

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 23, 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 Siefert, 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 November 9, 2021 meeting

Commissioner Siefert moved to approve the minutes of the November 9, 2021 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**MASTER LANDSCAPE PLAN REVIEW
DECKER PROPERTIES
8100 & 8146 S. 27TH ST. and 8100 S. ORCHARD WAY
TAX KEY NOS. 810-9012-001, 810-9005-000, & 810-9013-001**

Planner Papelbon provided an overview of the Master Landscape Plan for the common areas of the multifamily residential development at 8100 & 8146 S. 27th St and 8100 S. Orchard Way (see staff report for details).

Commissioner Hanna moved that the Plan Commission approves the Master Landscape Plan for The Oaks at 8100 submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way with the following condition:

That all details, revised and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
DECKER PROPERTIES
8100 & 8146 S. 27TH ST. and 8100 S. ORCHARD WAY
TAX KEY NOS. 810-9012-001, 810-9005-000, & 810-9013-001**

Planner Papelbon provided an overview of the site, building, and related plan review for a proposed multifamily residential development at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way (see staff report for details).

Mayor Bukiewicz commended the staff and applicant for working together on creating an agreeable plan.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by David Decker, Decker Properties, for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way with the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.

2. That copies of wetland fill permits/approvals by the Wisconsin DNR shall be provided to the City prior to the submission of building permit applications.
3. That copies of all WisDOT access approvals and agreements shall be provided to the City prior to the submission of building permit applications.
4. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
5. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from the view.
6. That all stormwater, water, and sanitary sewer requirements are coordinated with and approved by the Engineering Department and Oak Creek Water and Sewer Utility prior to the submission of building permit applications.
7. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**CONDITIONAL USE PERMIT AMENDMENT
ALL STAR BUICK GMC
7070 S. 27TH ST.
TAX KEY NOS. 737-9094-000 & 737-9984-001**

Planner Papelbon provided an overview of the request for an amendment to the existing Conditional Use Permit to add the land with a former address of 7070 S. 27th St. (see staff report for details).

Alderman Loreck asked about the timeframe of when the Certified Survey Map (CSM) will be recorded since the work has already started.

Planner Papelbon said that the CSM should have been already recorded, and work should not have started before the approval of the Conditional Use Permit Amendment.

Mayor Bukiewicz said that the work has started and requested that the procedures be followed.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council approves the Conditional Use Permit Amendment adding the land with a former address of 7070 S. 27th St. after a public hearing.

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

**TEMPORARY USE PERMIT
ONE HEADLIGHT POWER SPORTS, LLC
9725 S. 13TH ST
TAX KEY NO. 904-9011-00**

Zoning Administrator Miller provided an overview of a Temporary Use Permit request for the operation of a motorcycle operator training site on the Colder's site at 9725 S. 13th St. (see staff report for details).

Mayor Bukiewicz read an email from Mike Faber, Principal, Capstone Quadrangle:

“Although I cannot attend the PC Meeting regarding the Temp Use Permit for One Headlight Power Sports at Colder's, I wanted to provide some input. Our property at 9875 S. Stern Street is an immediate neighbor, and we are also the manager of the Creekside Corporate Park to the south of the proposed location. This temporary use has been conducted before, and we have found it to be harmless; in the past it has been well-run and has caused no problems for us or any tenants in the buildings to the south. To us, it seems like a fine location for this kind of low frequency event, and as a result we would encourage the Plan Commission to approve the request. [F]eel free to contact me with any questions. Best, Mike.”

Alderman Guzikowski moved that the Plan Commission approves the Temporary Use Permit request submitted by Mark McClain, One Head Light Power Sports, LLC (dba House of Harley-Davidson), for the operation of a motorcycle operator training site on the Colder's property at 9725 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all course activities shall be located within the south portion of the parking lot as per the proposed map.
3. That the operations related to the training course be limited to the hours between 7:00 AM and 8:00 PM Monday through Sunday.
4. That there shall be one (1) cargo container for the temporary storage of course equipment and materials within the south portion of the parking lot as per the proposed map. The cargo container shall be removed within seven (7) days of the last training course.
5. That the signage for the operation is limited to two (2) 4'x8' (32 square feet each) temporary signs on the cargo container.
6. That the Temporary Use Permit shall be valid between March 22, 2022 and November 9, 2022.

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

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
340 E. PUETZ RD
TAX KEY NO. 827-9028-000**

Planning Intern Jack Kovnesky provided an overview of the proposed accessory building at 340 E. Puetz Rd. (see staff report for details).

Andrew Chromy, 7630 S. 10th St., explained that the new accessory building is to replace the current accessory structure, which is outdated, for storing band and track equipment. The current accessory structure will be taken down in the future, and be replaced with an accessory building for the football teams during the game. The project will be built by Knight's Construction.

Alderman Guzikowski stated that he has been in the current accessory structure several times, and that it [replacement] is long overdue.

Mayor Bukiewicz asked if the LP siding is allowed under the new Code because the Plan Commission struggled before with this type of siding with the veterinary clinic and other projects.

Planning Intern Kovnesky stated that the siding was approved for the Brentwood Veterinary Hospital, and the two middle schools and high school [structures].

Planner Papelbon stated that the veterinary clinic was the first project that used the LP smart siding material as an alternative to fiber cement for building materials. Planner Papelbon stated that the draft Zoning Code specifies more materials that would be acceptable, and others can be approved by the Plan Commission.

Mayor Bukiewicz asked if LP smart siding is a name brand.

Planner Papelbon stated that it was, and it is not specified in the Code.

Mayor Bukiewicz stated that he thought that this type of material was debatable when it came to Plan Commission review for the vet clinic.

Planner Papelbon stated that review was the first time the Plan Commission had seen that type of material. Fiber cement is the typical siding material proposed in the City, and the LP siding was approved for the vet clinic.

Mr. Chromy stated that the siding materials are the exactly the same for recently-approved sheds at the East and West Middle Schools, and at the High School between the football field and tennis court.

Mayor Bukiewicz stated that he is happy to hear that Knight's Construction will be building these since they do not have any homes this year.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 340 E. Puetz Rd. with the following conditions:

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

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:32 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

12-14-21

Date