

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 12, 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, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert. Commissioner Chandler was excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Zoning Administrator; and Mike Havey, Assistant Fire Chief.

Minutes of the June 14, 2022 meeting

Commissioner Siepert moved to approve the minutes of the June 14, 2022, meeting with improvements [corrections]. Alderman Guzikowski seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, and Commissioner Oldani abstained; all others voted aye. Motion carried.

Minutes of the June 28, 2022 meeting

Commissioner Oldani moved to approve the minutes of the June 28, 2022, meeting. Commissioner Siepert seconded. On roll call: Alderman Loreck and Commissioner Hanna abstained; all others voted aye. Motion carried.

PUBLIC HEARING

BRAD MCCLAIN, UW CREDIT UNION

7902 S. MAIN ST.

TAX KEY NO. 813-9049-000

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

No public comments were made.

SIGN APPEAL

BRAD MCCLAIN, UW CREDIT UNION

7902 S. MAIN ST.

TAX KEY NO. 813-9049-000

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

Commissioner Hanna asked about the maintenance of the sign lights, to ensure all proposed signs will be continuously lit and clean.

Kevin Carreiro, Adrenaline Agency, 195 New Hampshire Ave. Suite 115 Portsmouth, NH 03801, explained the light fixtures are LED, and will be automatically controlled through the building management systems. The UW Credit Union branches do an excellent job at maintenance.

Cheryl Weisensel, UW Credit Union, 3500 University Ave. Madison, WI 53705, stated there are programs in place branch maintenance: bi-annual washes, surveillance via security cameras, and facility work orders are methods used continuously.

Commissioner Kiepczynski requested the applicant be cognizant of the placement of the proposed monument sign on W. Town Square Way, regarding site distance and height for safe vehicle traffic.

Alderman Loreck commented the ITM signage seems excessive, and asked if there are ITMs in different locations. Ms. Weisensel stated that the Bay View location has them, but the signage has not been completed yet. Alderman Loreck asked if the Bay View location will have the same signage as what was presented to the Plan Commission, to which Ms. Weisensel answered in the affirmative.

Commissioner Siefert commented the proposed "Here For Every You" tagline sign above each ATM machine seemed excessive. Mr. Carreiro explained the tagline message is typically located inside each branch, and as the ATM technology is replacing teller and drive-through functions, the same messaging is being replicated for members who choose to use the ITM option. Senior Planner Papelbon reminded the Commission that sign content is not regulated.

Mayor Bukiewicz asked if there will be an issue with the street numbers on the fin of the southern monument sign being red in color. Assistant Fire Chief Havey answered in the negative if the numbers are either illuminated or reflective. Mayor Bukiewicz then asked if the sign is either illuminated or reflective. Mr. Carreiro answered in the negative, and requested to change the design to show white numbers on a darker background. Senior Planner Papelbon stated further coordination can be done between staff and the applicant to decide a color scheme to ensure safety and uniformity throughout Drexel Town Square.

Alderman Loreck moved that the Plan Commission approves sign variances allowing the installation of the following on the property at 7902 S. Main Street:

North Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-0" x 12'-4 ¾" (62.16 sf)

East Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-7 ¼" x 5'-7 ⅛" (31.35 sf)
- One (1) ATM logo wall sign measuring 8 ½" x 31 ¾" (1.87 sf)
- One (1) tagline letter wall sign measuring 7 ¾" x 80 ⅜" (4.32 sf)
- One (1) channel letter sign on the red entry element measuring 8 ¼" x 72" (4.12 sf)
- One (1) wall mounted flag/blade sign measuring 19" x 42 ¼" (5.57 sf)

West Elevation

- One (1) primary logo wall sign measuring 5'-7 ⅜" x 5'-7 ⅛" (31.4 sf)

Ground Monument

- One (1) secondary ground monument sign measuring 2'-11 ¼" x 7'-0" (20.56 sf) on the south

ITM Canopies

- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the north sides of the ITM canopies
- Three (3) tagline letter wall signs measuring 7 ¾" x 80 ⅜" (4.32 sf) on the east sides of the ITM canopies

- Three (3) ITM logo wall signs measuring 8 1/2" x 31 3/4" (1.87 sf) on the east sides of the ITM canopies
- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the south sides of the ITM canopies
- Three (3) logo wall signs measuring 7'-9" x 7'-0" (54.25 sf) on the west sides of the ITM canopies

Commissioner Hanna seconded. On roll call: Commissioner Siefert voted no; all others voted aye. Motion carried.

PLAN REVIEW
MATT KOHLS, GLOBAL SCHOOLWEAR
200 W. OAKVIEW PKWY.
TAX KEY NO. 955-1045-000

Senior Planner Papelbon provided an overview of the site and building plans (see staff report for details) and provided the following updated information: a permit from the WI DNR had been received for wetland fill for 591 square feet on the south side of the property, the pavement has been reduced to avoid wetland impacts to the north and west, the building footprint has been slightly altered to allow for elevation changes, landscaping has been added outside of the screen wall on the south side of the building (yet to be determined to meet Code requirements), architectural elements have been added to the east and south elevations, color changes have been added to the west and north elevation.

Commissioner Siefert asked if the WI DNR has approved the proposed wetland fill. Senior Planner Papelbon answered in the affirmative, explaining the applicant will not fill on the west side of the property - only 591 square feet on the south side, and the permit to do so from the WI DNR was received earlier in the day.

Commissioner Hanna shared her concern over filling any amount of wetland.

Mayor Bukiewicz expressed his appreciation for the work done by the applicant and City staff to ensure all requirements were met.

Commissioner Oldani asked if item six (6) of the Conditions needed to be decided on before a motion is made. Mayor Bukiewicz answered in the affirmative, and asked the applicant if a screen wall height can meet the minimum lowest standard of 13 feet to maintain consistency. The applicant agreed.

Senior Planner Papelbon then clarified item four (4) of the Conditions. As the percentages presented regarded exterior building materials exceed 50% on some the of elevations, staff would prefer the Condition to be read as: "That the elevations are revised to incorporate materials percentages excluding glazing" to ensure all materials will be approved.

Commissioner Oldani moved that the Plan Commission approves site and building plans submitted by Matt Kohls, Global Schoolwear, for the property at 200 W. Oakview Parkway with the following conditions:

1. That all relevant Code requirements remain in effect.

2. That all approvals and/or permits from the Wisconsin Department of Natural Resources (DNR) are submitted to the Engineering Department and Department of Community Development prior to submission of permit applications.
3. That all grading, drainage, utility, and stormwater management plans are approved prior to submission of permit applications.
4. That the elevations are revised to incorporate materials percentages excluding glazing.
5. That the north and west elevations incorporate color and/or materials changes and windows. Non-textured concrete panels may be utilized as the primary building material on the west and north elevations. Any modifications to the exterior of the building, including additions, shall meet the Code requirements effective at the time of application.
6. That plans are revised to increase the height of the loading dock screen wall to a minimum height of 13 feet as measured from grade.
7. That the plans are revised to include a non-combustible and Code-compliant material for the trash enclosure gate (chain link prohibited).
8. That the landscape plans are revised in conformance with Plan Commission and staff comments and Code requirements.
9. That the plans are revised to include locations and screening for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
10. That all light sources are shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
11. 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: Commissioner Hanna voted no; all others voted aye. Motion carried.

**SIGN PLAN REVIEW
BRAD MCCLAIN, UW CREDIT UNION
7902 S. MAIN ST.
TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of a sign plan for the proposed financial institution with drive-through facilities (see staff report for details).

Commissioner Oldani agreed with staff that the height clearance information shown on the proposed clearance bar to the south of the ITMs could be incorporated into the ITM canopies themselves, and asked if the clearance bar is included in the language of the Conditions. Senior Planner Papelbon answered that Plan Commission can create a Condition to incorporate a clearance bar.

Commissioner Carrillo asked for the applicant's feedback regarding the clearance bar. Mr. Carreiro answered that plans can be modified, and explained the intent of the bar is to create an impact with a vehicle that is too tall for the ITM canopy to alert the driver before reaching the

canopies, therefore protecting the investment of the canopy structures.

Further discussion amongst the Plan Commission and applicant ensued regarding clearance bar structures, heights, and locations.

Ann Lampe, 8436 S. Howell Ave.:

“Can you combine the light pole with the clearance pole?”

Mayor Bukiewicz answered in the negative. Commissioner Oldani asked if Ms. Lampe meant to suspend the signage between the light poles.

Ms. Lampe:

“Yeah. Put something between the light poles. Like I said, I walked in the middle, so I don’t know where the light poles are going but...but can you just like a – how tall are the light poles?”

Senior Planner Papelbon responded “15 feet.”

Ms. Lampe:

“So, could you just put a thing off the light pole that says clearance ten (10) feet six (6) inches?”

Mayor Bukiewicz pointed out that if the suggested configuration were to be hit by a vehicle, then two (2) light poles may go down and there would be no light.

Ms. Lampe:

“No, ‘cause they could put the same swinging bar they talked about on the clearance pole.”

Mayor Bukiewicz explained the light pole would not be able to support the suggestion.

Further discussion ensued amongst the Plan Commission and applicant regarding the functionality of a clearance bar on the property with Condition suggestions made by Senior Planner Papelbon.

Commissioner Oldani moved that the Plan Commission approves the Master Sign Plan submitted by PJ Thieren, UW Credit Union, for the UW Credit Union property located at 7902 S. Main St. with the following conditions:

1. That all relevant Code and Conditional Use Permit requirements remain in effect.
2. That the monument sign base and address fins meet the requirements of the DTSMUPDD (e.g., brick color and mix, approved perforated fin color, address numbers as dark green or black).

3. That permits are issued for signs prior to installation.
4. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.
5. That (1) clearance bar is approved.

Alderman Guzikowski seconded. On roll call: Commissioner Siefert voted no; all others voted aye. Motion carried.

**REZONE/CONDITIONAL USE PERMIT
RAY PARKER, GUGGENHEIM DEVELOPMENT SERVICES, LLC
8355 S. HOWELL AVE
TAX KEY NO. 828-9030-000**

Senior Planner Papelbon provided an overview of a request to rezone the property to B-4, Highway Business with a Conditional Use Permit for a service station (see staff report for details).

Judith Salchow, 8366 S. Howell Ave.:

“Good evening. I live directly across the street from this planned business. And, I just don’t think that, in the area that it’s in, that it’s a good fit. I mean, there’s all professional buildings there. And the traffic; the lane that - that you know, makes the approach there, is the lane that comes from Forest Hill and there’s hardly a month that goes by that there isn’t an accident there. Where the Fire Department and the Police have to come and, you know, people are hurt, cars are – are banged up and it just doesn’t seem like a good fit. It seems that there’s Honeywell on the corner, the Children’s Hospital clinic is in the back, there’s a lot of traffic during the day going in and out of that clinic. With, you know, parents and children. I just don’t understand how that would fit in there. With people – the more traffic that comes from people that would be using that business. And the lighting at night, I’m wondering what – is there going to be a lot of lighting in that parking lot at night? Adding already to the existing lighting on Howell Avenue that my house is probably the closest to Howell Avenue of all the homes that are across the street from that property. And it’s very difficult to – as it is, with the lights just from Howell Avenue. The hours, it seems like the hours are fine. I was worried that it would be a business that would be, you know, open until ten (10) – 11 o’clock at night. Well, that isn’t the case, thank goodness. The garbage sounds like it would take – you know, it’s gonna be taken care of. Especially including any kind of oil and rags and things like that. But you would not believe what blows into our properties across Howell Avenue from just those existing buildings that are there now. From the Honeywell building, the dumpsters when DiCarlo’s was in business, and people going up and down Howell Avenue they – they throw everything that you could possibly imagine out of their car windows that lands in our grass. So – but my biggest - and the other thing is within walking distance of our house, there’s a - Woodman’s has an oil change place, I believe Kuhn’s has oil changes in their repair department in the back, they do oil changes, there’s an oil change place in front of Kohl’s. So, why do we need another one on Howell Avenue, right there at that particular location? Yeah, I just don’t – you know, I just don’t think it’s a good fit there because those are all professional buildings there. I mean, DiCarlo’s isn’t there right now but, something I’m sure eventually will go into that building that will suit that building’s, you know, abilities. But, as far as I’m concerned, I just – I just don’t see that it is a good fit.”

Commissioner Siepert asked if a traffic study would be needed for this location. Senior Planner Papelbon explained that a Traffic Impact Analysis would not be needed based on the traffic counts and the driveway already being designed for the property to be developed. But, if required, a traffic study could be included within the Conditions and Restrictions of the Conditional Use Permit.

Commissioner Oldani stated his lack of support for the project as well as his concern over the traffic pattern on Howell Avenue directly in front of this property and the abrupt ending to the right-most lane going south. Senior Planner Papelbon stated Commissioner Oldani's concern can be brought up in the upcoming conversation staff will have with WisDOT.

Ms. Salchow:

"The other thing with that is – the other thing with that lane is that people making a U-turn on Forest Hill, off of Howell, to go south. All of us that live over there, if we wanna go south, we – from my driveway, I have to watch for traffic constantly to try to scoot into that lane to be able to go south on Howell Avenue. And I only do it if – if it's during that high traffic period times because there's no way you can do it in the morning or rush hour in the afternoon. But that too creates a problem trying to get turned around to go south there, with that lane, with all the oncoming traffic and people don't watch from Forest Hill that are making a turn to go south on – on Howell Avenue. And that's what causes the accidents. There's just not enough room there for manipulation for a lot of traffic that's coming and going."

Mayor Bukiewicz explained that the State would have to be contacted regarding the traffic and lane issues presented, and agreed with the concerns.

Ms. Salchow:

"Whenever I hear the sirens coming from Centennial or from Sixth Street I'm always wondering, 'oh, are they out there on – on, you know, Howell and Forest Home again, or Forest Hill, for an accident.' So, I just had to remark about that."

Ms. Lampe:

"And then Judy gets to listen to my dog howl whenever the sirens go by. We too are on the southern end of this property, across the street. If you don't like the use, it actually is in your power to say no to the rezoning. It's not allowed in the – in the B-2 zoning."

Mayor Bukiewicz confirmed the statement.

Ms. Lampe:

"Yes, exactly so – he [Commissioner Oldani] said he doesn't like it but, well you can do something about that. But my question is – the future use of this site because eventually it, you know, everyone's driving electric cars they're not gonna be going to Jiffy Lube. So, can you – can they put in charging stations, is the gasoline an absolute separate conditional use?"

Mayor Bukiewicz stated the proposed project does not have gasoline onsite, which Senior Planner Papelbon confirmed.

Ms. Lampe:

“Right. (inaudible) What about the charging stations? Is that allowed under that?”

Mayor Bukiewicz explained that if all cars were electric in the future, the Zoning Code would have to be updated, and a project to put charging stations into this property would still have to be presented to the Plan Commission for approval.

Ms. Lampe:

“Okay. What about – so it’s not – because it’s not written anywhere, it’s just not. Okay, what about carwash?”

Senior Planner Papelbon answered that a car wash would have to be a separate request.

Ms. Lampe:

“So that is not under a service station?”

Senior Planner Papelbon responding in the negative.

Ms. Lampe:

“Okay. And we too deal with the traffic. We know we live on Howell Avenue, but I agree Judy, it’s – it’s crazy. Making that U-turn and if you have people now queuing on Howell Avenue to get into that, it’s gonna be worse, so.”

Alderman Guzikowski also asked for the next communication with WisDOT to include the presented issues with Howell Avenue. Senior Planner Papelbon explained the next communication is already scheduled for July 26, 2022, and staff is willing to send the plans to WisDOT before that day, for WisDOT’s review.

Alderman Loreck stated his agreement with Ms. Salchow that the use doesn’t fit with the neighboring buildings; however, he stated that he also understands the use does fit within the City’s Comprehensive Plan. Alderman Loreck then asked for examples of the type of businesses that could go into a B-2 district. Senior Planner Papelbon explained the difference between B-2 and B-4 districts.

Alderman Loreck then asked the applicant if the location would provide state emissions testing.

Dustin Salter, Excel Engineering, 100 Camelot Dr., Fond Du Lac, WI 54935, answered in the negative, and stated a full Traffic Impact Analysis of the property would likely not be needed.

Mayor Bukiewicz expressed understanding for both the residents and the applicant.

Commissioner Oldani stated his support for keeping the property in the B-2 district.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 8355 S. Howell Ave. be rezoned from B-2, Community Business to B-4, Highway Business, with a Conditional Use Permit for a service station, after a public hearing and

subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (July 26, 2022).

Commissioner Siepert seconded. On roll call: Commissioner Oldani, Commissioner Hanna, Alderman Loreck, and Mayor Bukiewicz voted no; all others voted aye. Motion denied.

REZONE

ANIL YEPURI

9102, 9120, AND 9140 S. 27TH ST.

TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000

Zoning Administrator Kovnesky provided an overview of a request to rezone the properties to Rd-1, Two-Family Residential (see staff report for details).

Mark Eberle, Nielsen Madsen & Barber, 1458 Horizon Blvd., Suite 200, Racine, WI 53406, stated he would be available to answer any questions.

Alderman Loreck stated his support for the conceptual development plan presented.

Alderman Guzikowski asked for confirmation that the new district would be residential only. Zoning Administrator Kovnesky answered in the affirmative.

Alderman Guzikowski asked how the site would be accessed. Zoning Administrator Kovnesky explained that access would be gained from 27th Street, on the south end of the parcel.

Alderman Guzikowski asked if the Fire Department would need more than one (1) access road. Senior Planner Papelbon explained that emergency access would be reviewed further if the project were to move forward, but no comments had been made from the Fire Department about the conceptual development plan.

Commissioner Siepert stated his agreement with Alderman Loreck that the concept plan is an improvement from the previous concept plans presented at earlier meetings.

Mayor Bukiewicz asked how the 27th Street Overlay district affects the project. Senior Planner Papelbon explained the overlay districts for the City have been absorbed into the base district requirements with the new Zoning Code.

Alfred Placek, 2401 W. Hilltop Ln.:

"So, the road directly north of this – this plan. First question, is this – is this rental units or is this condominiums that would be sold to owners?"

Mayor Bukiewicz explained the presented plan is conceptual on the zoning. Senior Planner Papelbon confirmed the agenda item is about zoning the properties.

Mr. Placek:

"Ok, so that's no – has nothing to do. Alright and this is now, currently zoned commercial along 27th street and this would be changing it to two- family – 'cause I saw in the sheet that was sent out, it said single-family residential. And so that has changed from when the mailer went out? It's now two-family?"

Zoning Administrator Kovnesky explained that the applicant is intending for townhomes to occupy the property. Senior Planner Papelbon explained that upon discussions with staff, the applicant changed to zoning district request to the Rd – 1 district, which would be the best fit for the property.

Mr. Placek:

“And it’s – is the zoning changing for the whole 1,200 foot deep parcel or just for this front usage? Because the three (3) strips go back like, 1,200 feet.”

Zoning Administrator Kovnesky explained the next agenda item would determine that answer.

Mr. Placek:

“So all 1,200 feet going back to almost 20th street would be considered that.”

Zoning Administrator Kovnesky answered in the affirmative, stating that the eastern half of the lot is wetlands.

Mr. Placek:

“I know, that’s where I live. It’s – it’s very difficult, when it rains that place just turns into a swamp. I can’t imagine, and my concern is the drainage and what would happen to the houses along there if you started filling all that in and pushing all that back.”

Mayor Bukiewicz confirmed Zoning Administrator Kovnesky’s statement that the entire area will be rezoned to residential.

Mr. Placek:

“So the whole thing would, okay. Alright, and in the past discussion, and maybe you remember this – maybe you don’t but, you had stated that connecting any of this property to Hilltop Lane was, was something that, that would not ever happen. Correct? Because the traffic on Hilltop Lane, once it was opened up to Tanglewood is horrible and we have drag racing and (inaudible) you’re familiar with our road and the dual levels and, yeah. It’s, it’s – no more (inaudible) we can’t have any more traffic in that area.”

Mayor Bukiewicz stated that he is not familiar with the connection points in the area.

Mr. Placek:

“And I don’t – I don’t either. Thank you for your time.”

Alderman Guzikowski stated his support for the project if it was single-family residential. However, as the district would be changing to two-family residential, his thoughts have changed.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the properties at 9102, 9120, and 9140 S. 27th St. be rezoned from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential after a public hearing.

Alderman Loreck seconded. On roll call: Alderman Guzikowski voted no; all others voted aye. Motion carried.

MINOR LAND DIVISION

ANIL YEPURI

9102, 9120, AND 9140 S. 27TH ST.

TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000

Zoning Administrator Kovnesky provided an overview of a certified survey map combining the properties (see staff report for details).

Mayor Bukiewicz asked if, once combined, the undeveloped western half of the property would be included in the green space requirements for the development on the east side. Senior Planner Papelbon answered in the affirmative, and explained that the new Code does not include wetlands in the required density calculations. Any development on the rezoned property would need to come before Plan Commission for review and approval.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map, submitted by Anil Yepuri, for the properties at 9102, 9120, and 9140 S. 27th St. be approved with the following conditions:

1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetlands prior to recording.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siepert seconded. On roll call: Alderman Guzikowski voted no; all others 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 8:09 pm.

ATTEST:



Karl Papelbon, Plan Commission Secretary

7-26-22

Date