

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 9, 2022**

Mayor Bukiewicz called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Zoning Administrator. Commissioner Hanna was excused.

Minutes of the July 26, 2022 meeting

Commissioner Siefert moved to approve the minutes of the July 26, 2022, meeting. Alderman Loreck seconded. Mayor Bukiewicz, Commissioner Oldani, and Commissioner Chandler abstained. On roll call: all others voted aye. Motion carried.

PLAN REVIEW

**DALE RICHARDS, ST. STEPHEN CONGREGATION
1441 W. OAKWOOD RD.
TAX KEY NO. 953-9999-003**

Senior Planner Papelbon provided an overview for a proposed standalone bell tower structure with stone wall plaza seating area and walkways (see staff report for details).

Dale Richards, 1320 W. Lois Ln., Oak Creek, provided a brief history of the original St. Stephen's bell tower. The bells have been on the grounds of the Oakwood Rd. location since 2009, but the parish did not have funds to build a tower to house them.

Commissioner Chandler asked whether the bell recordings would function in conjunction with the actual bells ringing. Mr. Richards said the bells would ring every hour on the hour from 8:00 am to 8:00 pm. At noon there will be a 30-second bell melody. There may be exceptions for holidays or a funeral.

Commissioner Chandler questioned the reason for the speakers around the bell tower. Mr. Richards replied they were to project the sounds of the bells.

Commissioner Siefert moved that the Plan Commission approve site, building, and related plans submitted by Dale Richards, St. Stephen Congregation, for the property at 1441 W. Oakwood Rd. with the condition 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
DANIEL MAYER, OAK CREEK CONGREGATION OF JEHOVAH'S WITNESSES
CORPORATION
8720 S. SUNNYVIEW DR.
TAX KEY NO. 859-9022-000**

Senior Planner Papelbon provided an overview of Site, building, and related plan review for exterior building modifications and screening for new ground-mounted mechanicals (see staff report for details).

Tina Anderson, 4861 N. Green Bay Ave., Milwaukee, explained the proposal before the Commission was for maintenance, upkeep, and beautification issues.

Commissioners had no questions for the applicant.

Alderman Loreck moved that the Plan Commission approve site and building plans submitted by Daniel Mayer, Oak Creek Congregation of Jehovah's Witnesses Corporation, for the property at 8720 S. Sunnyview Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins.
4. 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.

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

**PLAN REVIEW
MATTHEW GORNIAK, JMG CONTRACTORS, LLC
10880 S. NICHOLSON RD.
TAX KEY NO. 971-9018-000**

Zoning Administrator Kovnesky provided an overview of site, building, and related plan review for a proposed accessory structure/ pergola for the property at 10880 S. Nicholson Rd. (see staff report for details).

Matthew Gorniak, 2525 Antoinette Trail, Racine, stated this was a fairly simple structure.

Commissioners had no questions for the applicant.

Commissioner Siefert moved that the Plan Commission approve site and building plans submitted by Matthew Gorniak, JMG Contractors, for the property at 10880 S. Nicholson 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.

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

**PLAN REVIEW
OAK CREEK VETERINARY CARE
8000 S. HOWELL AVE.
TAX KEY NO. 814-9047-000**

Zoning Administrator Kovnesky provided an overview of site and related plan review for a proposed expansion to the parking lot and minor site changes (see staff report for details).

Commissioner Chandler requested more information about the possible removal and relocation of the current trash enclosure.

Burt Zenker, S97 W13629 Stonebridge Way, Muskego, explained that although leaving the enclosure in its current place is an option, it could also be rebuilt in kind in a new location.

Commissioner Chandler asked Zoning Administrator Kovnesky to clarify if staff had a preferred location for the enclosure and whether it was designed to meet Code. Zoning Administrator Kovnesky stated that staff's only concern with the trash enclosure was whether landscaping would be placed every three feet around it to soften the effect.

Commissioner Chandler asked Mr. Zenker where the applicant would like the trash enclosure to be located. Mr. Zenker replied the preference is to leave the enclosure where it is currently.

Commissioner Chandler questioned if staff's landscaping recommendations concerning the trash enclosure would be followed. Mr. Zenker answered that if the enclosure were relocated, landscaping would be placed around it at three-foot intervals per staff's recommendation.

Alderman Loreck moved that the Plan Commission approve site and related plans submitted Oak Creek Veterinary Care for the property at 8000 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities (if applicable).
3. That the landscape plans are revised to incorporate details of the proposed plantings at installation and maturity.
4. That the trash enclosures are screened per Code.
5. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins (if applicable).
6. 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.

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

**PLAN REVIEW
KATIE MONACHOS, RINKA, INC.
4005 E. LAKE VISTA PARKWAY.
TAX KEY NO. 868-9005-000**

Senior Planner Papelbon provided a building plan review for exterior modifications to the two (2) proposed multifamily residential buildings in Lakeshore Commons (see staff report for details).

Commissioner Carrillo questioned whether there was a proposed change in the balcony railings. Senior Planner Papelbon deferred to the applicant.

Katie Monachos, 756 N. Milwaukee St., Milwaukee, answered that the railing will remain the same other than being absent on the corner balconies per the revisions. The changes to reduction in glazing apply to 56 of the 199 apartment units. The proposed two-door balcony systems will be either 8 feet or 12 feet [wide]. The 8-foot doors already exist elsewhere within the project. The revision to the corner balconies will affect only seven (7) of the units. Since January there has been a 15-20 percent increase in construction costs, so Rinka has undertaken measures to ensure design integrity remains consistent while reducing the cost to build. The changes will not negatively affect the tenant experience or the overall exterior design. If the proposed revisions are not an option, a more dramatic change to the reduction of the building footprint will be required to meet project costs.

Commissioner Carrillo stated that she felt the proposed revisions were a drastic change, noting the decrease in the glazing and the reduction in the balcony size would be a game changer if she were a tenant. Commissioner Carrillo stated that the proposed changes make the building look like any other apartment in the City, rather than a premium apartment sitting on a prime piece of lakefront real estate.

Ms. Monachos noted that a typical sliding glass door in a premium apartment would be six (6) feet by eight (8) feet, and that Rinka typically does an eight (8) foot by eight (8) foot minimum. The 12 foot by eight (8) foot doors are quite unprecedented in the community. Ms. Monachos said she hoped this project would not be held to a different level of standard than other comparable premier projects in the municipality. Without changing materials or square footage, Rinka feels the proposed revisions are the least impactful to the overall design.

Commissioner Carrillo expressed understanding, but pointed out the exterior features, including the wrap-around decks, made the building special for the lakefront area.

Alderman Loreck agreed with Commissioner Carrillo, adding the changes significantly altered the look of the building. Alderman Loreck acknowledged the need for cost savings on the project.

Alderman Guzikowski echoed the comments of Commissioner Carrillo and Alderman Loreck.

Commissioner Chandler asked what other cost reduction options were considered. Ms. Monachos replied there were roughly 40 smaller items such as reduction in scope of interior finishes and revised ceiling elements.

Mayor Bukiewicz stated that he also thought the proposed revisions made the building look entirely different, but that he understood the need to value-engineer in order to have an affordable and rentable project.

Ms. Monachos asked the Commissioners whether it was the glazing, the balconies, or a combination of all that they objected to.

Mayor Bukiewicz replied although he liked the original balconies - it was more the glazing for him.

Alderman Loreck said the balcony overhangs were a more minor detail - he would prefer to see the additional glazing on at least the corner units.

Both Alderman Loreck and Mayor Bukiewicz agreed that although the revisions change the appearance of the building, if originally brought to the Commission as currently presented, they would not have voted against the plan.

Commissioner Carrillo commented that the revised design does not compare to Parterre, which does have the wrap-around balconies and larger windows.

Mayor Bukiewicz said he did not think it necessarily needed to, as this apartment is in a different location and being built at a different price point.

Commissioner Carrillo stated that she felt that Lakeshore Commons would be the highest price point in the City and should compare accordingly. Ms. Monachos said she was the manager of the Parterre project, which went for \$35.00-\$40.00 less per square-foot than the current build.

Alderman Loreck moved that the Plan Commission approve site and building plans submitted by Katie Monachos, RINKA, for the A9 multifamily residential buildings on the property at 4005 E. Lake Vista Parkway with the following conditions:

1. That all relevant Code requirements, conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD), and conditions of approval from January 11, 2022 remain in effect.
2. 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: Commissioner Chandler, Commissioner Carrillo and 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 6:52 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

8-23-22

Date