

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MAY 24, 2022**

Mayor Bukiewicz called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Also present: Doug Seymour, Director of Community Development, Laurie Miller, Zoning Administrator and Mike Havey, Assistant Fire Chief.

**Minutes of the May 10, 2022 meeting**

Commissioner Siefert moved to approve the minutes of the May 10, 2022 meeting. Alderman Guzikowski seconded. Mayor Bukiewicz abstained, all others on roll call: voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS**

**CR DEVCO**

**2231 & 1933 W. Puetz Rd., 8843 S. 13<sup>th</sup> St., and 8950 S. 20<sup>th</sup> St.**

**TAX KEY NOS. 856-9999-001, 857-9993-000, 857-9992-000, 857-9991-000**

Director Seymour provided an overview of the conditions and restrictions for a Planned Unit Development (see staff report for details).

The proposed conditions and restrictions are:

- Section 1
  - o PUD includes only Lot 1 of CSM to be recorded
- Section 2
  - o Site & Building Plan review required
  - o Development Agreement Required
  - o CSM shall be recorded prior to permitting
  - o Tree preservation & removal plan & Master Landscape Plan required
- Section 3
  - o Max. 22 buildings, 134 units, attached garages
  - o Garages per new Zoning Code
  - o Exterior building materials per new Zoning Code & include vinyl (see modification request for brick)
  - o Max. 2 monument signs, separate frontages
- Section 4
  - o Garage & parking apron requirements
  - o Parking shall not obstruct pathways, roads, etc.
  - o Min. 20-foot buffer between road & west property
  - o Min. clear area, parking restriction, no connection to Greys Lane, 20<sup>th</sup> Street. Access restricted
- Section 5
  - o Lighting per new Zoning Code
- Section 6
  - o Impact fees assessed
- Section 7
  - o Bulk & Dimensional Requirements, Setbacks

The applicant stated they would wait for questions from the Commission.

Commissioner Hannah asked if the request to replace some of the larger trees will be reflected in the Landscape Plan. Director Seymour answered that, per the conditions and restrictions proposed, the Tree preservation & removal plan & Master Landscape Plan will be required and is currently being developed for final approval at a future meeting. Commissioner Hannah then asked why the applicants are requesting vinyl and brick modifications. Director Seymour answered that there have been many requests to use thinner brick than what the Code specifies and the brick depth requirement originally came from quality concerns with some commercial products on the market.

Josh Wohlreich, 313 Surrey Lane, Lake Forest IL, 60045, representing CR Devco, stated the proposed thin brick is a thinner version of a standard three (3) to three and a half (3.5) inch face brick. It is a much less environmentally impactful material that would comply with National Green Building Standards (NGBS) to help CR Devco achieve a bronze certification. Mr. Wohlreich said that while the thinner brick does lose some insulation value, the proposed designs make up those values to meet Code with the wall itself. To conclude, Mr. Wohlreich stated the thin brick is a more economic choice of material while maintaining a high-quality design.

Commissioner Hannah then asked what the maintenance plan would be for this material, as after time the vinyl may look dusty and not like traditional brick. Mr. Wohlreich clarified that the proposed material in discussion is real brick and would cover the bottom three (3) feet of the buildings' elevation with vinyl siding covering the rest of the elevations. Director Seymour also confirmed that the installation of this thin brick material would be individual; there will not be sheets of bricks installed at once. Commissioner Hannah asked for further clarification on why the applicant is requesting the vinyl material. Mr. Wohlreich answered by stating the Code currently allows a cementitious board for residential exteriors, yet the proposed vinyl siding is durable and degradation of the material over time is minimal.

Ryan Swingruber, 228 Raymond Ave., Barrington IL, 60010, representing CR Devco, then stated plans, specifications and samples can be shared going forward. The requested materials are high-end products that will meet the NGBS quality while being low-maintenance.

Alderman Guzikowski stated his acceptance for the thin brick and vinyl materials.

Commissioner Chandler requested further clarification on whether the choice to use the thin brick was one made of cost or safety. Director Seymour answered the choice has been made based on durability and installation. Commissioner Chandler then asked how the thin brick would meet the established building standard. Mr. Wohlreich stated the current Code stands for a face brick that has a minimum of three (3) inches for a depth; and what is being asked for is that ordinance be waived to allow a brick that is thinner than three (3) inches. Commissioner Chandler then asked how the thin brick can meet the durability standards and Mr. Wohlreich answered that, although installation may be different, there is no difference in durability between the two, as they are made of the same material. Commissioner Chandler then asked Director Seymour to explain the fire safety of the proposed thin brick. Director Seymour agreed the thin brick may have additional fire prevention benefits and stated the material is fire resistant and restated the requested material is individual bricks, not sheets of masonry-like material being applied to building facades.

Commissioner Chandler then asked if the plans have changed as the report states that one (1) brick will be used for the upper floors and three (3) inch brick will be used on the lower floors.

Director Seymour answered that the standard was written with a multi-story building in mind, but what is being proposed is single-story buildings so the thin, one (1) inch brick would be applied along the base of the buildings.

Mayor Bukiewicz asked if the brick will stick out farther than the siding with an end cap on top, adding approximately three (3) inches of depth to the exterior surfaces. Mr. Wohlreich answered in the affirmative. Mayor Bukiewicz then asked Director Seymour where, in the City, has the thin brick and vinyl have been allowed in the recent past. Director Seymour answered that a current hotel project allowed the thin brick and the Code currently allows vinyl as an accent material. Mayor Bukiewicz then asked the applicant if vinyl will be used in the gables / dormers. Mr. Wohlreich answered in the affirmative; that one of two patterns will be used, a 'shake' or a 'board and baton' look.

Commissioner Oldani asked if the vinyl material is accepted and approved in the upcoming motion, will a new precedent be set for future residential exterior projects? Director Seymour answered in the negative, explaining the Plan Commission can continue to make these changes on an individual project basis.

Commissioner Chandler then asked if standards should be created so developers know what they may need an exception for. Director Seymour answered that the Plan Commission can vote, with three quarters (3/4) majority, to waive requirements provided additional features are incorporated on the site to offset the vinyl request. He then asked the applicant what those additional features would be? Mr. Wohlreich stated the NGBS certification and the low-density, open design of the project would be those features. Mr. Swingruber added that the garden courtyards designed to fill the 60 feet of space between the buildings, with extensive landscaping and greenspace, would be a highlight of those features.

Commissioner Chandler then asked what NGBS is, what is the certification and how is that linked to the thin brick and vinyl request. Mr. Swingruber explained that NGBS stands for National Green Building Standards which CR Devco can achieve a certification through if the company meets all four (4) tiers. By working with thin brick, a requirement would be met to help achieve the first of tier. Mr. Wohlreich followed up by commenting that the City's Comprehensive Plan supports environmentally friendly developments. In regards to vinyl siding, Mr. Wohlreich stated the proposed design, masonry 'water table' around the base of the home with a secondary material above, is seen on many single-story homes and the proportion of vinyl used is appropriate.

Commissioner Chandler asked Director Seymour if there is an amount of vinyl that should be accepted. Director Seymour explained there is no standard amount and it would be difficult to set that standard, he also reminded the Commission the vinyl that has been allowed in the past has been used for accents on large commercial buildings, and suggesting the Commission use the metrics of quality appearance and durability to make their decision.

Mayor Bukiewicz then stated the greenspace features were going to be designed whether vinyl was used as a siding or not and asked if the NGBS materials would translate to cost effectiveness to the residents of the development. Mr. Wohlreich answered that the thin brick material would not, however the planned installation of energy efficient appliances, like HVAC systems and water usage items will be reflected in lower utility bills for the residents. Mayor Bukiewicz and Director Seymour then commented on seeing these materials only on larger commercial projects and briefly discussed previously approved roofing materials in the City.

Discussion over the proposed gable patterns was then had between the applicant, Director Seymour, Mayor Bukiewicz and Commissioners with an agreement to see renderings and

samples of the vinyl in the 'board and baton' pattern. Director Seymour commented that site and building plans for the development will come before the Plan Commission for final approval as well. Discussion was then had amongst the Commission on how to modify the motion to include the thin brick and vinyl material.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions, including thin brick, as part of Planned Unit Development request submitted by CR Devco, LLC, for portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St.

Commissioner Siefert seconded. Commissioner Chandler: voted no. All others on roll call: voted aye. Motion carried.

**REZONE  
C.W. PURPERO  
7030 S 13<sup>TH</sup> ST.  
TAX KEY NO. 735-9000-000**

Director Seymour provided an overview of a request to rezone the property at 7030 S 13<sup>th</sup> St. from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business after a public hearing (see staff report for details).

The Commission had no questions.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the property at 7030 S 13<sup>th</sup> St. be rezoned from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business after a public hearing with the following condition:

- That the Certified Survey Map approved by the Common Council on February 14, 2022 (Resolution No. 12306-021422) is recorded prior to submission of permit applications.

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

**REZONE  
C.W. PURPERO  
1190 W RAWSON AVE.  
TAX KEY NO. 735-9041-000**

Director Seymour provided an overview of a request to rezone the property at 1190 W. Rawson Ave. from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing (see staff report for details).

The Commission had no questions.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the property at 1190 W. Rawson Ave. be rezoned from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing after a public hearing with the following condition:

- That the Certified Survey Map approved by the Common Council on February 14, 2022 (Resolution No. 12306-021422) is recorded prior to submission of permit applications.

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

**TEMPORARY SIGN PLAN REVIEW  
PARADIGM REAL ESTATE CORP  
10523 S. HOWELL AVE. AND 10304 S. OAKVIEW PKWY  
TAX KEY NO. 955-9998-000 & 955-1028-000**

Zoning Administrator Miller and Director Seymour provided an overview of a request for the approval to display one temporary sign on each property located at 10523 S. Howell Avenue & 10304 S. Oakview Parkway (see staff report for details).

The Commission had no questions.

Commissioner Siepert moved that the Plan Commission approves the sign plan submitted by Brian Parrish, Paradigm Real Estate Corp, to be located at 10523 S. Howell Avenue & 10304 S. Oakview Parkway with the following conditions:

1. The signs shall not be illuminated.
2. Include setbacks, dimensions, and limit one (1) per property.
3. That signs shall be removed by December 31, 2022.

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

**PLAN REVIEW  
OAK CREEK PUBLIC LIBRARY  
8040 S. 6<sup>TH</sup> ST.  
TAX KEY NO. 813-9064-000**

Director Seymour provided an overview of site and related plan review for a proposed exterior locker system for pickup and return of library materials (see staff report for details).

Jill Lininger, Oak Creek Public Library (OCPL) Director explained the library had received a grant from the Milwaukee County Federated Library System to install the exterior lockers. The lockers would further support providing accessibility for patrons who are unable to access the library during normal business hours.

Commissioner Hannah asked if there is anyway to prevent the lockers from being vandalized. OCPL Director Lininger answered that the City's IT Department has been contacted about installing an additional camera to monitor the lockers for extra security.

Commissioner Oldani asked if any thought was had to the lighting of the lockers. OCPL Director Lininger answered the exterior lighting from the buildings overhang would provide the light.

Commissioner Chandler asked if there would be a way to make the lockers blend into the building's façade more. Director Seymour answered that as part of the City's public art initiative, discussion has been had in possibly wrapping the lockers with local art; not making the structure blend in, but stand out as a public art piece. Commission members voiced their approval for this concept.

Mayor Bukiewicz then asked for confirmation that the lockers needed electric power and a data cable. OCPL Director Lininger stated there is already an existing exterior electrical outlet and interior data access in the proposed location already.

Commissioner Siepert then asked how the lockers would be loaded; from the inside of the building, through the back of the lockers, or from the exterior front doors. OCPL Director Lininger answered the lockers will be loaded from the front and briefly explained the process of using the locker system.

Mayor Bukiewicz took time to commend and thank OCPL Director Lininger on her service to the Library and City.

Commissioner Oldani moved that the Plan Commission approves site related plans submitted by Jill Lininger, Oak Creek Public Library, for a book locker system on the property at 8040 S. 6<sup>th</sup> St. with the following conditions:

1. All relevant Code requirements remain in effect.
2. One (1) locker system measuring 42.52" (w) x 25" (l) x 78.38" (h) is allowed on the west side of the property in the location shown on the map.
3. There shall be no additional lights for the locker system.
4. No signs are included as part of this approval; however, identification on the system as part of the overall design shall be permitted.
5. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

## **PLAN REVIEW**

**PLUNKETT RAYSICH ARCHITECTS (PRA), LLP  
1321 E. DREXEL AVE.  
TAX KEY NO. 815-9997-000**

Director Seymour provided an overview of the site and building plans for the Abendschein Park Pavilion (see staff report for details).

Mayor Bukiewicz invited Parks Commission Chair Leah Schreiber-Johnson to speak at this time. Chair Schreiber-Johnson declined.

Commissioner Hannah asked if the traffic along Drexel Ave has been evaluated yet, as there is a residential subdivision directly north of the project location. Director Seymour answered that improvements to traffic flow on Drexel Ave. have been seriously discussed by Staff, along with options for overflow parking as needed, and a secondary access road to the park will be created with the future condominium development directly west of the park. Commissioner Hannah then asked Commissioner Kiepczynski if there will be a traffic signal planned for the entrance to the park on Drexel Ave. Commissioner Kiepczynski answered that a traffic signal, various turn lane configurations and road pattern layouts are all being considered. Commissioner Kiepczynski also mentioned the City has been actively applying for grants through WisDOT to increase safety along Drexel Ave. Commissioner Hannah then commented on the importance surrounding the pedestrian crossings and suggested they be included with the improvement plans. Commissioner Kiepczynski agreed.

Commissioner Hannah then asked if the noise during the summer time will be causing issues for the residents north of the property. Director Seymour answered that, as a resident of that area, the activities happening at the park can be heard currently but wouldn't consider the sound a nuisance; going on to explain the proposed future stage has been oriented to face the south and is set off of Drexel Ave by quite some distance. Mayor Bukiewicz added that the noise would be subject to the park hours as well.

Commissioner Carrillo asked why gravel was chosen instead of pavement for the area west of the Pavilion, not covered by the buildings large overhang. Director Seymour answered that the potential vendor suggested the material due to its success at their other location(s). Commissioner Carrillo stated, assuming the location is handicap accessible, gravel is hard to navigate for strollers, etc. Director Seymour explained the area under the large overhang is concrete. Commissioner Carrillo then asked whether or not the majority of the total seating area would be gravel. Director Seymour answered in the negative, the majority of the seating capacity would be on the proposed concrete area. Commissioner Carrillo then asked if the Pavilion would be rentable. Director Seymour answered in the affirmative and the building is being designed to be rentable and used for the public.

Commissioner Kiepczynski stated the plans reflect concrete covering the whole outdoor seating area, not gravel for the previously referred-to seating areas. Director Seymour stated he will clarify with the architect what material will be used in those areas.

Commissioner Oldani also stated his interest to know what the proposed material will be, voicing his disapproval for the gravel option. Zoning Administrator Miller commented that gravel was an option as the area will have high traffic and replacing and reseeding grass wouldn't be an effective solution. Mayor Bukiewicz added gravel does provide traction that concrete doesn't, it's very easy to maintain, and the vendor prefers that material.

Commissioner Hannah then asked if the rocks could go into the drainage system, causing a significant issue. Zoning Administrator Miller answered it has not been an issue at the locations that had been visited. Commissioner Hannah stated her concern for the gravel, and suggested red brick as a ground covering.

Commissioner Oldani asked what the plan is for the existing concession/ restroom building on the property. Director Seymour answered that currently the building will remain for facilities and use for the baseball diamond, additional restrooms, and storage. However, it may be removed for a possible playground, future splashpad, or other anticipated projects as part of the Abendschein Park Master Plan. Commissioner Oldani then stated his approval for retaining the existing building especially in regards to overflow restrooms, and suggested renovating the exterior building to match the proposed pavilion and to approve the proposed stage.

Commissioner Siepert asked how the existing disc-golf course will be affected with extending the parking lot to the south. Director Seymour answered that the affected holes will be reconfigured and not displaced. Commissioner Siepert then asked who will be responsible for the operation of the pavilion. Director Seymour answered that the Recreation Department will be involved in renting the space. Commissioner Siepert asked if there will be issues with liquor licenses at the beer garden, to which Director Seymour answered that there are no anticipated problems regarding the liquor license. Commissioner Siepert then asked what will happen if excess water comes to the area, in regards to the established retention pond on the property. Director Seymour explained the pond has already been built to accommodate the stormwater for a fully developed park.

Commissioner Siepert then summarized by asking if the pond was designed to hold a 100-year flood. Commissioner Kiepczynski answered in the affirmative.

Mayor Bukiewicz asked if the proposed kitchen is a full kitchen or a prep space like the Pavilion at Lake Vista. Director Seymour answered in the negative, but could be considered a warming kitchen. Mayor Bukiewicz voiced his concern for having possible renters grilling outside of the space. Zoning Administrator Miller explained the vendor was looking for a warming kitchen with a dishrack, dishwasher and a pass-through area.

Parks and Recreations Commission Chair Leah Schrieber-Johnson, 9024 S. York Ct., Oak Creek WI, 53154, asked about grease traps in the proposed kitchen. Director Seymour stated he believes they have been included. Chair Schrieber-Johnson then explained grease traps had been requested so renters had the option to bring in the appliances they need with a way to properly dispose of food waste. Director Seymour further explained cost considerations were a factor for not building a full commercial kitchen.

Mayor Bukiewicz agreed a full kitchen is not needed but more kitchen options should be provided than what was built at Lake Vista Pavilion. Mayor Bukiewicz then asked if there are enough restrooms planned for the development. Director Seymour explained there may be events in which portable facilities may have to be brought in, but as the space has been designed for more year-round use, the expected population should not be so high as to have to bring in temporary facilities.

Mayor Bukiewicz then asked if the proposed storage space may be able to be removed for extra seating, with the beer garden furniture then being stored at the Department of Public Works building. Zoning Administrator Miller explained the vendor prefers the storage space for extra furniture and the large amount of beer and glassware that is ordered at the beginning of the season. Chair Schrieber-Johnson added that the mentioned glassware would be a retail component for the vendor to which Mayor Bukiewicz asked if that retail option would be available to any vendor. Director Seymour voiced his approval for the storage space, suggesting it can be used for and by many different individuals.

Mayor Bukiewicz then asked if the 1,110 square feet of space would be adequate for activities or events during the winter, i.e. the Warming House event or a winter market. Director Seymour answered in the affirmative, explaining the building will be climate controlled, have a gas fireplace, and garage doors that can close off the interior space to hold 75 – 160 people. Commissioner Carrillo and Mayor Bukiewicz agreed a winter market would not fit in that space.

Per Chair Schrieber-Johnson, Director Seymour also described the outdoor transaction window, which would be a secondary point of sale location to the indoor transaction counter. Zoning Administrator Miller clarified that there are actually two (2) outdoor transaction windows planned on the south wall of the building; the first window, located next to the storage area, will be designated for the purchase of the glassware and additional merchandise, and the second window will be designated for filling the glassware. This design should alleviate long wait times for the patrons. Mayor Bukiewicz commended the Parks and Recreation Commission on the versatility of the design of the building and spoke again to the vendors request for gravel as a ground covering.



Commissioner Oldani reiterated his concern for having enough restrooms, and strongly suggested adding more into the building plans. Chair Schrieber-Johnson asked if there would be a recommended number of toilets to add. Director Seymour answered in the negative and stated the proposed number of restrooms meets Code. Chair Schrieber-Johnson added that the beer garden is intended to be open six (6) to seven (7) days a week, making the anticipated peak attendance much lower. More discussion regarding having enough restrooms was had amongst the Commissioners, with mention of the existing building being used for overflow restrooms and Chair Schrieber-Johnson suggesting expanding that building to include more facilities, if needed.

Mayor Bukiewicz then commented on the simple fence proposed in the design and suggested natural rock options in lieu of tradition benches, if benches were to be added in future plans.

Assistant Fire Chief Havey mentioned the trash enclosure will be constructed with fire-resistant materials and the building will have a full sprinkler system attached to the additional hydrant and water service that will be built to support the future developments in the area.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Kirk Keller, Plunkett Raysich Architects (PRA), LLP on behalf of the City of Oak Creek, for the Abendschein Park Pavilion located at 1321 E. Drexel Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all mechanical equipment shall be screened from view.
3. That grading, drainage, utility and stormwater management plans are approved by the City Engineer prior to the issuance of building permits.
4. No signs are included in this approval. All detailed sign plans shall be submitted for review and approval by the Plan Commission prior to submission of sign permit applications.
5. That exterior lighting and landscape plans will be approved by the Director of Community Development prior to submission of permit applications.
6. 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 Siepert seconded. On roll call: all voted aye. Motion carried.

Director Seymour and Mayor Bukiewicz then commended and congratulated Zoning Administrator Miller on her service to the City, as she will be moving on to a position within a different municipality.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hannah seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:55 pm.

ATTEST:

  
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Kari Papelbon, Plan Commission Secretary

6-14-22  
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Date