

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, DECEMBER 8, 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 Siefert, and Commissioner Chandler. Commissioner Oldani was present during roll call, but was unable to unmute his microphone. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; Andrew Vickers, City Administrator; and Mike Havey, Assistant Fire Chief. Kevin Koenig, IT Manager, facilitated the video conference.

Planner Papelbon read the following into the record:

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

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

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

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

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

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

meeting utilizing the chat or Q&A functions. Chat and Q&A messages are part of the public record.

Minutes of the December 8, 2020 meeting

Commissioner moved to approve the minutes of the December 8, 2020 meeting. seconded. On roll call: all voted aye. Motion carried.

PC PRESENTATION

RINKA AND F STREET

9300 S. 5TH AVE, 4001 AND 4200 E LAKE VISTA BLVD

TAX KEY NOS. 868-9994-002, 913-9997-000, AND 868-9993-001

City Administrator Vickers provided comments regarding the Community Strategic Action Plan for 2017-2020. There were two significant impactful initiatives included in the Action Plan. The initiatives included: marketing City-owned lakefront properties on a regional and national level, and studying and executing a plan to develop single-family homes and home ownership in the City.

Scott Lurie, F Street Group, 1134 N Milwaukee St, Suite 200, Milwaukee, introduced the presentation and team that will be available to speak.

Matt Rinka, RINKA, 756 N. Milwaukee St, Suite 250, Milwaukee, thanked team members and City staff, and introduced Steve Morales.

Steve Morales, RINKA, 756 N. Milwaukee St, Suite 250, Milwaukee, explained the steps taken to design this development including, opportunity, research, and design. The research was divided into four categories: case studies, future forward transportation, modern housing movements, and amenities and recreation. Case studies looked at several similar developments with lots of shared spaces. Research looked at modern housing movements including co-housing, prefabricated, and smart homes. Future forward transportation looked at walkability, transit, and bikability. The Tracy Cross Market Study indicates Oak Creek can increase by up to 660 doors. The design was driven by community, pedestrian-oriented, diversity, amenity-rich, sustainable, and adaptable. Mr. Morales provided an overview of the site layout. An animation of the development was played.

Lawrence Haskin, 7300 S. 13th St, provided a history of the site. Over 100 years ago, the site was owned and used by Newport Chemical. Since then DuPont, Epic Polymers, and Allis Chalmers all operated at the site. The site became contaminated. The City worked with DuPont, Epic Polymers, and the DNR to remediate the site.

Mayor Bukiewicz explained this will be a phased project that is well thought out and well planned. Mayor Bukiewicz thanked the developers and staff for everything they have done so far and what they will do in the future.

City Administrator Vickers explained this is the first development of this kind in the Midwest. The development is meant to appeal to people in all stages of life.

Commissioner Hanna and Commissioner Carrillo stated their appreciation for the diversity and areas to gather for residents in the development.

Commissioner Siefert suggested the next step would be to develop the lakefront and the marina to make it more usable.

Commissioner Chandler inquired what the timeline would be for start to finish.

Mr. Lurie stated they are working towards a developer agreement which may take around 60 days with the holidays. The intention is to start moving dirt around in mid-2021.

City Administrator Vickers stated this is the initial private development of the lakefront. The City will continue to imagine more parks, open spaces, and how to connect the north bluff. There is a lot more work and environmental work to do to create more amenities and benefits for the general public. This is only for a portion of the land, and there is still opportunity for here. The City will continue to be aspirational in the goals for the lakefront.

Mayor Bukiewicz stated changes will ripple out from this development. Mayor Bukiewicz thanked RINKA and F Street for partnering with the City.

**CONDITIONS AND RESTRICTIONS
THE DICKMAN COMPANY, INC.
10303 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1033-000**

Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities (see staff report for details).

Marie Sandin, 414 W Oakwood Rd:

"I wonder if a sidewalk or a bike pass could be built along West Oakwood Road, just north of the berm. That would increase the friendliness of the project for residents of the neighborhood because it would, obviously, there will be more traffic on West Oakwood Road because of the employees and that's fine, we recognize that, but it would be lovely if there were a safe path along the north of that project instead of a, let's see 15 to 18-inch gravel and rather uneven verge along the pavement. I walk there every day, so I'm very much aware of the difficulty of getting to the lovely sidewalk in the business park."

Commissioner Sullivan explained the Engineering Department would need to look at it closer.

Mayor Bukiewicz stated the City will look at adding the improvements; however, with this project that will not be a possibility.

Marie Sandin, 414 W Oakwood Rd:

"Would it be a possibility if the project were just turned, 90 degrees?"

Mayor Bukiewicz explained that is very difficult to do and sets off a chain reaction.

Marie Sandin, 414 W Oakwood Rd:

"Well I'm 81 hoping to live until I'm 95, but, so perhaps there will be a sidewalk sometime."

Mayor Bukiewicz stated it is a possibility, but cannot make promises.

Maggie Menard-Mueller, 320 W Oakwood Road:

“Marie, who I know as Joe Sandin lives just a couple doors down for me and if you, I kind of invite you guys to come down and watch her as she, you know, takes her daily walk, trying to get along Oakwood Road with her two walking sticks, so she can walk to the graveyard to go see your husband's grave. He just passed away this fall. It just tears me up to watch her dodging these cars and trucks along that road because they come so fast and so frequently. It's only going to get worse. So, tonight I, I'm just restating, urging you to make that berm as high as possible. I realize that place has, you know, the right to be where it's going to be. If you make the berm at the height of the road and up four feet, that's not going to help us much, especially if the building is placed on some kind of raised ground as well. I know that the Aim Warehouse further down, they, they built it, they built it up quite high over the road area. So, if you're going to raise the building up, you need to raise the berm up and then put those trees up on top of that. I'm with Ms. Sandin with the idea of flipping that around. If you had the employee parking lot toward Oakwood it'd be much easier to control it with a berm than the trucks being toward Oakwood. So, I know you said it's set in stone already or something. It's a big piece of property, I just can't believe they couldn't shift that around somehow to make it more friendly to the Residential Zoning right across the road from them. Then I had another question about during construction. Will there be the hours of construction amenable to residents? When the FedEx went and behind our property they were building loud and proud, you know, first thing, early, early in the morning and beeping incessantly, you know, because of all the different machinery, they're using. There's got to be some kind of limits as to how long that goes on all day and into the night. So that's what I have. Tom?”

Tom Mueller, 320 W Oakwood Road:

“I have two questions. One is, how far off of Oakwood Road is the north edge of the building? And number two is, how does that restricted lighting, and it's good, you know, it has to be directed downward, it has to be real careful near us on the north side of Oakwood, but how does that lighting compare to a regular streetlight? The figure that you gave of Kelvin, that doesn't tell the regular guy anything. Those are the two.

Planner Papelbon stated it was discussed at the last Plan Commission meeting why the building could not be turned on the site.

Mayor Bukiewicz stated that construction typically starts at 7 am and goes to 5 pm.

Planner Papelbon explained the Noise Ordinance would come into play; however, there are limitations on what the City can do in terms of restricting construction. Construction will not be going 24/7. On the weekends the City is not allowed to restrict construction.

Mayor Bukiewicz recalled something in place at the Amazon site that restricted hours of construction.

Planner Papelbon does not recall anything from the Plan Commission review that restricted construction at the Amazon site.

Commissioner Sullivan stated the City Ordinance states 7am to 8pm as an allowed work time.

Mayor Bukiewicz asked staff what the setback is for the building on the north side of the lot.

Planner Papelbon clarified that per the Planned Unit Development (PUD) the building must be at least 40 feet, and this building exceeds that.

Mayor Bukiewicz explained the light is described in Kelvins because the light will be LEDs. It will be a whiter light. The Electrical Code goes by foot candles. Typically, parking lot lights throw a spread of light into an area. This is described as foot candles per square foot. The lower the pole, the less impactful the light has to be. The cut-off shades and the lowering of the poles should make the lighting less impactful.

Dom Ferrante, Briohn Design Group, LLC, 3885 North Brookfield Road, Brookfield, stated the current layout gives a more favorable entry point for the trucks to enter. Turning the building would make it so most of the trucking would be more on the north side of the building closer to Oakwood Road. The access points flipping the building around on the site would cause the entrances to be too close to the intersection and too close to the entrance. Safety and visibility are the principal reasons the building cannot be rotated.

Mayor Bukiewicz asked Commissioner Sullivan to address the neighbors' concerns regarding the height of the berm.

Commissioner Sullivan stated the applicant has provided revised plans that shows the berm being four or five feet higher than the roadway. The grading will go right to the property line or right-of-way. Commissioner Sullivan stated that he believes, at this point, the applicant has maximized the berm heights without increasing cost or going outside of their property.

Mayor Bukiewicz inquired if staff is satisfied with the revised plans.

Commissioner Sullivan reiterated that the applicant did exceed the four-foot requirement around the entire area.

Tom Mueller, 320 W Oakwood Road:

"Did I understand Kari, right, that this is 40 feet off the edge of Oakwood Road? Little more than 15 yards?"

Planner Papelbon confirmed the building must be a minimum of 40 feet from Oakwood Road, and this proposal exceeds that.

Rob Mleczo, 431 W Oakwood Road:

"So, my property is directly west of the development, if you remember. So, I would just echo the sentiments of my neighbors in stressing the importance of the berms. What I would, what I would ask is that, well, I'm sure we'd all like to go back to the days of soybeans and corn, but we know that that that's not going to happen. So, we've got to make the best of you know the situation as we see it today. So, I would just say, you know, don't disappoint us by doing the minimum, but impress us by, you know, doing the maximum when it comes to the berms and the screening. I think we'd all walk away a little more impressed with the development. If that were the case, if, if we went a bit above and beyond the minimums. I've met with and talk to Sam Dickman and he, he genuinely seems like he has a concern for the neighbors. And I am, I'm not, I'm not disappointed by what has been proposed, but if we can rise above the minimum, I think it would be a great, a great thing for all the neighbors that are that are affected by the development. So, so my, my main point is, is go, go and do closer to the maximum when it comes to protecting the, the neighbors, rather than just meeting minimum requirements."

Mayor Bukiewicz explained this is a more ambitious landscape plan than most, and Mr. Dickman has been trying to work with the City.

Mr. Ferrante explained the designers did the maximum possible for the berms on the north. The berm on the west side, closer to Mr. Mleczko's house is closer to six or seven feet tall.

Mayor Bukiewicz read a chat message from Ms. Sandin asking if evergreens will be planted on top the berms.

Mr. Ferrante confirmed there would be. The quantity has been increased on the revised plans.

Sam Dickman Jr., The Dickman Company, 626 East Wisconsin Avenue, Suite 1020, Milwaukee, stated he is concerned about the ten-year limitation on the Conditions and Restrictions, and wants to be sure it is matching his other properties.

Planner Papelbon explained the last Conditional Use Permit (CUP) for a similar use would have the same type of term limit on it. If a tenant is leasing the space and will exceed the term limit of the CUP, the City would require an amendment be submitted prior to the expiration of this CUP.

Planner Papelbon asked the residents if they were satisfied with the comments they made, or if they would like their written comments read into the record. The residents stated that their written comments did not have to be read as they were verbalized.

Mr. Dickman stated that, compared to other developments completed by The Dickman Company, this development is proportionally the most expensive landscaping plan the company has ever done.

Maggie Menard-Mueller, 320 W Oakwood Road:

"You can you can just submit it as written, you don't have to read it. I basically said what I had to say. I did have one other question, and that was on the thing about the trucks not being allowed on Oakwood. Does that include those smaller delivery type trucks? Because I know that things improved when one of the tenants stopped having their guys go up and down the road, even with the smaller trucks that are permissible. But it'd be great to have whatever tenant is going in there to realize, please go out to Howell rather than down Oakwood even smaller and also come in through Howell rather than zip down Oakwood which is 25 miles an hour, anyway."

Mayor Bukiewicz stated the Police Department is aware of the problem and has stepped up some enforcement with tickets being issued.

Commissioner Hanna suggested the Police Department use the speed monitoring equipment so drivers can see their speed while going down the road.

Mayor Bukiewicz stated the City can request the speed trailer.

Commissioner Sullivan stated he found the building to be about 100 feet from the edge of the asphalt.

Commissioner Siefert 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 facilities within the multitenant building on the property at 10303 S. Oakview Parkway. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**REZONE
THERESA WRECZA
7140 S. 13TH ST.
TAX KEY NO. 764-9994-001**

Planner Papelbon provided an overview of the request to rezone the property at 7140 S. 13th St. from Rs-3, Single Family Residential to B-4, Highway Business (NO CHANGE to the FW, Floodway District) (see staff report for details).

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the property at 7140 S. 13th St. be rezoned from Rs-3, Single Family Residential to B-4, Highway Business (NO CHANGE to the FW, Floodway District) after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
WE ENERGIES
4801 E. OAKWOOD RD
TAX KEY NO. 964-9999-001**

Planner Papelbon provided an overview of the site and building plan review for two (2) proposed additions to the existing tank buildings. (see staff report for details).

Jim Filer, Anderson Ashton, provided a brief overview of the additions.

Commissioner Chandler asked the applicant to provide a little more information regarding the purpose of the additions.

Peter Slegelis, WE Energies, explained the bump-out will be used to store the chemical storage tank inside the building.

Commissioner Chandler asked the Fire Department if anything special needs to be done for these types of additions on the back of the buildings.

Mr. Slegelis stated no, this is a non-hazardous chemical, is not on the CERCLA hazardous material list, and is not a flammable or combustible liquid. The chemical will be stored in the double-walled storage tank with a leak detection system.

Commissioner Chandler inquired if the material needs to be transported from this tank at any time, or if the chemical is just recirculated back into the building.

Mr. Slegelis explained the chemical will be injected into the existing absorber vessel that is inside the building.

Assistant Fire Chief Havey stated the Fire Department does not have any concerns. The Fire Department works closely with WE Energies regarding hazardous materials.

Commissioner Siepert moved that the Plan Commission approves the site and building plans submitted by Peter Slegelis, WE Energies, for the property at 4801 E. Oakwood Rd. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLANNED UNIT DEVELOPMENT AMENDMENT
FRONTLINE COMMERCIAL REAL ESTATE, LLC
9141 S. 13TH ST.
TAX KEY NO. 877-9010-000**

Planner Papelbon provided an overview of the request for a Planned Unit Development (PUD) Amendment to remove the property at 9141 S. 13th St. from the existing PUD (see staff report for details).

Commissioner Hanna asked Planner Papelbon if this property will be industrial or commercial.

Planner Papelbon clarified that this request is to remove this property from the PUD that requires commercial development.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approve the Planned Unit Development Amendment removing the property at 9141 S. 13th St., after a public hearing. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**REZONE
FRONTLINE COMMERCIAL REAL ESTATE, LLC
9141 S. 13TH ST.
TAX KEY NO. 877-9010-000**

Planner Papelbon provided an overview of the request to rezone the property at 9141 S. 13th St. from B-4, Highway Business to M-1, Manufacturing (see staff report for details).

Tom & Denise Abler, 1230 W York St:

"We have been following this since the first request for the rezoning and I guess I'm a little confused on what is really being proposed, and what's going to happen with that property. I know I have spoken not directly to John, but via email and I did contact our alderman on some concerns about traffic and that type of thing. It's hard to approve of this when you really don't know what's going to go into that property and what it's going to look like. So, could John help us out with what he's proposing or planning."

John Schlueter, Frontline Commercial Real Estate, 7265 S. 1st St., Oak Creek, explained the building will be masonry and glass construction. The corner of the building closest to Mr. and Mrs. Abler will be about 16 feet below grade, creating a natural berm. There will be significant vegetation screening, no outside storage, and truck traffic will be directed south. Mr. Schlueter inquired if Mrs. Abler's questions have been answered.

Denise Ablar, 1230 W York St:

"When you say that the building is going to be lowered so that there's natural vegetation or whatever and we won't see much of the building. How tall is the building actually going to be at the base?"

Mr. Schlueter stated the building will be 32 feet.

Denise Ablar, 1230 W York St:

"32. So, you're saying it's a low grade by 16 feet. So, we're still seeing 16 feet of the building?"

Mr. Schlueter confirmed.

Denise Ablar, 1230 W York St:

"So, then it to me, I'm guessing. I'm finding it hard to understand how there's a lot of natural vegetation that's going to cover that extra 16 feet there. I mean, I could see a little bit from this graphic here and it looks like I'm assuming the green type of circle, things are, whether they're shrubs or whatever, but if you're putting trees there unless you're putting mature trees, they're not going to be 16 feet."

Mr. Schlueter explained 16 feet is lower than a two-story house. Conifer trees would be planted to cover a large portion of the building.

Denise Ablar, 1230 W York St:

"And yes, you and I both, I think talked about that with the trucks being actually routed so that they would be basically forced to go towards Ryan Road and not towards us, but is that something that the County has to approve of because it's a County road, correct?"

Mr. Schlueter confirmed it is a County road and the developers would be working with the County.

Denise Ablar, 1230 W York St:

"And then if I'm understanding, there's a possibility that you would have a certain number of traffic coming from employees and my guess would be that they would be using that road from either direction? Whether it's from Drexel or Ryan."

Mr. Schlueter would propose allowing employee vehicles, cars and SUVs, to enter from the north or south based on their convenience.

Denise Ablar, 1230 W York St:

"I understand that, but for those of us who live in this neighborhood, specifically Tom and I because we're going to be pretty close to this. There's already quite a bit of traffic, car traffic, small trucks, deliveries from Amazon, whatever it is. I can't see, well, I, I guess I'm having a hard time explaining myself here, but I just feel that there's going to be a lot more traffic here and Tom had once before mentioned that there's kind of a blind spot when you come out of our street on York and people are coming up 13th Street from Ryan, it kind of the road is a dip and sometimes you can't even see traffic coming up that road and I'm really concerned about not just the noise and the traffic, but accidents. Is there any way we can look at something I know that's not your whole part of your problem, but is there any way that the County can address that or the City?"

Mr. Schlueter stated he would work with the County and the City to make modifications that will best for the neighborhood.

Denise Ablar, 1230 W York St:

“Okay, what is the difference between the rezoning and the prior rezoning that was previously denied or approved, whatever, a month ago. So, exactly why are we doing this? I guess I'm still confused on this.”

Planner Papelbon explained that what was previously-approved was an amendment to the Comprehensive Plan. The Comprehensive Plan showed this area to be all Commercial; however, the Plan Commission and the Common Council considered Business Park as appropriate for the parcel, and that was approved. This had to occur before the property could be rezoned. The previous agenda item amended a prior approval that required commercial uses. The PUD was incompatible with the projection of the future development for this property.

Denise Ablar, 1230 W York St:

“Yeah, I know, it seemed like it was talking about industrial and other things. Tom and I, at one point, we're talking with other neighbors, and we were told at one point that they thought an apartment complex was going in here. So, it was quite a surprise to us, that all of a sudden, there's an industrial building of manufacturing going in. Me personally, nothing against you John and, and I know that you want to make money. I kind of not still happy with what's being proposed here. I kind of concerned about noise, traffic, whether or not there's going to be extra trash along the roads, those type of things. And how that affects our property value when we want to sell our property because to me, if a prospective person is coming into our residential subdivision, which is a great subdivision. That I think might be a negative for us.”

Mayor Bukiewicz agreed it could be perceived that way; however, in the community as a whole - the values have held strong regardless of developments. An apartment building or large retail store would have created traffic, too.

Denise Ablar, 1230 W York St:

“Right. And I agree with you if, if an apartment complex did go in there, there would still be that amount of traffic from cars coming and going. But with this possibility of a fabric manufacturing does that include any possibility of any chemicals or undo orders, smells, those type of things?”

Mr. Schlueter clarified that his company does not manufacture fabrics, but rather makes things out of fabric.

Tom Ablar, 1230 W York St:

“I just, like, just a quick comment just to make sure I got this straight. It's nice to have the layout that, that's, that's appreciate it and all. This is the first time I think I actually saw how this is going to lay out. So, if I if I see this correctly, the south end is where the trucks are going to be entering and leaving and unloading and the north end where those small, small hash marks. Those are the parking or employee parking. So, essentially the employee parking is going to be entering in the in the north and the trucks are going to be dumping out like you said to a right angle south to Ryan, is that correct?”

Mr. Schlueter confirmed.

Tom Ablar, 1230 W York St:

“Yeah, that, that, to me, that is somewhat comforting that, that, that at least the trucks are going to be further south and like you said that there you're going to direct them to the right where they wouldn't really have the possibility of going across traffic. Because that dip in the road...”

Alderman Guzikowski stated he is advocating for this to pass because the proposal that Mr. Schlueter is bringing forward is the best of both worlds. It will be positive for the City's tax base and have a minimal impact on the neighborhood. Alderman Guzikowski stated that he does not believe the neighbors will be impacted by this development. The building will also help block sound from the Interstate.

Denise Ablar, 1230 W York St:

“Thank you, Chris, I appreciate that and I'm not saying I'm totally against us, but it's just because Tom and I have been listening to some of these other planning meetings and listening to other neighbors' issues with proposed properties being installed near their neighborhoods. It kind of makes us a little uneasy. If you understand where we're coming from.”

Alderman Guzikowski agreed listening to other meetings can put people on edge.

Commissioner Chandler inquired if this should be a Light Manufacturing rezone verses a Manufacturing rezone.

Planner Papelbon explained the M-1 Manufacturing District allows for this type of use. Staff did look at the Lm-1 as a consideration, but it does not allow the range of uses that would be seen in this particular development.

Commissioner Chandler asked to confirm the applicant will be processing or manufacturing fabric.

Mr. Schlueter confirmed and explained that his company will convert fabric from rolls into Keder, a fabric retention device, which is used for tents and signage.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 9141 S. 13th St. be rezoned from B-4, Highway Business to M-1, Manufacturing after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
KWIK TRIP
9535 S. 13TH ST.
TAX KEY NO. 904-9008-000**

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

Alderman Guzikowski asked if Kwik Trip is closing during the renovation. Alderman Guzikowski also asked when this project will start.

Dean Schulz, Excel Engineering, 100 Camelot Drive, Fond du Lac, stated they will keep the station open during the entire construction. Construction is slated to begin in late spring.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Chris McGuire, Kwik Trip, for the property at 9535 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the exterior brick veneer meets the minimum 4-inch dimensional requirement per Code.
3. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
4. No outdoor storage is approved as part of this plan. All requests for outdoor storage and display of retail merchandise shall require an amendment to the existing Conditional Use Permit in conformance with applicable Code requirements.
5. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**TEMPORARY USE PERMIT
ADULT DAY SERVICES OF SOUTHEAST WISCONSIN
8580 S. HOWELL AVE (PARCEL ADDRESS: 340 E. PUETZ RD.)
TAX KEY NO. 827-9028-000**

Planner Papelbon provided an overview of the Temporary Use Permit request for the operation of an Adult Day Services location within the existing Oak Creek Community Center building (see staff report for details).

Mayor Bukiewicz stated this is an arrangement that will help the Oak Creek Community Center and the Adult Day Services that have both been affected by the pandemic.

Commissioner Hanna inquired if they will be needing any health services in case of an emergency.

Mayor Bukiewicz stated the Oak Creek Fire Department and paramedics are available to help anyone in Oak Creek when it is needed, but referred to the applicant.

Aaron Tesch, Adult Day Services of Southeast Wisconsin, 1215 S Grandview Blvd, Waukesha, explained that as a business there will be times when first responders will be required; however, it is not anything out of the ordinary. There are some clients that have seizure disorders, but everyone is medically stable with prior medical screening. A good portion of the applicant's clientele is ambulatory.

Alderman Loreck asked if this is an expansion of services from elsewhere or whether it shut down because of the pandemic. Alderman Loreck also asked if this location was chosen so people can spread out a little bit more, or if there are additional precautions at this location over the previous location.

Mr. Tesch clarified that when the pandemic started, Milwaukee County chose to shut down the Wil-O-Way Grant Center located in Grant Park. This is an existing program operating at less than half capacity. This program is currently operating out of St. Luke's Church in South Milwaukee, but that building has been sold. Mr. Tesch stated the program is seeking a location to continue operating at 50% capacity.

Alderman Loreck asked to confirm that this will be a temporary facility until the County opens the facilities back up.

Mr. Tesch confirmed.

Alderman Guzikowski stated that he agrees this a great fit.

Commissioner Chandler asked to confirm that the applicant will be using all the areas highlighted in yellow on the submitted floor plan.

Mr. Tesch confirmed.

Commissioner Chandler asked the applicant if the program will be using the kitchen area to store participants' lunches.

Mr. Tesch stated the program will not be using the kitchen area. There is a kitchenette in one of the rooms that will be used so the program can heat up clients' lunches if need-be.

Mayor Bukiewicz asked Assistant Fire Chief Havey if there are concerns from the Fire Department.

Assistant Fire Chief Havey stated there are no concerns and are supportive of community outreach programs like this.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Aaron Tesch, Adult Day Services of Southeast Wisconsin, for the operation of an Adult Day Services location on the property at 8580 S. Howell Ave. (parcel address: 340 E. Puetz Rd.) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all activities shall be located within the building.
3. That hours of operation are between 7:30 AM and 3:30 PM Monday through Friday. There shall be no overnight activities.
4. That the Temporary Use Permit shall expire June 30, 2021.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:44 pm.

ATTEST:



Douglas Seymour, Plan Commission Secretary

1-12-21

Date