

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 9, 2021**

Mayor Bukiewicz called the meeting to order at 6:02 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/Planner; and Mike Havey, Assistant Fire Chief.

Minutes of the October 26, 2021 meeting

Commissioner Siepert moved to approve the minutes of the October 26, 2021, meeting. Alderman Guzikowski seconded. On roll call: Commissioner Carrillo abstained, all others voted aye. Motion carried.

PUBLIC HEARING

SIGN APPEAL

FROEDTERT AND THE MEDICAL COLLEGE OF WISCONSIN

7901 S. 6th ST.

TAX KEY NO. 813-9056-000

Zoning Administrator Miller read the public notice into the record.

Mayor Bukiewicz made the first, second, and third calls call for public comment. Seeing none, the hearing was closed.

SIGN APPEAL

FROEDTERT AND THE MEDICAL COLLEGE OF WISCONSIN

7901 W. DREXEL AVE.

TAX KEY NO. 813-9056-000

Zoning Administrator Miller gave an overview of the request for variances allowing the applicant to install one (1) monument sign near Drexel Avenue, one (1) monument sign near 6th Street, six (6) wall signs on the east and south elevations of the property (see staff report for details)

Zoning Administrator Miller stated the number of signs that will be decided on is not as many listed in the Notice of Public Hearing, the remaining sign will be present to the Plan Commission at the December 14th meeting.

Zach Wenger, Lemberg Project Manager, 4085 N 128th Street, Brookfield WI, 53005, stated that he and representatives from Froedtert are in attendance to answer any questions.

Commissioner Carrillo asked if the two (2) proposed monument signs along Drexel Avenue would remain the same, just adding the red "emergency" signage to the top. Zoning Administrator Miller answered in the affirmative, explaining that addition adds one (1) foot to the height of the signs, therefore needing a variance.

Alderman Loreck stated that he has no concerns with the signs, but asked if vision triangles for traffic and pedestrian safety had already been considered for the additional two (2) feet of height for the monument signs along Drexel Avenue. Zoning Administrator Miller answered in the affirmative.

Commissioner Siepert stated that the logo for the medical college being on every proposed sign may be excessive. Mr. Wenger explained having the logo on the monument signs help to brand the entrances and furthering the uniformity of signs for this location.

Commissioner Chandler asked if there are multiple ways to go by the monument signs, as there aren't any directional arrows on proposed monument sign design and there are arrows on the existing signs. Mayor Bukiewicz stated the wayfinding signs will be under review at the December 14th meeting. Zoning Administrator Miller and Mayor Bukiewicz briefly explained which signs will be discussed at that meeting.

Mayor Bukiewicz then reviewed the changes to the proposed monument signs: they will be increasing from seven (7) feet to eight (8) feet in height, no change in the masonry base, adding "Emergency" on top, the Froedtert logo is moving to the bottom of the design, the address sign is being enlarged, and the additional services will be listed.

Zoning Administrator Miller explained what remaining signs throughout the location were being discussed. Commissioner Chandler asked for more clarification on what signs were being discussed first on the east elevation of the building. Mayor Bukiewicz explained DHS (Wisconsin Department of Health Services) needs separate entrances for Emergency and Urgent Care services. Zoning Administrator Miller explained there is one (1) canopy "Emergency" sign and one (1) canopy "Urgent Care" sign over each entrance, as well as a wall sign listing both services with directional arrows to which door to enter for each service being proposed.

Commissioner Chandler then asked for more clarification on the other signs being discussed. Zoning Administrator Miller answered: one (1) canopy "Ambulance" sign on the west elevation of the freestanding canopy structure, one (1) canopy "Health Center" sign on the east elevation of the existing freestanding canopy structure, and one (1) "Emergency" canopy sign on the south elevation of the building above an entrance.

Commissioner Oldani requested confirmation that the east elevation of the building will no longer have a proposed Froedtert sign next to the Urgent Care entrance as shown in the original plan. Zoning Administrator Miller answered in the affirmative, further explaining the proposed pedestrian signs shown in the original plan have been eliminated in the new proposal.

Alderman Loreck moved that the Plan Commission approves sign variances allowing the installation of six (6) wall signs and two (2) monument signs at 7901 S. 6th St. to include;

- East elevation of emergency addition: One (1) wall sign 7'-7 1/16" x 2'-8."
- Emergency addition east entry canopy: One (1) wall sign 7'-9 1/16" x 1'-4" and One (1) wall sign 7'-3 1/16" x 1'-4."
- Emergency addition south entry canopy: One (1) wall sign 7'-8 9/16" x 1'-3 5/16."
- Ambulance entrance freestanding canopy west elevation: One (1) wall sign 7'-11 3/8" x 1'-4 1/16."
- Health Center entrance freestanding canopy south elevation: One (1) 7'-11 3/8" x 1'-4 1/16."
- Monument signs: One (1) 5'-0" x 5'-6" cabinet on existing 6'-0" x 2'-6" masonry base (Drexel Ave.) and one (1) 5'-0" x 5'-6" cabinet on existing 6'-0" x 2'-6" masonry base (6th Street).

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

**PLAN REVIEW
STELLA & CHEWY'S
111 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1017-000**

Planner Papelbon provided an overview of the site, building, landscape, and related plans submitted by Ken Kappelmann, Stella & Chewy's, for an addition to the existing building (see staff report for details).

Domenico Ferrante, Briohn Design Group, 3885 N. Brookfield Road, Suite 200, Brookfield, WI 53045, stated that he and Ken Kappelmann, Vice President of Manufacturing at Stella and Chewy's, are in attendance to answer any questions.

Commissioner Hanna asked for confirmation that the addition will be for an engine room. Mr. Ferrante answered in the affirmative, explaining a previous proposal of exterior modular units in the same location has been reconsidered to include enclosing the units, rather than having them outside. Commissioner Hanna then asked if there is concern about the noise the engine room will create for the adjacent areas. Mr. Ferrante answered that noise will not be a concern.

Commissioner Chandler asked if this room already exists and will be used to put engines in. Mr. Ferrante explained there is an existing engine room on the premises. What is being proposed is an additional engine room to handle equipment added in the east addition. Commissioner Chandler then asked if the proposed addition would require fire suppression, AC, or any similar additional items. Mr. Ferrante answered that fire protection will be included.

Mr. Ferrante then asked if the proposed screen, blocking the roof-mounted units from sight, could be eliminated and instead paint the units to match the rest of the building.

Planner Papelbon answered that the City requires all rooftop units be screened, per Code, and would not be in favor of eliminating the screen. Mayor Bukiewicz agreed, and requested clarification on where the proposed screen would be located. Planner Papelbon answered with the south and east elevation.

Commissioner Siepert moved that the Plan Commission approves site and building plans submitted by Ken Kappelmann, Stella & Chewy's, for the property at 111 W. Oakview Pkwy. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
REVEL INVESTMENTS
441 W. RYAN ROAD
TAX KEY NO.906-9027-001**

Planner Papelbon provided an overview of the site, building, landscaping, and related plans submitted by Steve Pape, Revel Investments, for a multifamily residential development (see staff report for details).

Steve Pape, Revel Investments, 325 E. Chicago Suite 150, Milwaukee, WI 53202, stated Jonathan Ward, Development Consultant with Altius Building Company, and Eric Harrmann, Chief Design Officer with AG Architecture, are in attendance to answer any questions.

Commissioner Chandler asked the applicant if there is more information regarding the proposed height of 17 feet for the clubhouse.

Eric Harrmann, AG Architecture, 1414 Underwood Avenue, Wauwatosa, WI 53213, answered they are looking to make the 17-foot height work with a modified design.

Commissioner Chandler then asked about the feedback in regards to the cul-de-sac and street lights as well as the storm water modification. Mr. Harrmann answered that they will be working with staff to meet the requirements.

Jonathan Ward, Altius Building Company, 1675 N. Barker Road, Brookfield, WI 53045, answered that they will be able to accommodate staff's requests for the storm sewer and water management area to not re-grade into the easement. In regards to the request of changing the pond on the far west side of the property from a dry detention pond to a wet retention pond, Mr. Ward asked for more clarification from the City on what is needed to make that change.

Commissioner Sullivan stated, per the City's Storm Water Engineer, the pond is designated as a dry detention pond based on the type of soil at the pond. Tests of the soils will have to be done - if the soils do not allow infiltration, it will change to a wet retention pond, with exceptions being able to be made.

Commissioner Siepert asked about the maintenance of the proposed roads and garbage collection for the site. Mr. Ward answered that the extension of Eagle Summit Drive will be deeded to the City, but the remaining roads inside the property will be private and all maintenance needs will be met.

Commissioner Hanna asked if visitor parking will be part of the proposed surface parking, and if the spaces were calculated correctly. Mr. Ward answered that the visitor parking will be within the proposed surface spaces, and the spaces shown (surface and underground) exceed the required number. A new plan reincorporating six (6) of the lost 13 parking spaces will be provided to the City soon. Commissioner Hanna then asked if pedestrian crossings have been considered. Mr. Ward answered that there is a pedestrian island and a walkway all around the perimeter of the property to reduce conflict. Commissioner Hanna requested more detailed plans within the property for pedestrian walkways and crossings. Mr. Ward agreed to creating those for future consideration.

Assistant Fire Chief Mike Havey stated that he is satisfied with the proposed secondary route for emergency access, and stated that the requested fire pits will meet the National Fire Protection Agency (NFP) requirements as well as the outdoor appliances having the correct UL listings.

Mayor Bukiewicz asked what the proposed height of the clubhouse is. Planner Papelbon stated that the height is 24.5 feet, explaining that the building has been moved to comply with the right-of-way setback requirement. Mayor Bukiewicz then stated he is in favor of the clubhouse being bigger, as the proposed mail canopy is 17 feet tall. Planner Papelbon explained the only way to have the clubhouse be at its proposed height is to request a variance from the Board of Zoning Appeals, a process which is separate from Plan Commission review and has its own set of requirements. Planner Papelbon reiterated that the applicant is willing to amend their clubhouse design to meet the 17-foot height restriction.

Mayor Bukiewicz asked about the types of materials that will be used. Mr. Harrmann answered that the submitted materials are in-line with the pre-approved building materials of the City. Planner Papelbon clarified the applicant has not supplied percentages for each elevation of each building that will be covered in brick or decorative masonry (per Code, the requirement is 65%). Mr. Harrmann stated those percentages can be supplied to the City.

Mayor Bukiewicz then invited members of the public to speak.

Mark Draeger, 320 W. Trillium Terrace, Oak Creek:

"You recognize me from the previous meetings on this. I want to start by saying, beautiful design. At the first meeting, it looked beautiful. It looks even better now. I think it's a great design. It is, and I have studied the drawings as much as I could, here, before the meeting. Everything looks wonderful. But, I still have the two questions that I brought up in the first meeting. And that's: it basically surrounds light pollution. Because of the sports courts and the playground and the walking paths and what-have-you. I paged through here and I saw the lighting, very nice lighting packages, that don't seem to extend out, they seem to shine down for the most part. So, I like that, you guys picked some good fixtures. What I can't tell, without a magnifying glass, is where are they? So that's the first question, is the amount of light towards the south side, which is bordering the residential area and the light, I just call it pollution; the excess light that would come that direction.

And (inaudible) in conjunction with it, I'd mentioned some type of foliage such as Arbor Vitea's are year -round blocks when all the trees lose their leaves. I don't see anything here, everything seems to be a nice variety of beautiful hardwoods that are going to lose their leaves in the winter and won't do any blocking. So, I thought- I made that suggestion on the first meeting, I said I'd like to see that and so- this is the first time I'm seeing your plan and I don't see that. So those were my two concerns, I think it kind of solves both problems. I think the lighting might be okay, as far as I can tell. I can't tell what light goes where. The building lights, the wall wash lights, things like that, are excellent. And even the pole lights, which were, let's see, the PAX and PB5 were real nice designs which, downlighting. So, it's not like street lighting that goes all direction, it's very nice."

Mayor Bukiewicz explained that by the City's lighting code, there are always cut-off shades to keep the light on the property and necessary food-candles will be required around the sports courts, walking path or parking lot.

Mr. Draeger:

“So that was - those were my comments. I would like to see, for our neighborhood, some Arbor Vitaes fill in there with the mix of trees so that it gives you year-round, if there is any, mis-adjustment of light over time. Things like that happen.”

Mayor Bukiewicz then suggested showing, with the cursor on the presentation screen, where the pole lights might be, stating all the lights will have to meet Code. Mayor Bukiewicz then asked for the height of the proposed light poles. Mr. Harrmann stated that 13- and 16-foot poles for the streetlights, and four (4) poles with two (2) lights each will be on the southwest corner of the site by the sports courts. More poles will be on the northern edge of the street closest to the residential area, as well as the sport courts. Additionally, there will be poles, shining down, at the resident amenities at the southeast portion of the site.

Mr. Draeger:

“Okay, and they’re gonna be the PB5’s? Okay, I do have the PA – I don’t see it in my literature, here. Oh, same head. Okay, good. And those look like it – it’s this design? The Edge, here? That’s a nice design and I think I read 36 inches. So those are totally separate. It looks very good, I think, from what you are explaining and what I, kind of, assume. So, I guess my only request would be, could you throw a few Arbor Vitea’s in there? That would just be the icing on the cake. Other than that, I don’t want you to spend any more money because you did a great job. You really did. I don’t think people, normally, tell you that. But I wanted to say that.”

Mayor Bukiewicz stated the landscape plan can get worked out with staff, and called for any other members of the public to speak.

Glenn Kulas, 420 W. Trillium Terrace, Oak Creek:

“I also think it’s a wonderful plan. I just have – you mentioned that this road, Eagle Summit, it goes right into the Police Department – they said it might be extended?”

Commissioner Sullivan explained the access road will extend Eagle Summit Drive by 50 – 100 feet, and then the cul-de-sac will be at the end.

Mr. Kulas:

“That particular boundary that’s running right along – the – what does that line mean?”

Commissioner Sullivan answered it is the previously-identified easement for the right-of-way, which will not be used to the full extent, but will end in a cul-de-sac. The easement has to be shown on the plan.

Mr. Kulas:

“Just for the record, I live right here, so I will have a view of everything. I’m sure it’ll look real good, but just concerned. I’ll sleep better tonight.”

Commissioner Chandler asked if the Commission has to add the 65% exterior materials requirement to the Conditions. Planner Papelbon answered in the negative. If the Commission is

satisfied with the plans as presented, that item will not have to be added. Commissioner Chandler recommended holding this part of the motion until the percentages are collected. Mayor Bukiewicz stated, hearing no other previous objections to the proposed plans, he would not object to moving forward without the percentages but, per Planner Papelbon's suggestion, obtaining the number for the record.

Commissioner Hanna agreed with the Mayor, and suggested that holding the project may become tedious. Commissioner Chandler stated her concern over not being sure the percentages are compliant or not. Planner Papelbon agreed with Commissioner Chandler that the percentages should be kept on file, but based on the conversation, staff is not opposed to the Commission voting without. Planner Papelbon explained that the fiber cement requires a $\frac{3}{4}$ majority approval of the Commission to move forward.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Steve Pape, Revel Investments, for the property at 441 W. Ryan Rd. with the following conditions:

1. That all relevant Code requirements and conditions of the Conditional Use Permit remain in effect.
2. That all outdoor grill areas and proposed fire pits are reviewed and approved by the Fire Department prior to submission of permit applications.
3. That the plans for the clubhouse are revised to meet the minimum 30-foot setback to all public rights-of-way and the maximum 17-foot height restriction.
4. That the plans are revised to incorporate comments regarding street lighting placement along Eagle Summit Drive, the temporary cul-de-sac easement on City property, and curb and gutter requirements for the new cul-de-sac prior to submission of permit applications.
5. That the plans are revised to include a 5-foot minimum setback to all property lines for pavement.
6. That the exterior brick and stone veneers meet the minimum 4-inch thick requirement per Code.
7. That the landscape plans are revised to meet all Code requirements prior to submission of permit applications.
8. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
9. 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 permit applications.
10. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to submission of permit applications.

Commissioner Siefert seconded. On roll call: all voted aye except Commissioner Chandler, who voted no. Motion carried.

**PLAN COMMISSION CONSULTATION
ANIL YEPURI
9102,9120, & 9140 S. 27TH STREET
TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000**

Planner Papelbon provided an overview of the potential mixed-use development concept submitted by Anil Yepuri for the properties at 9102, 9120, and 9140 S. 27th Street (see staff report for details).

Jason Christensen, Nielsen Madsen & Barber Civil Engineer, 1458 Horizon Blvd. Racine, WI, reviewed the new concept, which shows: the access drive has now been moved to the south of the property; the orientation of the building now faces 27th Street, with parking now east of the building; amenities such as gazebos, tennis courts, pavilion, a playground and walking paths have been added.

Robert Hunt, 2537 W. Hilltop Lane:

“(inaudible) is on the south side of my property. My concern was they were talking about, we were looking at the map tonight, my wife and I, and it’s called a public drainage easement. Now what is that all about? So, it’d be pretty close (inaudible) not too far from the back of our property, our southside property.”

Mayor Bukiewicz stated it would probably be for storm water control.

Mr. Hunt:

“It’s not a retention pond, or anything like that, is it? (inaudible) mosquito-infested thing. (inaudible) for the city that had to clean up (inaudible) so I know what that’s all about.”

Mr. Christianson speculated a tile may have been fed through that area. To the current knowledge, there is nothing in the easement, but it is still on record for the property. He stated that it is existing on the site, not part of their proposal.

Mr. Hunt:

“My other questions are; how far is the building off the south property? (inaudible) 50 feet? Is that 50 feet from the south property, along with the property, which is 15 feet? Or, am I reading the map wrong, here?”

Mr. Christensen answered that the building is 80 feet away from the south property.

Mr. Hunt:

“And how far is the parking lot? That’s right near the south.”

Mr. Christensen answered the parking lot is 15 feet off the property line.

Mr. Hunt:

“Fifteen feet, that’s what I thought. Okay. And what’s your plans for landscaping? (inaudible) this place on Ryan Ave. - she was talking about Arbor Vitaes, (inaudible) raking

other people's leaves, I don't need anymore. Evergreens, stuff like that, would be kinda nice along that area. You know?"

Mr. Christensen answered that a landscape plan has not been developed yet, but the suggestion will be taken into consideration.

Mr. Hunt:

"Yeah. Not that I'm happy to see a four-story building going up, I'd rather see the ten-point buck I had this morning running in my back yard. But..."

Mayor Bukiewicz commented that the proposal includes an abundant woodland preservation preserve along the northeast and south portions of the property.

Planner Papelbon explained the proposed 4-story building would consist of a first-floor retail space and parking, with floors two (2) through four (4) being residential. Planner Papelbon clarified there is no requirement for four-story buildings along 27th Street.

Alfred Placek, 2401 W. Hilltop Lane:

"When you mention the 50 feet, what is this gonna be? Some kind of buffer zone or what? From our south lot line, I'm on the south side of the street also, with the Hunt's, what is being proposed there? I mean, is that like, is it gonna be landscaping or is there 50 feet set aside as a buffer?"

Planner Papelbon answered that multifamily residential buildings must be located at least 50 feet from a single-family residential district line. What is being shown is a woodland preservation area within that 50-foot buffer, per Staff's strong recommendations for a vegetative buffer along the north, east and south lines. Mr. Christensen stated that the intent would be to leave any large, good-quality trees within that 50 feet, and to fill in any bare spots with additional vegetation.

Mr. Placek:

"Then the other question is, the development on the east side – the road that goes all the way back there – there is no intention of punching through another access point to that development? It's just gonna be, they're gonna come off 27th Street and drive that 1,000 or 1,200 feet back to that development, that's it? There's no other plans to punch a road in somewhere, somehow?"

Mr. Christensen answered in the affirmative - there is no intention of that.

Mr. Placek:

"This discussion came up many years ago, when the Hilltop Lane area, the development name escapes me, when it was punched through to Tanglewood because it said the Fire Department requires two (2) access points to any kind of development. Well, it seems to me, the people back there, you know- I just don't want something coming up later saying oh well, we gotta, we gotta punch an access road through here to Hilltop or something."

Mayor Bukiewicz stated that the proposal is a concept, and [Assistant Fire] Chief Havey will speak to fire access concerns, if any. Planner Papelbon also stated that the Wisconsin Department of

Transportation (WisDOT) has to make recommendations or approvals of access points, as this property is within 27th Street Access Management Plan Corridor.

Assistant Fire Chief Havey stated that if the presented structures are four (4) or more family units, sprinkler systems will be required, and no more than 15 structures are allowed on a cul-de-sac. Assistant Fire Chief Havey also stated the City's Water [and Sewer] Utility department would have to be involved in the approval process.

Mr. Placek:

"Then just another comment, it seems like the first time we saw this a couple months ago, it has grown in scope. Again, now we're a four-story building there were a few townhouses down in the end and now it seems like it's – did it double in units? It was 12 and now it's 18?"

Mr. Christensen answered that the previous plan showed 18, and the most current plan is proposing 23 townhouse units. Mr. Christensen stated the mixed-use building has always been four (4) stories, and the most recent plan reflects a loss of 3,000 square feet of commercial space, due to having to reorient the building to meet requirements. To make up for the loss and help pay for the cost of the long road through the property, additional units were added to the west cul-de-sac area.

Mr. Placek:

"So that road is private? It's not the City taking care of it, it's gonna be privately snowplowed and all that?"

Mayor Bukiewicz confirmed that is what the applicant said.

Mr. Placek:

"Now, the zoning is not, again I remember from two (2) months ago, is this zoned for this? Or is this would have to be changed to accommodate this development?"

Planner Papelbon stated the property would have to go through multiple review processes, and re-zoned to be able to be used for what is being proposed.

Mr. Placek:

"And we would be made aware of any of any of this, right? Just like we have? Thank you."

Planner Papelbon answered in the affirmative.

Mary Hunt, 2537 W. Hilltop Lane:

"I totally disagree with four-story buildings behind my two-story house. Put some single condos up, seniors would love it. Single condos would be great! We got enough apartments back there already. Thank you."

Mayor Bukiewicz stated that he would be in favor of more single condo designs in the City, but the designs are up to the developers.

Commissioner Hanna stated her strong opposition to the proposed first-floor garage facing 27th Street, and suggested moving those spots off 27th Street and elsewhere on the property.

Commissioner Sullivan stated a large concern is around water and sanitary services to the now 23 proposed townhomes. The proposed townhomes are too far away from 27th Street to be served by those services. Commissioner Sullivan recommended that the applicant work very closely with the Water and Sewer Utility to thoroughly explore their service needs to the property. Mr. Christensen stated there are services options to the south that may be feasible.

Mr. Placek:

“Last meeting I believe, Mayor you had stated that – and maybe it was because of the DOT on 27th Street – that is no possible way that they can punch through to Hilltop Lane. I heard the comments said it was dead on, dead on arrival or something. That that, you know, they couldn’t buy a house. We have terrible traffic problems in our sub-division, those people from the apartments come racing through. I watched one of my neighbors get hit by a car and go flying. The last thing we need is any more traffic where all those people having to go back to that development have to come down Hilltop Lane and, and turn in there. They, you know, tear down a house or something and – I just vehemently oppose that they would ever be able to do that, so. Thank you for your time.”

Commissioner Carrillo stated that she believes the concept uses the land very well, and stated the need to see what the four-story building would look like is very important to the future movement of the concept.

Alderman Loreck commented that the proposed gazebo and tennis courts may be located too close to a retail area, and suggested exploring West Lakewood Lane, to the south of the property, as a secondary or emergency access road.

Alderman Guzikowski stated that the proposed woodland preservation areas, especially along the north side of the property, are positive to the concept, but that he would not support any access going through the properties to the north or the retail building being four (4) stories.

Commissioner Oldani asked for clarification from Assistant Fire Chief Havey regarding a second entrance to the property and sprinkler systems. Assistant Fire Chief Havey answered that if the buildings were connected with a sprinkler system, a secondary access road may not be needed. Both Commissioner Oldani and Assistant Fire Chief Havey agreed that the concept needs more information on the sizes of the townhomes to make conclusive decisions on a secondary road.

Commissioner Siefert stated his concern for the Water and Sewer Utility connection. Mr. Christensen stated that connecting with the utilities to the south of the property may be an option. Commissioner Siefert also stated his concern over the lack of a secondary access road for emergency vehicles.

Commissioner Chandler asked if the proposed roadway going over wetlands is acceptable. Planner Papelbon answered that the Wisconsin Department of Natural Resources (WDNR) would have to be involved, as wetland fill permits will have to be approved. Mr. Christensen confirmed permits will have to be taken out for the WDNR as well as the U.S. Army Corps of Engineers.


Mayor Bukiewicz reviewed the changes that were made from the previous concept presented, and stated his support for the retail space facing 27th Street and the woodland preservation areas.

Mayor Bukiewicz and Planner Papelbon discussed possible second points of entry for future development in the area.

Planner Papelbon highly encouraged the applicant to look closely at the Code's density restrictions to ensure the concept is following those standards. Mr. Christensen stated that the calculations will be looked at in the future. Planner Papelbon also highly encouraged the applicant to communicate with WisDOT, WDNR, and the Water and Sewer Utility early as any Plan Commission decisions would rely heavily on the approval of those separate entities. A Comprehensive Plan Amendment would be needed before moving forward with any other development reviews.

Commissioner Carrillo moved to adjourn the meeting. Alderman Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:13 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

11-23-2021

Date