

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 28, 2021**

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; Laurie Miller, Zoning Administrator; Doug Seymour, Community Development Director; and Mike Havey, Assistant Fire Chief.

Minutes of the September 28, 2021 meeting

Commissioner Siepert moved to approve the minutes of the September 14, 2021. Alderman Loreck seconded. On roll call: Mayor Bukiewicz and Alderman Guzikowski abstained, all others voted aye. Motion carried.

PUBLIC HEARING

SIGN APPEAL

CANOPY BEE

150 W. RAWSON AVE.

TAX KEY NO. 734-9026-000

Zoning Administrator Miller read the public notice into record.

Mayor Bukiewicz made the first call for public comment.

Adail Hamdan, 4481 W. Victory Creek Dr, Franklin, WI, stated that he was present for any questions and is very familiar with the procedure.

Mayor Bukiewicz made the second and third calls for public comment.

No other public comments were made. The hearing was closed.

SIGN APPEAL

CANOPY BEE

150 W. RAWSON AVE.

TAX KEY NO. 734-9026-000

Zoning Administrator Miller provided an overview of the request for variances allowing the applicant to install four wall signs on the gas pump canopy at the property 150 W. Rawson Avenue (see staff report for details).

Commissioner Chandler asked Zoning Administrator Miller to provide information on the applicant's question on how the proposed signs were considered wall signs.

Zoning Administrator Miller stated that staff has discussed the Sign Code with the applicant, and the Code must be followed even if the applicant does not agree.

Commissioner Chandler asked the applicant if the new signs are replacements.

Mr. Hamdan responded that there are panels on all sides, but only one Phillip 66 sign facing Rawson Ave.

Commissioner Chandler asked if the size of the signs will be the same size as the canopy.

Zoning Administrator Miller answered that the signs do not exceed the height of the canopy.

Commissioner Oldani made a motion that the Plan Commission approves the sign variances allowing the installation of four (4) illuminated wall signs on the gas pump canopy (two (2) 25'x4' and two (2) 100' x 4') on the property. Southeast side of the building located at 150 W. Rawson Ave.

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

CONDITIONS AND RESTRICTIONS

F STREET DEVELOPMENT GROUP

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

TAX KEY NOS. 868-9996-002, 868-9994-002, & 868-9993-001

Planner Papelbon provided an overview, by sections, of the draft Conditions and Restrictions for a Traditional Neighborhood Development Planned Unit Development on portions of the properties at 4001 E. Lake Vista Pkwy., 9300 S. 5th Ave., 4200 E. Lake Vista Blvd. (see staff report for details).

Mayor Bukiewicz asked if the fence (Section 2 (k)) types and materials will be standard or varied across the development.

Planner Papelbon responded that it will be a standard type and material(s), and the developers will be installing the fence.

Commissioner Chandler asked if there is a system of when a home puts up a fence to provide a continuous appearance.

Planner Papelbon stated that the fence will be optional, and the developers may have something in place on how to handle the situation. Planner Papelbon stated that some of the owners may have some coordination of having a fence put up to create a smooth appearance.

Steve Morales, 756 South Milwaukee Street, stated that there will fence packages governed by the developer as they would like to keep the appearance the same.

Commissioner Siefert asked what the standardized fence materials will be for the whole development.

Mr. Morales stated he believes there will be two different standardized options that will provide a clean appearance and be maintainable.

Alderman Loreck mentioned the concern from the previous meeting about the snow removal in the back, and asked if there is any room with the rear fence in placed or will it be stored behind the fence.

Mr. Morales stated that the snow will be stored behind the fence since there will be a minimum setback from where the fence can be placed.

Commissioner Chandler asked if the outside materials (Section 3 (a)) will be selected based on locations or by the unit owners.

Mr. Morales answered that there will sets of options provided in advance that can be selected by the new owners, and the sets will be put together to provide the same palettes and cohesiveness.

Commissioner Chandler asked about the interior and exterior materials for the attached units.

Mr. Morales stated that concern was addressed with having preset packages that will complement each unit. Mr. Morales stated that the architectural elements will have clean breaks between the materials.

Alderman Loreck asked if the individual units will have their own garbage bins (Section 7 (b)).

Planner Papelbon stated that, according to the plan, the trash & recycling bins are placed in the rear facing the alleyway and screened in.

Alderman Loreck stated that it looks nice to have the buffered area, and asked why this development will have the buffer area compared to the rest of the single-family homes in City.

Planner Papelbon answered that it was a suggested plan to buffer, and staff will recommend a planted buffer. Planner Papelbon stated that it is a designated area so that the bins are not all over the place and it will keep the snow storage open.

Commissioner Chandler asked to clarify the two different timeframes (Section 10).

Planner Papelbon stated that the public infrastructure and amenities must be started within 12 months of approval, and building permit approvals must be obtained for the initial structures within 48 months before the next phase can be started.

Commissioner Chandler asked for further information on the subdivision or condominium plat.

Planner Papelbon explained that the Subdivision Plat will divide the properties and initiate the installation of the public road and infrastructure. The public road essentially will subdivide the properties in a way that the Certified Survey Map process cannot be used. Planner Papelbon stated that the Condominium Plat will further subdivide the units and identify individual units and common ownership since this Planned United Development will be condominiums.

Mayor Bukiewicz stated that it is has been a long time since the Plan Commission had a Condominium Plat, and because of private ownership, it does need to get platted.

Director Seymour stated that the individual unit owners will not have any ownership of any land, and the development will be owned by the Association and developers. Director Seymour further explained that when the Subdivision Plat comes through, you will not see any units or lots, but blocks. The Condominium Plat will further subdivide into condo ownership through the general development plan.

Commissioner Chandler asked if the contingent parking (Section 2 (j)) will be a requirement or optional.

Director Seymour explained that during the recommendation stage, there were discussions with the developers and staff on what would be the parking minimum according to Municipal Code.

Planner Papelbon added that the minimum is 1.5 parking stalls for a single-bedroom unit, two (2) parking stalls for two-bedroom units, and 2.5 parking stalls for three- or more bedroom units.

Director Seymour stated that this Planned Unit Development provides a minimum of 1.4 parking spaces per unit. It is the developer's intent with staff's encouragement, and to also address the Plan Commission's concerns from the previous meeting, to create a balance with having enough parking, but not have too much. Director Seymour stated that having "checkpoints" will provide an opportunity to look into how parking is working, and make necessary adjustments for future multifamily buildings.

Planner Papelbon further clarified that the "contingent parking" shall be provided similar to future parking designated on the site plan.

Alderman Loreck asked if the lodging uses (Section 2b, Item ii) would be similar to an Airbnb or VRBO (Vacation Rental by Owner), and whether that would be the homeowner's or the developer's responsibility to get a Conditional Use.

Planner Papelbon answered that it is similar, and that such uses had not been thought of yet. Planner Papelbon stated that since this is a Traditional Neighborhood Development, it allows for mix of uses that would normally happen in a residential neighborhood. This type of neighborhood allows commercial, restaurant, grocery, or service, and there might be a small-scale hotel or something similar to lodging. Planner Papelbon stated that it may not happen during the initial phases, but it could happen in the future and may require a Planned Unit Development Amendment. Planner Papelbon said that the development is setting the groundwork to allow for a range of uses, but it does not mean we are expecting them.

Mayor Bukiewicz mentioned that the Condominium Association fees will lay the ground rules.

Planner Papelbon said that the condominium declaration may further restrict what the City would not be allowed to restrict, but that the developer or landowner could. Planner Papelbon stated that in the future phases, commercial or small-scale building may incorporate lodging but it is not expected.

Commissioner Siefert says he thinks there is a problem with the shared bicycle path and sidewalk if they are not marked or separated.

Planner Papelbon stated that the sidewalk along the street will be separate from the pathway throughout the development and the pathways are multimodal, which are eight to ten feet in width, which will allow for passing on both sides and will be marked.

Mayor Bukiewicz asked if that the sidewalks along Drexel Avenue are similar.

Planner Papelbon answered that it is the same width. Planner Papelbon stated that the development may not look like a traditional sidewalk but it may look like an asphalt path and will be wide enough for both sides to pass.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Traditional Neighborhood Development Planned Unit Development request submitted by Jessica Guzman, F Street Development Group; Edison M. Boerke Family Trust; and the City of Oak Creek for portions of the properties at 4001 E. Lake Vista Pkwy., 9300 S. 5th Ave., 4200 E. Lake Vista Blvd.

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

REZONE

GARY HOEFT

9571 S 15TH AVE

TAX KEY NO. 910-9996-001

Richard Duchniak, 3rd District Alderman, 1035 E Stonegate Dr., Oak Creek, stated that the conversations he had with the property owner and staff are consistent with what was submitted. Ald. Duchniak stated that there are a few residents that have questions that he was not able to answer.

Planner Papelbon provided an overview of a request to rezone the property at 9571 S. 15th Ave. from Rs-3, Single Family Residential and A-1, Limited Agricultural to A-1, Limited Agricultural (NO CHANGE to the FW, Floodway and FF, Flood Fringe districts) (see staff report for details).

Del Nirode, 3121 E. Ryan Road, Oak Creek:

“Uh, my property is just north of the property that we’re talking about here. Um, one of the biggest concerns that I have and I’m wondering if the Commission is aware of this, how this property came about. Um, many, many, many, years ago, uh this property was, uh, it was raised by having foundry sand put in there. And that’s how this property was built and I have a very large concern about, you know, all the chemicals that would be in that foundry sand and you know, uh, and because of that, I don’t think it should be used for any of things that we’re talking about here. I have always hoped over my lifetime that somebody, eventually, would purchase this property and clean it up and get all the foundry sand out of there. Uh, I don’t know that’ll ever happen. I think it’s become obvious that it’s not going to happen in my lifetime but I’ve always hoped that it would. I, also, have a concern about how this property is going to be used. I, I, I’ve been told, you know, that it’s, that junk is going to be stored in there and I, I don’t want to see something like that happen. I think we’ve, we’ve got enough of a problem with, with the property that we have down on the corner of Pennsylvania and old Ryan Road and I don’t want to see that happen here between my property and the other residents that are on the other, on the south side of this property. Uh, so, that’s because of those situations, you know, I would be opposed to any rezoning this property right now and the other thing that I’m concerned about is I feel that the owner should be giving the Plan Commission a much better idea of what, what he’s actually planning on doing with this property. So, those are my comments.”

Mayor Bukiewicz asked Director Seymour to confirm that if anyone buys this property and develops, it would need a Phase 1 Environmental if there are any environmental concerns.

Director Seymour answered that any potential property owners would definitely need to do their research to be aware of the liability of this property. Director Seymour said that from the Community Development perspective, most of this property is part of the primary environmental

corridor, and it would be not possible for someone to do whatever they want. Director Seymour stated that [the] A-1 [Limited Agricultural zoning district] is the least intensive development category aside from resource protection, which is carried through in the preservation of the environmental corridor. Director Seymour stated that the City cannot compel someone to clean up the property. Director Seymour stated that he suspects that there may be some DNR documentation that have not been closed, and that it is the property owner's responsibility to do the research. Director Seymour stated that the environmental corridor, wetlands, and the floodplains on the property make it that it probably should not be developed. Director Seymour further stated that any proposal to build would have to work with the regulatory agencies so that it does not adversely impact the resources on the property.

Mayor Bukiewicz said that if there is any [outdoor] storage issue, it would be addressed by the Zoning Administrator.

Diane Hoffman, 3009 E Forest Lane, Oak Creek:

"Um, the, the subject about the environment, that has been talked about with the family that homesteaded this forest. It's been talked about with Gary and we've all talked about it. Um, in that area, even on my property, if you dig down too far there's not just foundry sand, like Del talked, there's tires, there's all sorts of things that people dumped in there and I don't know who it is and Gary had already said to me that that was their plan to clean, clean it all up. But environmentally when you unearth those type of things, I used to be in hazmat for Wisconsin Gas. So when you're unearth foundry sand, what do you, do you have to include an environmentalist that would come in to do this or can Gary just do that on his own?"

Mayor Bukiewicz said that he is not in a position to answer that question, but that he thinks that would have to be done properly. Mayor Bukiewicz said that when the City has been involved in situations like this, it had to be done by a professional company, but he did not know if it would affect private residents.

Zoning Administrator Miller suggested that they could contact the DNR since they have several programs.

Diane Hoffman:

"You know this concerns me and I'll just going to make this brief because it's not to do with this. But when that the pine thing came forward, I used to come in here and I was involved in trying to stop the cement question thing, but when I did my research it turned out there was a supreme court case that said that that water in the pines area was supposed to be checked in by the DNR on a monthly basis and it wasn't done once. So, my concern is if the DNR would actually come in here and do something because I didn't do that in that case."

Mayor Bukiewicz stated that he did not know if that was done, but because it is a rezone, the DNR does not get involved, and it is usually after a clean-up situation.

Diane Hoffman:

"They don't come in before?"

Mayor Bukiewicz said that he was not aware of that.

Diane Hoffman:

“Okay, I thought that’s what Doug had said something about that”.

Mayor said that he does not think that the DNR comes out randomly. Mayor Bukiewicz said that the City had done a Phase 1 Environmental on a property that was donated to the City, and it turned up a bunch of buried stuff similar to what Diane had described.

Diane Hoffman:

“So, anybody could just go in?”

Mayor Bukiewicz stated that the City did some research and decided to just leave it and he said he believes that the property is still sitting with everything buried.

Diane Hoffman:

“Well it sounds like what they’re planning to do with a greenhouse and that, that doesn’t sound like it would be unearthing anything anyway.”

Mayor Bukiewicz said that the property owner would then need to submit for permits, and the Engineering Department would get involved. Mayor Bukiewicz stated that he trusts that management would move in the right direction.

Diane Hoffman:

“Alright. Thank you.”

Del Nirode:

“One of the primary concerns and, and with foundry sand is there’s a ton of chemicals in it. But one of the biggest concerns is, is arsenic. And, and you know because of all of the foundry sand that was put into this property, you know, that’s got to be a big concern, I would think for the City and the Commission because, uh, you know that’s a concern about how much arsenic is in your water and you know, you have to be concerned about that. And that’s why I’ve always hoped that someday it would get cleaned up but you know if this rezoning gets passed and then this guy starts building stuff in there, you know, you’ll get to a point where you really can’t do anything about it anymore.”

Mayor Bukiewicz referred to Director Seymour’s statement that A-1 [Limited Agricultural zoning district] is the least impactful because most people do not build very much. Mayor Bukiewicz read the email between Planner Papelbon and the applicant into record (see staff report). Mayor Bukiewicz mentioned that the pole barn would probably come before the Plan Commission if the property owner would want to build one. Mayor Bukiewicz stated that if someone were to have bought it at Rs-3, Single Family Residential and decided to put a neighborhood, the clean-up would be done and probably cost prohibitive for that to be done.

Del Nirode:

“Yeah. I’d have a little bit of concern about that because a number of years ago when the original person bought that property a street was created inside of the property and an area was identified as the City as buildable for a resident. Do you remember that Doug?”

Director Seymour stated that he did not.

Del Nirode:

“Well, if you look at the map, if you look at the map that was sent out to everybody and there’s dotted lines on there which shows a street coming in off of old Ryan Road and that circled area is right beside that circle areas where the City gave the person.”

Mayor Bukiewicz stated that it is a platted street.

Director Seymour clarified that it is an Officially Mapped street.

Mayor Bukiewicz acknowledged the correction and stated that is pretty common on any land.

Del Nirode:

“Okay, but, but at that time the person who originally bought this property, he was given permission to build in that area. The reason nothing ever happened was because water and sewer would have had been brought in from old Ryan Road and, and that’s a long stretch and that little piece that’s between my property and my next-door neighbor’s. And nobody’s going to pay what would cost to run laterals in there, uh, from old Ryan Road. It would cost a fortune to do that.”

Mayor Bukiewicz provided an explanation of why it is cost prohibitive to do all this property development, that A-1 is the least impactful zoning district, and that staff felt that it is the appropriate zoning for the property. Mayor Bukiewicz stated that the zoning change is not going to change condition of the land.

Commissioner Chandler asked the applicant to provide more information on the plan for the property.

Gary Heft, 3020 E. Forest Lane, Oak Creek, stated that they purchased the property because they did not want anyone to build anything, and the land is not buildable. Mr. Heft said that they were aware of the buried garbage, and most of it is behind Mr. Nirode’s property. Mr. Heft said that they want to rezone the property to agriculture so they are not paying so much in taxes, and that they would like to bring the elevations up and bring in fresh dirt to plant apple and peach trees and native plants. Mr. Heft stated that they have their well tested all the time and it is free of arsenic. Mr. Heft said the greenhouse and a pole barn will be done in the near future.

Commissioner Chandler asked whether utilities are not required because this property is in the environmental corridor.

Planner Papelbon stated that public utilities are not available in the area, and cannot be brought in to serve a development because of the environmental corridor. Planner Papelbon said that if such would change, then it would be coordinated with SEWRPC as part of the review, but there is no plan for extension of public utilities.

Commissioner Siepert asked if the plan is to clean up the property.

Mr. Heft said that it would take millions of dollars to clean up the property. Mr. Heft stated that he would like to limit the impact to the land and the corridor and keep it green as much as possible. Mr. Heft stated that he would like it to be a nature area, and reiterated that he would like to plant trees and native plants and he would like to support the butterfly population. Mr. Heft also said that he is planning on putting up a pole barn to house equipment and things.

Commissioner Oldani asked the need to rezone to A-1, Limited Agricultural instead of keeping as zoned, which already includes the A-1, Limited Agricultural district.

Planner Papelbon answered that it is partially zoned Rs-3, Single-Family Residential, which cannot be use for agricultural purposes.

Commissioner Sullivan asked what they cannot do under the current zoning.

Planner Papelbon answered that they would not be allowed to have pole barns, greenhouses, and agricultural animals. Planner Papelbon said they could just have vegetation.

Commissioner Sullivan asked if bees are allowed. Planner Papelbon answered that bees are not allowed in residential districts.

Director Seymour stated that he sees the intention of the property owner, but there is a process that needs to be done with conserving and preserving the habitat and open space and to build.

Commissioner Hanna asked if the property owner will be living there to maintain the property.

Mr. Heft answered that he lives adjacent to the property.

Commissioner Hanna asked about a maintenance agreement of the road that is shared with other properties, and whether there will be any restrictions due to moving equipment.

Planner Papelbon answered that it is an existing road, Forest Lane, which extends to 15th Ave. and serves the existing properties in the area.

Mr. Heft said it is a private road, a shared easement, and that the property owners have lived there for over twenty years, and they all have a pretty good agreement.

Mayor Bukiewicz said that that Mr. Heft is well aware of the challenges, and commended Mr. Heft on trying to keep things green as possible.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the property at 9571 S. 15th Ave. be rezoned from Rs-3, Single Family Residential and A-1, Limited Agricultural to A-1, Limited Agricultural (NO CHANGE to the FW, Floodway and FF, Flood Fringe districts) after a public hearing.

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

**CONDITIONAL USE PERMIT
UNIVERSITY OF WISCONSIN CREDIT UNION**

**7902 S. MAIN ST.
TAX KEY NO. 813-9049-000**

Planner Papelbon provided an overview of the Conditional Use Permit for a proposed financial institution with a drive-through facility on the property at 7902 S. Main St. (see staff report for details).

David Ewanowski, KEE Architecture, 906 Hampshire, Madison, WI, stated he is available to answer any questions.

Commissioner Carrillo mentioned that Panera was not approved because of the drive-through.

Mayor Bukiewicz said that Panera had a lot of concerns with the setup of the site because of the pedestrian crossing the drive-through.

Planner Papelbon explained that this proposal has fewer concerns because the site layout limits the conflict with vehicles and pedestrians with having the drive-through separate from the building.

Director Seymour stated that the previous proposal layout had the queueing and circulation that created much of a conflict with the pedestrian crossing. Director Seymour stated that staff are working with the applicant on creating the site to incorporate the facility and traffic flow, and also to address the goals the City has for the corner with the shared parking lot. Director Seymour stated that the applicant has created the site to contain the stacking and queueing to within the site without impacting the parking lot and the private roadway in the area.

Commissioner Carrillo stated that she thought the City was saving the lots for a retail building or retail with apartments.

Director Seymour answered that the intent was for retail. Director Seymour described that it is been challenging to get something for this site due to the economic change for retail in the last year and half, and the deed restrictions with Meijer and Froedtert that prevents from having medical or service uses or specialty shops in the area. Director Seymour said that he feels that this proposal would maintain the visual goal of Drexel Town Square, and the need to anchor this corner.

Commissioner Carrillo stated that she does not see having a bank on Main Street at the entrance to Drexel Town Square, and the community is already outraged with having another bank currently being built on Howell Avenue. Commissioner Carrillo stated that the City has waited so long for something unique, and that she feels that it should not be given up for another bank.

Director Seymour stated that banks are a sign of a healthy community. Director Seymour said that he loves bank because banks have beautiful architecture, and it shows that Oak Creek is healthy, growing and people invest their money in the City. Director Seymour stated that having a bank may not be impactful or as unique as many people envision the corner to be, but the reality of having retail there may not happen.

Commissioner Carrillo stated that she thought that the corners were going to be like Forge & Flare buildings.

Director Seymour said that the plan was to have single-story multitenant retail buildings.

Mayor Bukiewicz mentioned that the corner envisions a shared parking, and that he took a walk to the site and said that it looks much larger on paper than it really is.

Director Seymour added that UW Credit Union really do not need that much parking, but it is the requirement of the property owner. Director Seymour stated that the City is hopeful once Drexel Town Square and Main Street become fully functional the parking lot can be used.

Mayor Bukiewicz stated that if there is retail, more parking would be needed by the Municipal Code, and having a bank would be less impactful and it would create more green space in the area.

Alderman Loreck commented that he has heard complaints about too many banks, and agrees with Commissioner Carrillo on the vision with the entrance. Alderman Loreck stated that UW Credit Union just recently built a building in the City of Franklin, and the building really looks nice. Alderman Loreck also stated that he agrees with Director Seymour with the site being a challenge, and does not expect retail and restaurants to build any time soon. Alderman Loreck said that he does get complaints about the parking in Drexel Town Square, and the proposal would help with the issue.

Alderman Guzikowski commented that even though having more banks or a credit union shows a healthy community, he does not think the location is the best, even with a good-looking building.

Commissioner Oldani said he was disappointed to see the proposal, and that he agrees with Commissioner Carrillo on that the entrance and the corners being the jewel of Drexel Town Square. Commissioner Oldani stated that UW Credit Union is a beautiful building, and he thinks that it could go elsewhere in the City. Commissioner Oldani stated that he understands what Director Seymour was talking about, and he is willing to hold out for something else. Commissioner Oldani said that the pandemic should end, and that he feels that there is only one chance to have something else go there.

Commissioner Siefert stated that he agrees with some of what the other Commissioners have said, and asked about the green square labeled community use just south of the building.

Planner Papelbon answered that it is a reserved space for the City to use and extend the public realm as the space is more than what the development needs. Planner Papelbon stated that it is unknown what it would be, but there is an opportunity to coordinate with the public art and sculpture program.

Director Seymour added that UW Credit Union knows how unique the area is and wants to support the City's vision for the property. They have considered every aspect as a financial institution and for the community. Director Seymour stated that he does not disagree with what the Commissioners have said, but the original plan called for a single-story, multitenant retail building, and it would be similar to what is at the corner of 6th and Drexel with Associated Bank. Director Seymour pointed out that the original plan also shows 11,000 square feet, and the proposed building is 6,000-7,000 square feet. Director Seymour stated that the Commissioners should consider the reality of the current situation and what the original plan was.

Commissioner Chandler asked if the building will be for employees only, and whether customers be able to go inside or only use the drive-through.

Mr. Ewanowski explained that the Credit Union is a member organization, and will serve as a retail branch operation that includes one-on-one teller services, loan counseling, and closing rooms for consultation and other transactions. Mr. Ewanowski explained that the ITMs are not your traditional drive-through with the tellers being remote, and you will be able to do ATM transactions along with interactive transactions via video.

Commissioner Chandler said that someone said something about a tubing station.

Mr. Ewanowski answered that there is no tubing and that it will be done digitally since the current technology is always developing and the credit union is rolling out what is called Interactive Teller Machine (ITM). Mr. Ewanowski explained that an ITM is over a video with someone that may be in the building or somewhere else and there is not a person physically connected by a pneumatic tube.

Commissioner Chandler asked what the hours are.

Mr. Ewanowski answered that the lobby is open 9:00 am to 5:30 pm during the week, 9:00 am to 1:00 pm on Saturdays and closed on Sundays and the ITMs are traditionally open 24 hours, 7 days.

Commissioner Chandler asked that someone is always be available 24 hours.

Mr. Ewanowski said that right now it is not fully staffed but once the technology is fully operational, there will always be someone to talk to.

Commissioner Chandler asked if the majority of the customer will use the ITMs or the lobby for services.

Mr. Ewanowski said that the credit union has done an analysis but the number has changed due to COVID. Mr. Ewanowski stated that there is a thought that bank buildings will go away but it will not. Mr. Ewanowski said that if you want to do something quickly, you will use the ATM or ITM, otherwise, if you are looking into getting a loan or do face to face transaction, you would use the lobby.

Mayor Bukiewicz brought up that this is the third rendering for this property and in the past the Commissioners felt that the building really needed to stand out. Mayor Bukiewicz did say that there are some covenants within Drexel Town Square that put huge restrictions and limits the market on what can go in the spaces. Mayor Bukiewicz reiterated on some key points that others had talked about and said that it is the least impactful and continues to keep Drexel Town Square a little greener.

Alderman Guzikowski commended the Mayor Bukiewicz for bringing up the covenants with Meijer and Froedtert which does make things difficult.

Mayor Bukiewicz agreed that the covenants do make it difficult and there some prospect businesses that would have been great to have but was not able to build because of the restrictions.

Commissioner Sullivan commented that he thinks that majority of the Commissioners do not know what the covenants are and asked if there any way to talk about them so that the Commissioners can understand why certain businesses are not allowed in Drexel Town Square.

Director Seymour said it is important that all the information is available to the Commissioners based on the discussion and is happy to hold the item until the information can be presented.

Mayor Bukiewicz said that is an idea if any Commissioners agrees with putting the item on hold.

Alderman Guzikowski said that he has a good understanding of the covenants.

Commissioner Hanna commented having a financial institution at the entrance would be a great impact the area since banks are around for along time and the new technology would go with the modernization for Drexel Town Square.

Mayor Bukiewicz commented that the item could be put on hold for another two weeks so that the Commissioners have more information of the covenants or move to make the motion.

Director Seymour said that he could also provide the renderings of the original plans for the location.

Commissioner Oldani moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a financial institution with a drive-through facility on the property at 7902 S. Main 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 (October 12, 2021).

Commissioner Siepert seconded. On roll call: all voted aye except Oldani, Chand, and Carrillo, voted no. Motion carried.

PRESENTATION – DREXEL AVENUE STREETScape PLAN

Craig Huebner, Graef, gave the presentation of the Drexel Avenue Streetscape.

Commissioner Hanna commented that the consultant should provide an estimated budget for the maintenance of the lights, sculptures, and landscape.

Director Seymour said that this is a long-term investment and suggested that the consultant provide options that are maintainable and last for a long time.

Commissioner Siepert expressed concern about how the lights would look and luminate and does not want it to be too distracting to the drivers.

Marty Peck, Creative Lighting Design & Engineering, LLC, explained that the corridor will be programmable and controlled with the intensity, movement, and animation of the lights and sculptures. Mr. Peck said that the idea is to create interesting colors that will flow down the street and hope to slow things down. Mr. Peck went on that it will not have bright, strobing or flashing lights but will energize the street and keep things interesting. Mr. Peck gave an example that at night it could be a golden amber or an undulation, fading soft blue up and down the corridor through the background of a variety of monument and artistic sculptures.

Commissioner Siepert asked about what type of lighting will be for the train bridge.

Mr. Peck provided that City of Shorewood's train bridge, that is no longer used, has slow, methodical lights across the bridge and does not anticipate on doing that.

Mr. Huebner stated that the plan included many different options and he was happy the Commissioner's feedback.

Commissioner Hanna added that the Hoan Bridge is a good example that is not too distracting and slows down traffic.

Joe Pepitone, Graef, said that the lighting on the train bridge may not be right option and will look into other options.

Commissioner Siefert said he did not want the traffic flow to be interrupted because drivers may slow down to watch the lighting.

Mr. Pepitone stated that the train bridge was an adjunct to the plan and stated that there will be other light functions that will be for safety and visibility.

Alderman Loreck has concerned about the budget and is happy with the lighting. Alderman Loreck commented that some portions of the sidewalk are too close to the road and suggested to have some separation. Alderman Loreck also mentioned that fences along the road are mismatched and suggested to have matching element and be sound barriers for the residents since road noise are common complaints. Alderman Loreck commented about the 27th streetscape is not the most exciting street to drive down and would like to have this be done right.

Commissioner Chandler asked if there are other connecting areas that will be included since this road will be really nice.

Director Seymour stated that this is a good start to improve a corridor to portray what the community is and to possibly provide ideas and conversations to improve other corridors as well.

Commissioner Carrillo expressed that she like the tree lines along the edge of the road to help draw attention away from the unattractive buildings and fences. Commissioner Carrillo expressed concerned about the plantings because the planting in Drexel Town Square are hard to maintain and keep alive.

Director Seymour stated that the plantings at Drexel Town Square is an ongoing project on how to improve and it should not be an example to not use plantings for this area.

Mayor Bukiewicz reiterated on all the key points the other Commissioners have said. Mayor Bukiewicz expressed that low maintenance be preferred and a simple layout to make it easy for grass maintenance. Mayor Bukiewicz provided an example of Layton Avenue Road improvement in the City of Greenfield. Mayor Bukiewicz also said that it would be nice to be able to spruce up the railroad bridge, if possible and have wayfinding for certain areas in the City.

Commissioner Hanna stated to get approval from the railroad companies before continuing with the design.

Mr. Huebner commented that a budget is part of the plan and stated that the median will have some buffering on the one side and definitely will take in the considerations for the residents.

Mr. Pepitone stated that they are aware of the needs to have low maintenance.

Mayor Bukiewicz stated that he would like to see it to be pedestrian friendly since Drexel Avenue is heavily traveled and it is included in the Oak Leaf Trail.

Mr. Peck stated that part of the plan is to make it pedestrian friendly because some of the lighting will not be seen while driving. Mr. Peck commented that the sculptures and lighting for the railroad bridge will not attached.

CANCELLATION OF MEETING

Planner Papelbon gave the Plan Commission a choice to cancel the meeting for November 23, 2021 or December 28, 2021.

Majority of the Commissioners were saying to cancel the December meeting.

Commissioner Siepert moves to cancel the meeting for December 28, 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 8:39 pm.

ATTEST:



Karl Papelbon, Plan Commission Secretary

10-12-21

Date