 14 calendar days following the expiration of the Temporary Use Permit.

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

PLAN REVIEW
SUNSET OPTIONS
904 E. RAWSON AVENUE
TAX KEY NO. 732-9990-001

Planner Papelbon provided an overview of the site, building, landscaping, and related plans for a proposed addition to the north portion of the existing building for a chapel, restrooms, and lobby/reception area (see staff report for details).

Alderman Guzikowski is excited to see the applicant put the money back into Oak Creek and call Oak Creek home.

Mayor Bukiewicz asked if there is a rendition of the building from the south looking north.

Planner Papelbon does not believe there is an exact rendering, but it looks like the building will mimic what is already there.

Mayor Bukiewicz asked what the view will be from Rawson Avenue looking at the building.

Planner Papelbon explained the addition is on the north. Planner Papelbon brought up Google Streetview to show the Plan Commission what the building currently looks like from Rawson Avenue. The addition will be on the rear of the building.

Mayor Bukiewicz thanked Planner Papelbon for the visual and said the plans look good.

Steve Ketterhagen, Ketterhagen Architecture LLC, 2821 Virginia Street, Racine, asked to address condition number two of the suggested motion, requiring 4-inch stone. Mr. Ketterhagen explained that two years ago they used a 2-inch stone veneer because they were not aware of the 4-inch

requirement. They would like to use matching materials.

Planner Papelbon explained if it is to match existing materials and is at least two inches, the Plan Commission has the discretion to grant a modification.

Mayor Bukiewicz asked if the material on the columns could be four inches.

Mr. Ketterhagen stated they could investigate that, it is possible.

Mayor Bukiewicz explained the Plan Commission would want the product to match as well, but if we could try to get as much right as possible, it would be appreciated.

Planner Papelbon stated staff is okay if the Plan Commission approves of the 2-inch stone. Planner Papelbon continued by stating number two of the motion would be, "the exterior stone veneer is a minimum of two inches thick."

Mayor Bukiewicz asked for confirmation that the material would match the existing materials.

Mr. Ketterhagen confirmed it would be the same material as the existing building. Mr. Ketterhagen continued by stating the product used was labeled as wood siding; however, it is LP Smart Side, which is an engineered wood product that is water-resistant.

Planner Papelbon asked if it was fiber cement. Mr. Ketterhagen said no.

Mayor Bukiewicz asked if it was ready board plank. Mr. Ketterhagen said no, that is cementitious siding. LP Smart Side is a new product that has been used in the last four to six years to replace and compete with cementitious types of siding.

Mayor Bukiewicz asked if this is a recycled product. Mr. Ketterhagen explained it is not. Mr. Ketterhagen continued by explaining the back looks like an OSB, but it is a chemically engineered wood product that is put together. It is recycled products that are jammed and crushed together. LP Smart Side is the brand name.

Mayor Bukiewicz asked if Planner Papelbon is familiar with the product.

Planner Papelbon stated she is not, but that is not to say it's not already being used. It still requires a three-quarter majority approval.

Alderman Loreck moved that the Plan Commission approves the site, building, and landscape plans submitted by LeRoy Stewart, Sunset Options, for the property at 904 E. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the exterior stone veneer meets the minimum 2-inch deep requirement to match existing materials.
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 the landscape plans are revised to include all requirements per Code.
5. That the green infrastructure plans are revised to retain all water onsite, or that a copy of a signed agreement with the adjoining property owner to allow drainage across property

lines is provided to the City prior to submission of permit applications.

6. That all water and sanitary connection requirements and well abandonment procedures are coordinated with the Oak Creek Water and Sewer Utility and Inspection Department prior to submission of permit applications.
7. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Oldani seconded.

Mayor Bukiewicz stated the Fire Department is still working the applicant on fire protection and asked if that is covered in one of the conditions.

Assistant Fire Chief Havey explained the Fire Department is working to evaluate the square footage of the addition to see if that fire suppression detection system fits the square footage.

Mayor Bukiewicz asked if the building is currently sprinkled.

Assistant Fire Chief Havey stated hopefully that one is.

Planner Papelbon stated number one, "all relevant Code requirements" covers the fire protection

On roll call: all voted aye.

**CONDITIONS AND RESTRICTIONS
OAK CREEK RAWSON INDUSTRIAL, LLC
610 W. RAWSON AVENUE
TAX KEY NO. 735-9990-000**

Planner Papelbon provided an overview of the draft Conditions and Restrictions for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facility(ies) for the property at 610 W. Rawson Ave (see staff report for details).

Commissioner Hanna referenced item number three of the Conditions and Restrictions. Commissioner Hanna asked Planner Papelbon if there could be another item added to protect the surrounding wetlands from any runoff.

Planner Papelbon explained the site plans that have identified the wetlands and constructed the storm water were done in 2018 and the site has already been built out. The property would need still need to comply with local Code requirements and still comply with all local approvals, whether that is with storm water infrastructure or any wetland fill permits associated with this property.

Commissioner Hanna wants to make sure removed snow is not piled up on the side of the site near the wetlands to prevent the snow from melting and running off into the wetlands. Commissioner Hanna is not sure if it can be added to the maintenance part of the Conditions and Restrictions.

Planner Papelbon asked Commissioner Sullivan if that is part of the development agreement.

Commissioner Sullivan stated it is part of the storm water maintenance agreement.

Planner Papelbon explained it is already included in other requirements.

Mayor Bukiewicz asked if it is a 24/7 operation.

Planner Papelbon stated it has the potential to be a 24/7 operation. The applicant does not have any tenants for this particular use yet, however there are perspective tenants that would have 24/7 operations here.

Mayor Bukiewicz asked if the tenant will come back on hours of operation.

Planner Papelbon said no.

Mayor Bukiewicz stated it is an M-1 site and he does not have a lot of concerns, but wants to be clear.

Planner Papelbon explained per the submitted narrative the peak hours of operation are between 5am and 12am, however trucks are going to come in and out of that facility as needed.

Mayor Bukiewicz referenced item number eight and asked if ten years is the standard.

Planner Papelbon explained that ten years is typically is what the City has been assigning to the Conditional Use Permits. The term is usually tied to leasing and ten years seems to be a common lease term and since the applicant does not have any tenants at this time ten years seemed reasonable and in line with other Conditional Use Permits for similar facilities that the City has issued.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facility(ies) within the multitenant building on the property at 610 W. Rawson Ave., after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:18 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

2-25-20

Date