

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, January 28, 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 and Laurie Miller, Zoning Administrator.

**Minutes of the January 14, 2020 meeting**

Minutes from the January 14, 2020 will be reviewed at the February 11, 2020.

Fire Chief Kressuk thanked the Plan Commission for allowing him the opportunity to participate with Plan Commission. Fire Chief Kressuk introduced Mike Havey as the new Assistant Fire Chief.

**PUBLIC HEARING**

**SIGN APPEAL**

**AMAZON**

**9700 S. 13<sup>TH</sup> STREET**

**TAX KEY NO. 905-9008-000**

Zoning Administrator Miller read the public hearing notice into record.

Mayor Bukiewicz made three calls for people wishing to speak. Seeing none he closed the public hearing.

**SIGN APPEAL**

**AMAZON**

**9700 S. 13<sup>TH</sup> STREET**

**TAX KEY NO. 905-9008-000**

Commissioner Chandler asked the applicant to provide more information regarding the location of the signs on the building.

Candice Falk, Ryan Companies, 9700 S. 13<sup>th</sup> Street, explained the largest sign will be on the corner of the building near 13<sup>th</sup> Street and Ryan Road.

Commissioner Chandler asked which sign that will be.

Ms. Falk stated that will be the Amazon sign. The smile icon sign will go above the main entry. The two smaller vinyl letter signs, one for the recruitment office and one for the main office. They will help indicate where people should enter.

Commissioner Chandler inquired how to avoid a variance.

Zoning Administrator Miller stated the signs can not exceed 330 square feet. The applicant has already reached that limit with one sign. Zoning Administrator Miller explained the applicant is requesting several other signs due to the size of it.

Commissioner Chandler asked to confirm that the applicant is not compliant with the 330 square feet with the four signs.

Ms. Falk confirmed.

Zoning Administrator Miller corrected one of the signs is compliant.

Commissioner Chandler asked which sign is compliant.

Zoning Administrator Miller explained there are two signs that are 330 square feet, so only one of the signs would have been allowed.

Commissioner Chandler asked which one of the signs that would be.

Zoning Administrator Miller stated the Amazon sign on the norther portion would qualify or the main entry, smile sign.

Commissioner Chandler asked for confirmation because the staff report lists six signs, but only sees four.

Ms. Falk stated there are only four on the west elevation.

Commissioner Chandler asked if there were signs on the other elevations.

Ms. Falk stated there are some on the east elevation, but that is a different meeting.

Alderman Guzikowski asked Zoning Administrator Miller to go through the graphics and point out where the signs will be going.

Zoning Administrator Miller showed the graphics provided in the staff report and explained where they will be located on the building. All of the signs will face 13<sup>th</sup> Street. Zoning Administrator Miller stated there will also be two signs showing the address number on the building.

Commissioner Chandler asked where the address will be located.

Zoning Administrator Miller stated this has not been determined yet.

Alderman Loreck explained he does not have much concern regarding the signs. He thinks given the scale of the building and the size of the signs, they seem appropriate. Alderman Loreck continued by stating the Amazon sign is actually a lot smaller than he imagined before seeing the graphics. Alderman Loreck believes the signs above the doors are necessary to direct people.

Commissioner Carrillo asked if all of the signs will be on the front face of the building with no other signs.

Zoning Administrator Miller explained these are the only signs on the west side of the building and there will be another sign appeal at the Plan Commission meeting on February 11, 2020 for the east elevation of the building.

Commissioner Carrillo inquired if there was reason the appeals are not being done together.

Zoning Administrator Miller explained the applications came in at different times due to the City's denial process.

Commissioner Carrillo asked if there will be other signs in addition to the ones on the buildings.

Zoning Administrator Miller explained there is a monument sign that was already approved. The monument sign will be in center entrance.

Mayor Bukiewicz stated he agrees with Alderman Loreck given the scale of the building. The building provides a unique circumstance in the City. Mayor Bukiewicz asked for confirmation that the signs will be light.

Ms. Falk confirmed they will be illuminated.

Mayor Bukiewicz asked if the signs will be on from dawn to dusk.

Ms. Falk confirmed this.

Mayor Bukiewicz stated they will not interfere with neighbors and given the scale the signs seem appropriate.

Commissioner Siepert asked if the signs will be illuminated.

Ms. Falk confirmed they are illuminated. The smile sign and the Amazon sign are the two that will be illuminated. The other signs are vinyl lettering.

Alderman Loreck moved that the Plan Commission approves a sign variance allowing the installation of six (6) wall signs on the west elevation at 9700 S. 13<sup>th</sup> Street: one (1) 10' x 33' (330 square feet) wall sign on the northwest corner; one (1) 88.75" x 21.5" (13.25 square feet) wall sign located approximately midway between the northwest corner and main entrance area; one (1) 36' x 8' 3" (297 square feet) wall sign and one (1) 104.5" x 21.25" (15.42 square feet) wall sign on the center entrance area; and one (1) 36" x 120 7/8" (30.25 square feet) address sign and one (1) 24" x 80 5/8" (13.5 square feet) address sign on the property located at 9700 S. 13<sup>th</sup> Street. Commissioner Siepert seconded. On roll call: all voted aye.

## **COMPREHENSIVE PLAN AMENDMENT CITY OF OAK CREEK UPDATE COMPREHENSIVE PLAN**

Planner Papelbon provided updates based on comments received previously (see staff report for details).

Planner Papelbon provided the following comments regarding the implementation matrix:

- The word "proactively" in the objective, "Target areas for new residential development," should be reviewed.
- The term "universal design" under the objective "Encourage new residential development that supports healthy lifestyles and positively impacts key well-being indicators" should be defined, and any implications of this action should be identified.
- Under the objective "Encourage new residential development that supports healthy lifestyles and positively impacts key well-being indicators," a new recommendation should

be added for evaluating subdivision infrastructure standards, and specifically whether a modified rural cross section would meet neighborhood development goals.

- Under the objective “Consider the development of a bike share system to offer an active transportation option to key locations such as parks, schools, employment centers, and commercial corridors,” it will be noted to eliminate the bike share station at County Line Road.
- The specific reference to KRM will be changed to support regional rail transportation in the objective “Support the extension of Kenosha-Racine-Milwaukee rail service and the location of a station in Oak Creek.”
- The objective “Implement Complete Streets policies as part of roadway and infrastructure improvements to enhance and complement the existing trails system in the City” will have an added recommended action to evaluate and fill in “sidewalk gaps.”
- Council would like clarification as to what “Achieve green goals” means.
- Under the objective “Cooperate with the Oak Creek-Franklin School District to ensure school capacity as new residential development occurs and the community continues to grow,” the language needs to be changed to be clarified that the City and Oak Creek-Franklin School District will partner on projects.

Commissioner Oldani asked if the statement in the District 1 section - “Identifies the USPS site adjacent to the Chapel Hills neighborhood for future Business Park redevelopment” - would be staying in the Comprehensive Plan.

Planner Papelbon stated that would be changed based on the ongoing discussions regarding that development. Planner Papelbon continued to explain that at the time this draft was created the City was unsure what would be moving forward at that property. Staff will make sure that gets addressed and the right category is issued.

Mayor Bukiewicz referenced the statement, “Properties on the east side of South 13<sup>th</sup> Street between Rawson and Drexel have been identified for industrial redevelopment,” and asked if the area should also include commercial.

Planner Papelbon explained the Plan Commission can indicate certain portions of the corridor that they would like to see changed. Staff can include a Flex Overlay for certain portions; however, they would need more direction from the Plan Commission. The Flex Overlay would allow for some flexibility for a project that would come through that makes sense for the area. Some language will be added to the Plan that says how the Overlay can be applied. An overlay will not be used to change, as an example, manufacturing to residential.

Mayor Bukiewicz explained looking at what exists on Rawson going south \*inaudible\*.

Mayor Bukiewicz asked if there will be some flexibility there.

Planner Papelbon explained there could be a recommendation of showing commercial on the east side of 13<sup>th</sup> Street between Rawson Avenue and the “GoRiteway” property on 13<sup>th</sup> Street.

Mayor Bukiewicz agreed and asked to confirm that the area is north of the cul-de-sac.

Planner Papelbon confirmed that is south of the existing businesses at the corner.

Mayor Bukiewicz confirmed that is the parcel he was referring to.

Planner Papelbon asked whether the Plan Commission would prefer to show the parcels south to Drexel Avenue as manufacturing, or a different Land Use category.

Mayor Bukiewicz inquired what access there would be off of Northbranch Drive to get to the parcels instead of having more truck traffic on 13<sup>th</sup> Street.

Planner Papelbon explained there are a couple of properties that go between 13<sup>th</sup> and 10<sup>th</sup> Streets. Comprehensive Planning could be done for those specific sites to allow for connectivity in the future.

Mayor Bukiewicz stated the homes on Drexel Avenue between 13<sup>th</sup> and 10<sup>th</sup> Streets are shown as being zoned into manufacturing as well.

Planner Papelbon explained that they are, but there is also a continuation of the existing manufacturing use that goes to Drexel Avenue.

Mayor Bukiewicz stated the business is Bayview.

Planner Papelbon stated Bayview is on the corner of 10<sup>th</sup> and Drexel, with a large frontage on Drexel that would be the remaining homes.

Mayor Bukiewicz said it was an odd zoning to allow homes there to begin with. If the homeowners ever vacate the property, it may make sense to show those parcels as manufacturing.

Planner Papelbon stated this is Future Land Use, not Zoning, so Manufacturing would be the Land Use category. Planner Papelbon zoomed in on the map to show the area Mayor Bukiewicz was talking about.

Mayor Bukiewicz explained he is wondering if there is some flexibility on 13<sup>th</sup> Street, particularly in the area around the theatre.

Planner Papelbon referenced the map to get clarification from Mayor Bukiewicz as to where the Commercial Land Use category should extend to on 13<sup>th</sup> Street.

Mayor Bukiewicz suggested Commercial Land Use \*inaudible\*

Planner Papelbon explained that because the Plan Commission has to adopt the Comprehensive Plan, any changes that the Plan Commission is not certain of will need to be made and brought back if the Plan Commission chooses not to approve the Comprehensive Plan at this time. If the Plan Commission is comfortable making a motion with the proposed changes as discussed, those changes can be incorporated into the motion.

Commissioner Chandler asked if there is any information included regarding the use of sustainable energy for the different areas.

Planner Papelbon explained not specific to any area, but sustainability is something that is incorporated throughout the document for the entire City.

Commissioner Chandler asked to confirm that when the Comprehensive Plan states sustainable it includes all sources energy, etc.

Planner Papelbon stated sustainability might not be mentioned specifically in terms of energy, but the term “alternative energy” might be used instead.

Commissioner Hanna referenced District 5 on page 5 of the staff report from January 14, 2020. Commissioner Hanna asked to confirm that the land near Howell Avenue and Ryan Road will be changed from residential to commercial.

Mayor Bukiewicz inquired if that land would be east of the gas station.

Planner Papelbon confirmed, and stated there are certain parcels in that area that have already turned over to commercial.

Commissioner Hanna explained she sees the gas station, but at the back of the gas station going south there is a big residential area and an elementary school.

Planner Papelbon stated she believes it does not extend that far south on the map.

Commissioner Hanna asked to confirm the Plan is just talking about the gas station parcel.

Planner Papelbon clarified it is not just the gas station parcel, but also the parcels east along Ryan Road. The existing subdivision south of Ryan Road and the school are still slated to remain as those uses in the future.

Commissioner Hanna is concerned that introducing a commercial area here could be unfit due to the residential areas north and south of Ryan Road.

Planner Papelbon asked Commissioner Hanna where she would propose the commercial area to end.

Commissioner Hanna stated a couple parcels down from the gas station, a little bit north of the car wash. Commissioner Hanna explained she does not want the residents to be impacted so much by the commercial parcels.

Mayor Bukiewicz spoke inaudibly.

Planner Papelbon referenced the parcels on the map.

Commissioner Hanna explained there are lots of residents along the line of Commercial Land Use.

Alderman Guzikowski explained that putting it in the Comprehensive Plan as Commercial in the Land Use Map allows the opportunity to make that change if the time came. It will not change the parcels now.

Planner Papelbon confirmed, and explained the map is shown at property lines, but that does not mean commercial development will go right up to the residential lots. That would come through zoning, site plan review, Conditional Use Permit review, and anything that happens down the line. The existing homes along Ryan Road would not be required to change over to commercial; rather, this would allow an opportunity for future commercial redevelopment while still retaining control through zoning.

Commissioner Hanna explained she still has concerns because the door is being opened to putting commercial there and homeowners could end up stuck in a situation if one homeowner chooses to change to commercial and one does not.

Jackie Wells, Houseal Lavigne, explained having buffering between residential and commercial is a positive concern. The strengthening of the buffers is something that will be addressed in the Zoning Code update. So, if one parcel is developed as commercial and the rest remain residential, they would be required to put up buffers even if the land is identified as commercial on the Land Use Plan.

Commissioner Hanna stated she understands; however, there is an existing resident next to the gas station. Commissioner Hanna is concerned about the rest of the parcels east on Ryan Road being zoned from residential to commercial.

Planner Papelbon corrected this is not zoning, this is for Future Land Use and is the enabling document. Some of the parcels are already turning over to other uses. The former school is being turned into a coffee shop.

Mayor Bukiewicz stated the parcel is turning commercial.

Planner Papelbon stated there can be something added in this area for zoning that would allow for neighborhood commercial, which would be respectful to the fact that it is still in an area that is adjacent a residential neighborhood. Neighborhood commercial would allow for coffee shops or small-scale developments that would be handled through zoning.

Commissioner Hanna explained she would be okay with something like that. Commissioner Hanna stated the City does not want to impact the value of those homes.

Planner Papelbon agreed, but stated the only way to discuss anything like that would be to enable this area to become commercial, if so chosen. If the area does turn over from residential to commercial, staff would then have the opportunity through zoning to only allow neighborhood commercial.

Commissioner Hanna asked if there will be a public hearing to allow those residents to give input about that rezoning.

Mayor Bukiewicz stated it is not a rezone.

Planner Papelbon clarified that rezoning would be in the future, at this time staff is not proposing a rezone.

Ms. Wells explained if a developer came forward to propose a rezoning there would be a public hearing process. The economic development frame work map on Page 43 of the Comprehensive Plan does identify those areas as Neighborhood Commercial.

Mayor Bukiewicz explained there is a similar situation on the southside of Rawson Avenue from 27<sup>th</sup> Street to 20<sup>th</sup> Street. There are homes there and in a transitional state with many homes up for sale. Currently it is residential, but it will be used as commercial if they chose to sell and rezone.

Ms. Wells explained it is a 20-year plan, so these changes will not take place immediately.

Commissioner Hanna stated Oak Creek is booming, and those changes will come faster than some think.

Mayor Bukiewicz asked Planner Papelbon to move the map to show Interstate 94 and Drexel Avenue, specifically the homes on the south side across from Ikea. Mayor Bukiewicz inquired what those homes are marked as on the Land Use Map.

Planner Papelbon stated they are marked as Mixed-Use.

Mayor Bukiewicz asked what will happen on the south side of the intersection of Drexel Avenue and 20<sup>th</sup> Street.

Planner Papelbon believes the County may have acquired that property. The home can stay until any redevelopment is proposed.

Mayor Bukiewicz stated the homeowners have shown an interest in being grouped together.

Planner Papelbon explained they have been contacted by at least one or two of the homeowners about joining their properties. This would allow them to join the properties and look at some kind of future mixed-use development on that site.

Alderman Loreck asked if there is a reason the southwest corner of 13<sup>th</sup> Street and Drexel Avenue is not also combined into mixed-use.

Planner Papelbon explained the sites have different complications. Right along Drexel Avenue, it is already developed, and there is an idea of what can be developed. On the site at the corner of 13<sup>th</sup> Street and Drexel Avenue, it was intended for commercial. Planner Papelbon believes it is for sale and marketed as future commercial. The site abuts up to commercial as it is going down 13<sup>th</sup> Street. Staff is looking for that to be small scale commercial. If the Plan Commission would rather see it as mixed-use, it can be incorporated as such.

Alderman Loreck was not sure if it restricts a lot more as mixed-use.

Planner Papelbon continued by stating it is a smaller parcel to develop as mixed-use.

Alderman Guzikowski referenced the exit near Elm Road. Alderman Guzikowski appreciates the Flex Overlay that was added since the last meeting.

Planner Papelbon asked to confirm that the Plan Commission would like to see 13<sup>th</sup> Street on the east side between Rawson and the GoRiteway parcels be changed to commercial with manufacturing down to the cemetery.

Mayor Bukiewicz asked if the City would be better with a Mixed Use or Commercial from a planning standpoint. He inquired what would give the City the most flexibility over a 20-year window.

Planner Papelbon stated on the corner there is already commercial, and right across the street is commercial.



Ms. Wells explained the Mixed-Use designation is encouraging residential to mix with commercial, and she does not believe it would be a good idea to encourage residential to mix with the industrial in that area.

Commissioner Chandler asked if the Plan Commission can review what was decided on.

Planner Papelbon reiterated that staff will change in the Plan from Rawson down to the GoRiteway parcels as discussed. Planner Papelbon asked if there were other areas the Plan Commission wanted to change immediately. Planner Papelbon explained the Implementation Matrix comments and the comments that were read as updates are already being incorporated.

Mayor Bukiewicz stated Midwest Drum is listed as mixed-use residential. Mayor Bukiewicz inquired if they decided to go in District 4, the area is north of Puetz, south of Forest Hill, and south of Kickers Creek Park.

Planner Papelbon stated she is not entirely familiar with that particular parcel.

Mayor Bukiewicz explained he is not sure if it is the entire area is owned by Midwest Drum.

Planner Papelbon inquired if Mayor Bukiewicz was looking to have the Land Use category changed.

Mayor Bukiewicz continued by stating they have no intention of going anywhere, but in 20 years they might.

Planner Papelbon believes the comment in the staff report is actually talking about the parcels to the east.

Mayor Bukiewicz is not sure how because that property in the yellow is all sorts of different types of parcels.

Alderman Guzikowski asked if there is anything in the document for how to proceed with properties that are not kept up.

Mayor Bukiewicz explained this is just identifying future land use.

Planner Papelbon stated that would not be part of the Comprehensive Plan. General property maintenance is implied with the remaining portions of the Comprehensive Plan. Zoning will be different.

Ms. Wells clarified there is a goal in the Housing and Neighborhood Framework that states, "promote reinvestment" the objectives are to support property maintenance and strategic Code enforcement.

Mayor Bukiewicz explained given a 20 year view he thought that the area would be multifamily residential.

Planner Papelbon stated it is showing potentially multifamily, and the City has seen multifamily developed on capped sites. If the land itself can not support a planned use, then the land cannot support that type of use.

Commissioner Hanna referenced District 5 in the staff report, properties on the south side of Oakwood Road east of the railroad tracks are proposed to be rezoned to industrial. Commissioner Hanna continued by saying on the other side of the railroad tracks there are several other industrial parks. Commissioner Hanna is concerned about bringing industrial closer to the residential parcels in that area, the railroad can act as a buffer.

Planner Papelbon asked Commissioner Hanna if she is referring to the area presented on the screen.

Commissioner Hanna clarified she is talking about the area closer to Oakwood

Commissioner Hanna had questions or comments that were not audible.

Planner Papelbon explained that area is existing manufacturing, and the Land Use Map is acknowledging that it is existing manufacturing.

Commissioner Hanna had questions or comments that were not audible.

Planner Papelbon referenced a graphic previously presented to show Commissioner Hanna the area in question.

Planner Papelbon asked the Plan Commission for confirmation that the updates included in the report, the correction to the utility property, the Flex Overlay to the commercial properties on 27<sup>th</sup> Street and Rawson Avenue, the Park shown at the water tower on the Park and Open Space Map, the correction to the property at 275 E. Drexel Avenue, the deletion of the bike share station at County Line Road, the comments made in the Implementation Matrix, and the comments regarding the change for commercial between Rawson Avenue and the bus company properties would all be incorporated into the Comprehensive Plan.

Alderman Guzikowski made a motion that the Plan Commission adopts Resolution 2019-04, approving the City of Oak Creek Comprehensive Plan with all comments incorporated as discussed, and recommending adoption by the Common Council. Commissioner Oldani seconded. On roll call: all voted aye.

**TEMPORARY USE PERMIT  
BOYLAND PROPERTIES OAK CREEK, LLC  
6912 S. 27<sup>TH</sup> STREET  
TAX KEY NO. 737-9026-000**

Zoning Administrator Miller provided an update of the request to allow temporary storage of inventory vehicles on the property at 6912 S. 27<sup>th</sup> Street (see staff report for details).

Alderman Loreck stated he received a resident complaint that cars are already parked at the proposed location. Alderman Loreck inquired about the recourse if Boyland does not remove the vehicles by March 31, 2020.

Zoning Administrator Miller explained there has been discussion, but as it stands right now The Ridge Church will be the one to receive the citation of \$313 per day.

Mayor Bukiewicz asked the applicant when the privacy fence will be installed.

Tim Grayman, Honda Dealership, 6141 22<sup>nd</sup> Street, explained they are waiting for the permits.

Mayor Bukiewicz asked if the Plan Commission can put a time limit for when the fence goes.

Zoning Administrator Miller's comments were inaudible. Zoning Administrator Miller stated code enforcement will follow through on it.

Mayor Bukiewicz asked if there can be a date put on the fence.

Zoning Administrator Miller confirmed it can be added to the conditions.

Mayor Bukiewicz suggested it be added. Mayor Bukiewicz asked the applicant what his contractor's time line is to have the fence installed.

Mr. Grayman stated if this gets approved he will let the contractor begin work right away.

Mayor Bukiewicz asked the applicant what is a responsible amount of time for the contractor to erect the fence.

Mr. Grayman believes they would need a week.

Mayor Bukiewicz asked the contractor for a definite timeline.

Jeremy Keller, Custom Facilities, 6296 Rucker Road, Suite C, Indianapolis, Indiana.

Zoning Administrator Miller stated next Friday, would be February 7<sup>th</sup>.

Mayor Bukiewicz stated it should be added that the fence needs to be installed by February 7<sup>th</sup>.

Commissioner Chandler asked Mr. Keller if he will be able to get all the needed materials in time.

Mr. Keller stated it will be tough.

Alderman Guzikowski explained the alternative would be to move the cars out of there because neighbors have already been looking at them the whole time.

Mayor Bukiewicz called for a motion, but wanted the date of the fence added.

There was inaudible conversation.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit for storage of inventory vehicles at 6912 S. 27<sup>th</sup> Street with the following conditions:

1. There shall be a maximum of 150 vehicles stored on the property in striped parking stalls within the approved vehicle storage area located in the northeast parking lot adjacent to the existing building.
2. Removal of vehicles shall be between 8:00 AM and 5:00 PM Monday through Friday.
3. No additional cars shall be added to the site.
4. There shall be no sales of vehicles from the approved vehicle storage area.
5. There shall be no advertising or any other signage in the approved vehicle storage area.
6. The vehicle storage area shall not encroach upon the fire lanes.

7. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, supplies, or flammable/hazardous materials.
8. The Temporary Use Permit for temporary storage of vehicles shall expire on March 31, 2020. Inventory vehicles for sale shall be removed and the property shall be restored to its original condition within 14 calendar days following the expiration of the Temporary Use Permit. No extensions of the Temporary Use Permit will be issued.
9. The fence must be completed by February 7, 2020.

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

**CONDITIONAL USE PERMIT  
OAK CREEK RAWSON INDUSTRIAL, LLC  
610 W. RAWSON AVE  
TAX KEY NO. 735-9046-000**

Planner Papelbon provided an overview of the request for a freight yard/freight terminal/trans-shipment depot facility(ies) (see staff report for details).

Commissioner Chandler asked the applicant to provide more information regarding the tenants that will be in the building.

Attorney Brian Randall, Davis Kuelthau, 111 East Kilbourn Avenue Suite 1400, Milwaukee, explained the building is built, and there is occupancy issued for the shell. Attorney Randall explained once tenants are located the suites will be built to spec. This site was contaminated. Part of the remediation plan of the site was to cap the site with the building and the parking facilities. The remediation plan is complete. There is one tenant in the far west area, they occupy about 68,000 square feet. The current tenant, Safer Mile, is storing and transporting equipment on behalf of their customers. The applicant worked with staff regarding the types of trucks and volume traffic that will be coming and going from this site. Attorney Randall stated that overall the building is designed for and the attracted tenants are truck freight terminal type of operations. The applicant applied for a Conditional Use Permit (CUP) that will cover the whole building. The applicant provided information of what the building and neighborhood can support. If a prospective tenant needs more employees than allowed by the CUP, the applicant will work with staff. Attorney Randall explained that by having an approved CUP it will be easier to market the building. If a tenant meets all the CUP requirements they can come in as a permitted use.

Mayor Bukiewicz asked if fire would like to comment on this proposal.

Attorney Randall explained there is a change to the site plan on the far west. The change is a paved fire lane. Fire Chief Kressuk worked with the applicant to determine how the fire department would have full access around the entire building.

Mayor Bukiewicz stated that is a one-way in and out.

Fire Chief Kressuk explained the 360-degree access is an advantage for the Fire Department, and he is glad it came into fruition. Fire Chief Kressuk continued by stating he will speak more about the infrastructure of that area than the acceptability of the project. Fire Chief Kressuk described similar businesses in the area. There are no incidents, to speak of, as far as problems for the Fire Department responding from that area; however, as growth takes place, the consideration of the queueing at the intersection of 6<sup>th</sup> Street and Rawson Avenue needs to be considered. The statement from the Fire Department would be more related to the consideration for the infrastructure and how it will handle the additional volume of traffic

Commissioner Siefert asked if the 150 trucks per day will vary at different times.

Attorney Randall explained at this point that would be the standard that will be set. The applicant expects to be under the 150 trucks. It would be a discussion with a potential tenant. If a high-volume traffic generator was trying to come in as a tenant the applicant would be in a position to explain they can not accommodate that amount of traffic at this site due to the numbers set by the CUP.

Commissioner Hanna stated a time line for deliveries and shipments needs to be added to coordinate with other industrial facilities in that area. Commissioner Hanna continued by asking what routes the trucks will be taking, so a bottle neck of traffic can be prevented.

Mayor Bukiewicz explained this was a brownfield redevelopment with a large building and made for storage. Mayor Bukiewicz stated part of the proposal is the Plan Commission does not know who the tenants will be. Mayor Bukiewicz continued by stating his greatest concern was the Fire Department being able to get out when needed. He stated Fire Chief Kressuk brought up a good point about the queueing, that could be a traffic concern in the future. Mayor Bukiewicz stated the porous pavers are a nice touch because the site was environmentally challenged which is part of the reason for the size of the building.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council approves a 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 and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (February 11, 2020). Commissioner Chandler seconded. On roll call: all voted aye.

**PLAN REVIEW  
DREXEL 13 LLC  
7581 S. 13<sup>TH</sup> STREET  
TAX KEY NO. 784-9998-000**

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

Jason Macklin, 1001 Feehanville Dr, Mt. Prospect, Illinois, thanked staff for support and working with the applicants.

Commissioner Siefert asked the applicant if the parking stalls included any visitor parking.

Mr. Macklin stated it does include visitor parking. He explained the development is over on the parking count and includes visitor parking.

Commissioner Siefert stated the parking does not want to go on to the road.

Mr. Macklin agreed and stated there is sufficient parking for the projected occupancy loads for each unit and visitors.

Commissioner Sullivan stated engineering will need the sidewalk completed all the way through the property. He continued by stating that sidewalk will tie into the sidewalk from the development

just south. Commissioner Sullivan explained the applicant will need to continue to work with the engineering department on the stormwater plan. Lastly, Commissioner Sullivan stated the applicant will need to work on aligning the connection access with the development to the south.

Mr. Macklin explained the applicant has been in close contact with the development to the south and the access points are aligned.

Commissioner Sullivan inquired if there have been any conversations with the County regarding any requirements on 13<sup>th</sup> Street.

Mr. Macklin explained there has been preliminary conversations with the County. A formal submission has not been done at this time due to the short time frame of the permits. However, through conversations with the County there are no major hiccups expected.

Commissioner Hanna asked how many access points there will be.

Mr. Macklin explained there will be one major access point on to 13<sup>th</sup> Street and a secondary access point to the Highgate development to the south.

Alderman Guzikowski asked Planner Papelbon to show how the road will continue in to the development to the south.

Planner Papelbon explained staff does not have plans showing the two developments together. The connection point will be with the internal access roads for Highgate. The next agenda item is for Highgate, the development to the south. Planner Papelbon stated the plans need to meet up at that point.

Commissioner Chandler asked what type of housing this development will have.

Mr. Macklin stated they are market rate apartments.

Mayor Bukiewicz asked Commissioner Sullivan if a retention pond will be needed for this development.

Commissioner Sullivan stated they have two retention ponds.

Mayor Bukiewicz asked if the main entrance was two-way.

Mr. Macklin confirmed it will have two-way traffic.

Mayor Bukiewicz asked Fire Chief Kressuk about the turning radius in the parking lot for the fire trucks.

Fire Chief Kressuk explained as the formal site plan is submitted the Fire Department will begin to look at turning angles. The key consideration for the Fire Department is apparatus turnaround points, which can be factored in with expanding the asphalt or concrete in a particular area. Fire Chief Kressuk explained the singular main access point was discussed early on and agreements were made on how to make that work. The Fire Department acknowledge the southern access point is very important to the fire department. Fire Chief Kressuk feels comfortable as the project progresses that the southern access point will come into play very quickly and provide secondary access.

Mayor Bukiewicz stated it is a nice-looking development and he likes what he sees. Mayor Bukiewicz asked if there will be any significant monuments at the clubhouse to mark the front end of the development.

Mr. Macklin explained they will be coming back with a separate sign submittal, but he anticipates a monument sign and signage on the exterior of the clubhouse.

Alderman Guzikowski asked when the applicant is looking to break ground.

Mr. Macklin said they are hoping to have the site permit to break ground by April 1, 2020.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Jason Macklin, Wingspan Development Group, LLC, for the property at 7581 S. 13<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements and conditions of the existing Planned Unit Development remain in effect.
2. That copies of all access approvals shall be provided to the City prior to the submission of building permit applications.
3. That the exterior brick and stone veneer meet the minimum 4-inch thick requirement per Code.
4. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That all stormwater, water, and sanitary sewer requirements are coordinated with and approved by the Engineering Department and Oak Creek Water and Sewer Utility prior to the submission of building permit applications.
6. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Commissioner Chandler asked if the sidewalk needs to be included in the conditions.

Commissioner Sullivan stated that will be handled by the engineering department through the development agreement.

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

**LANDSCAPE AND LIGHTING PLAN REVIEW  
HIGHGATE LLC  
7869 S. 13<sup>TH</sup> STREET  
TAX KEY NO. 827-9028-000**

Planner Papelbon provided an overview of the proposed landscape and lighting plans for the common areas of the Highgate development (see staff report for details).

Mayor Bukiewicz asked Planner Papelbon if all the lights on the streets of this development will be owned by the developer.

Planner Papelbon confirmed the developer will own the lights for the common areas, however the lights for the internal access roads will be private.

Alderman Loreck moved that the Plan Commission approves the landscape and lighting plans submitted by John Thomsen, Highgate LLC, for the property at 7869 S. 13<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all landscaping be maintained in accordance with the approved Landscape Design Guidelines, the Planned Unit Development requirements and the approved landscape plan.
3. That the lighting plan is updated to incorporate a light pole and fixture that is complementary to the multifamily residential development to the north, and the mixed-use development along Ikea Way to the west.
4. That all detailed, revised plans incorporating the requirements above are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Guzikowski 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 7:41 p.m.

ATTEST:

  
\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

2-11-20  
\_\_\_\_\_  
Date