

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MARCH 22, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: City Engineer Sullivan, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siefert. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern. Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, and Commissioner Chandler are excused.

**Minutes of the March 8, 2022 meeting**

Commissioner Siefert moved to hold the minutes of the March 8, 2022, meeting. City Engineer Sullivan seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS  
CENTRAL STATES TOWER V, LLC & CELLCO PARTNERSHIP DBA VERIZON WIRELESS  
2509 W. DREXEL AVE.  
TAX KEY NO. 810-9985-001**

Item has been held for the April 12, 2022 meeting, per the Applicant.

**CONDITIONS AND RESTRICTIONS  
JANSSEN BRUCKNER LLC  
641 AND 819R E. DREXEL AVE.  
TAX KEY NOS. 814-9999-000 & 815-9995-002**

Senior Planner Papelbon provided an overview of a request to rezone and establish a Planned Unit Development on the properties at 641 and 819R E. Drexel Ave. (see staff report for details). Senior Planner Papelbon stated that there are two (2) additional single-family side-by-side condominium models that will be incorporated into the Conditions & Restrictions, reflecting a garage orientation with a side entrance.

Alderman Guzikowski and Commissioner Siefert stated their approval of the design and project.

The Alderman of this district was invited to speak. Alderman Kurkowski stated the comments he had received regarding the project were only related to potential flooding issues. Senior Planner Papelbon stated she had received feedback from a resident to the northeast of the proposed development, they are vehemently opposed to the project due to the presence of wetlands, floodplains, and potential increase of traffic for development and Drexel Ave. Mayor Bukiewicz then stated the engineering, flood, and water management will be reviewed by the Engineering Department.

Commissioner Oldani moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Planned Unit Development submitted by Janssen Bruckner, LLC, for the properties at 641 & 819R E. Drexel Ave. after a public hearing.

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

**CONDITIONAL USE PERMIT AMENDMENT  
LEO'S PLAYLAND LLC DBA CENTRAL BARK OAK CREEK**

**1075 W. NORTHBRANCH DR.  
TAX KEY NO. 735-9028-000**

Planning Intern Kovnesky provided an overview of a request for an amendment to the existing Conditional Use Permit to allow up to 80 dogs within the existing facility at any given time on the property at 1075 W. Northbranch Dr. (see staff report for details).

Commissioner Siepert asked the applicant if there is identified parking for clients dropping off their dog(s), as well as with needs for handicap access.

Jacob Dorst, 1075B W. Northbranch Dr., Oak Creek WI 53154, answered in the affirmative for both parking needs.

Mayor Bukiewicz stated his satisfaction with the consistency of this proposal with the amendments made to a similar proposal in 2018.

Senior Planner Papelbon then clarified the Conditions and Restrictions of the proposed CUP may be amended regarding the maximum number of dogs allowed onsite, lighting, parking, and the duration of the CUP.

Commissioner Oldani asked if the new motion could be read with eighty-five (85) dogs, instead of eighty (80). Planning Intern Kovnesky answered in the affirmative.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment to allow a maximum of eighty-five (85) dogs onsite as part of the existing animal boarding kennel/dog day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr. after a public hearing and subject to conditions and restrictions.

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

**PLAN REVIEW  
THE GABLES APARTMENTS (BURKE PROPERTIES)  
7730R S. HOWELL AVE.  
TAX KEY NO. 781-9015-000**

Planning Intern Kovnesky provided an overview of site, building, and related plans for an accessory building on the property at 7730R S. Howell Ave. (see staff report for details).

Mayor Bukiewicz asked Senior Planner Papelbon for clarification on the three-quarter majority vote as the full Commission was not present. Senior Planner Papelbon stated that the vote can be taken by members present - the full Commission is not needed.

Discussion among the Commissioners ensued regarding whether HardiePlank or vinyl should be allowed on the proposed garage building. Mayor Bukiewicz stated his comfort with the HardiePlank siding.

Zoran Atlija, 622 N. Water Street Ste 200, Milwaukee WI 53202, stated the majority of the existing buildings already have vinyl siding. Mr. Atlija expressed the desire for all buildings to having matching exterior.

The Commission agreed vinyl would be acceptable.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by The Gables Apartments, Burke Properties for the property at 7730R S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the height of the building does not exceed 17 feet as measured from grade.
3. That the use of vinyl siding for exterior building materials is approved.
4. That all detailed, revised 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**  
**AST/LEARNIT, DBA WISCONSIN EARLY AUTISM PROJECT**  
**140 E. RAWSON AVE.**  
**TAX KEY NO. 733-9991-001**

Senior Planner Papelbon provided an overview of site and related plans for a proposed fence on the property at 140 E. Rawson Ave. (see staff report for details).

Commissioner Siefert stated his acceptance of the proposal and Mayor Bukiewicz commended the applicants on the work being done at the property.

Commissioner Oldani moved that the Plan Commission approves site and related plans submitted by AST/LEARNIT, dba Wisconsin Early Autism Project, for the property at 140 E. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of the existing Conditional Use Permit remain in effect.
3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

**CONDITIONAL USE PERMIT AMENDMENT**  
**UNLIMITED ATHLETIC CLUB, LLC**  
**140 E. RAWSON AVE.**  
**TAX KEY NOS. 733-9991-001**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit Amendment to allow an indoor commercial recreation facility (fitness center) within the existing multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Mayor Bukiewicz suggested that the property owner(s) review the site and possibly change the zoning district to alleviate the number of CUPs that may be needed for future tenants. Senior Planner Papelbon agreed the most appropriate zoning assignment should be discussed with the property owner(s).

Senior Planner Papelbon then clarified the changes to the CUP currently in place for the property - that two (2) indoor recreation facilities are allowed and the hours of operation for Unlimited Athletic Club in Building B will be Monday-Sunday 7:00 AM – 8:00 PM.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. after a public hearing and subject to conditions and restrictions.

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

### **MASTER LANDSCAPE REVIEW – LAKESHORE COMMONS**

#### **RINKA**

**4001 E. LAKE VISTA PKWY., 9300 S. 5<sup>TH</sup> AVE., 4200 E. LAKE VISTA BLVD.**

**TAX KEY NOS. 868-9005-000, 868-9994-002, 868-9006-000**

Senior Planner Papelbon provided an overview of Phase 1 Master Landscape Plans for the Lakeshore Commons Traditional Neighborhood Development Planned Unit Development at 4001 E. Lake Vista Pkwy., 9300 S. 5<sup>th</sup> Ave., 4200 E. Lake Vista Blvd. (see staff report for details).

City Engineer Sullivan stated his appreciation of the issues and concerns regarding environmental protection being addressed. Mayor Bukiewicz complimented Staff and the applicant on their work to include all the green space and trees in the plan.

Alderman Guzikowski moved that the Plan Commission approves the proposed Lakeshore Commons Master Landscape Guide and Master Landscape Plan submitted by Katie Monachos, RINKA, for the properties at 4005 E. Lake Vista Pkwy., 9116 S. 5<sup>th</sup> Ave., 9300 S. 5<sup>th</sup> Ave. subject to the following conditions:

1. That the plans are amended to incorporate landscape areas for single family and multifamily villa housing types per the PUD.
2. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

### **PLAN REVIEW – LAKESHORE COMMONS CLUBHOUSE**

#### **RINKA**

**4005 E. LAKE VISTA PKWY.**

**TAX KEY NO. 868-9005-000**

Senior Planner Papelbon provided an overview of site, building, and related plans for the Lakeshore Commons clubhouse, outdoor pool, and associated parking lot located at 4005 E. Lake Vista Parkway (see staff report for details).

Katie Monachos, RINKA, 756 N. Milwaukee St., Milwaukee, WI 53202, stated the thin brick material that has been proposed has no issues with maintenance or longevity of use, and requested a consideration to use the material. Senior Planner Papelbon asked the applicant for the dimensions of the proposed material. Another spokesperson for RINKA stated that the material is a thin veneer brick, 1- 1.5 inches thick, 2-2.5 inches tall, 12 inches long, and would go along almost all the elevations of the clubhouse.

Alderman Guzikowski asked what needed to be done since the proposed material does not meet the 4 – inch depth requirement needed to meet Condition 2 of the Conditions and Restrictions of the suggested motion. Senior Planner Papelbon stated that as the existing PUD does not allow for that material, Condition 2 could be eliminated from the proposed motion in favor of having Staff work with the applicant to find a resolution. Alderman Guzikowski then asked if the resolution would have to be brought to Plan Commission for approval. Senior Planner Papelbon stated that the Commission could choose to approve the resolution, or let Staff approve the resolution without having to come before the Commission again. She stressed that she could not make any assertions regarding the reviews that may be required, including an amendment to the PUD.

Commissioner Siefert and City Engineer Sullivan stated their approval for Staff to make the decision.

Ms. Monachos stated a reason for choosing the proposed material was to keep building costs low. Mayor Bukiewicz asked Senior Planner Papelbon if, once the material is allowed in the PUD, would all the resident housing brick be affected, or just the clubhouse. Senior Planner Papelbon answered that the request will have to be further investigated to find additional answers. Mayor Bukiewicz then agreed that Staff could approve the resolution as well. Senior Planner Papelbon concluded that the future resolution would not affect the approvals already in place for the other proposed buildings in this development.

Commissioner Siefert suggested the applicant expand the bicycle parking area to accommodate a possible high number of children using bicycles to get to the pool area.

Ms. Monachos stated that there is another bicycle storage located in another plan, but will reassess to ensure the need will be met.

Commissioner Oldani clarified with Senior Planner Papelbon the second condition of the proposed motion.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Katie Monachos, RINKA, for the clubhouse and associated amenities on the property at 4005 E. Lake Vista Parkway with the following conditions:

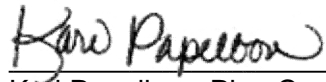
1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.
2. That the exterior building materials meet the Code and PUD requirements.
3. That the landscaping plan is revised as necessary for compliance with PUD requirements and the Master Landscape Design Guide, and submitted for review before the Plan Commission prior to submission of building permit applications.
4. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.

5. That trash enclosure be constructed of masonry materials to match the building.
6. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

Commissioner Siepert moved to adjourn the meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:15 pm.

ATTEST:



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Kari Papelbon, Plan Commission Secretary

4-26-22

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Date