

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 13, 2022**

Alderman Loreck called the meeting to order at 6:02 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 Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Zoning Administrator/Planner; and Assistant Fire Chief Havey.

**Minutes of the August 23, 2022 meeting**

Commissioner Siefert moved to approve the minutes of the August 23, 2022, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**DISCUSSION ITEM  
NORTH BLUFF PLANNING STUDY  
EDGEWATER RESOURCES**

Senior Planner Papelbon provided a brief overview of the planning study and discussion was led by Edgewater Resources representatives; four (4) conceptual designs with multiple features were presented.

Commissioner Hanna expressed concern for handicapped accessibility, cost and amount of maintenance, safety, winterizing, and hazardous runoff to the lake in the different designs.

Commissioner Kiepczynski stated her support for the concepts, opportunities, and variety of options presented.

Commissioner Siefert stated the importance of a breakwall or other structures to control wave action at the shore, and asked how the bluff's new slope will not erode.

Commissioner Carrillo stated her excitement for the slide feature presented, asked about space for future event areas and/or parking areas, and noted the lack of restrooms or shelter areas in the presentations.

Alderman Loreck stated his preference for the slide, amphitheater (suggesting a small area for live music), and manmade water and sand features presented. He questioned what kind of water could be used, and the safety of the slide feature.

Commissioner Chandler asked if the concepts would be able to be used year-round, stated the importance of inclusion for differently-abled people in the designs, and suggested a glass viewing area on the floor of the bridge or extended bluff to simulate the feeling on being on the lake. She asked if there would be any concerns over the public using a walkway around the wastewater treatment facility.

Commissioner Oldani stated his support for the more passive designs, especially the proposed walking bridge (connecting the North Bluff to Lake Vista Park) and the looped pier feature at the waterfront.

Alderman Guzikowski stated his preference for the more passive designs as Lake Vista provides enough amenities.

Assistant Fire Chief Havey stated the importance of accessibility options and water safety, but supported all the concepts presented.

Mayor Bukiewicz explained the reason for this project is to stabilize the bluff and prevent any hazardous runoff from going into the lake. The connectivity of the paths from the north side of the wastewater facility to Bender Park should be the priority, with efficient emergency access to the site. He stated his support for the nature-focused designs, suggested a set of smaller slides instead of the presented larger slide feature, emphasized low-maintenance designs, and suggested an environmentally-friendly restroom option.

Senior Planner Papelbon stated that the environmental bluff stabilization will happen no matter how the site may be used in the future, and that the Parks and Recreation Commission was supportive of the concepts as well.

**PUBLIC HEARING**

**SIGN APPEAL**

**9293 S. 13<sup>TH</sup> ST.**

**BRUCE KINSETH & KRAIG SADOWNIKOW, OAK CREEK HOTEL ASSOCIATES, LLC**

**TAX KEY NO. 877-9025-000**

Senior Planner Papelbon provided an overview of a request for a sign appeal that would allow the applicants to install one (1) 14'-7.36" x 8'-2.3" (119.71 sq. ft.) wall sign on the south elevation of the proposed building on the property at 9293 S. 13<sup>th</sup> St. (see staff report for details).

No public comments were made

**SIGN APPEAL**

**9293 S. 13<sup>TH</sup> ST.**

**BRUCE KINSETH & KRAIG SADOWNIKOW, OAK CREEK HOTEL ASSOCIATES, LLC**

**TAX KEY NO. 877-9025-000**

Commissioner Chandler asked Senior Planner Papelbon for confirmation that the sign being discussed is the wall sign on the south elevation of the proposed hotel building. Senior Planner Papelbon answered in the affirmative.

Commissioner Siefert asked if the sign will be lit. Senior Planner Papelbon stated that the sign would be constructed with internally-illuminated channel letters.

Commissioner Siefert moved that the Plan Commission approves sign variance allowing the installation of the one (1) 14'-7.36" x 8'-2.3" (119.71 sq. ft.) wall sign on the southwest corner of the proposed building on the property at 9293 S. 13<sup>th</sup> St.

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

## **PLAN REVIEW**

**9293 S. 13<sup>TH</sup> ST.**

**BRUCE KINSETH & KRAIG SADOWNIKOW, OAK CREEK HOTEL ASSOCIATES, LLC**

**TAX KEY NO. 877-9025-000**

Senior Planner Papelbon provided an overview of a request for site, building, landscaping, and related plan review submitted by Bruce Kinseth and Kraig Sadownikow, Oak Creek Hotel Associates, LLC, for a hotel on the property at 9293 S. 13th St. (see staff report for details).

Commissioner Hanna asked why the proposed small brick is used for the exterior covering of the second and third floors of the north elevation only. Senior Planner Papelbon explained the original proposal from 2020 had brick covering the ground level, and was held to a different standard of material per the Code at the time. Under the current Code, that standard is based on certain elevations of the building.

Alderman Loreck stated his concern over the amount of proposed parking stalls as is it does not meet Code requirements by four (4) stalls, and asked if an agreement for overflow parking had been considered with Steinhafels furniture store, just to the north of the proposed hotel. Senior Planner Papelbon answered in the negative, explaining the property to the east, if developed as planned in 2020, may create a shared parking opportunity between the hotel and future restaurant.

Scott Kintopf, American Architectural Group, Inc., 3350 S. River Rd., West Bend WI, 53095, stated that the original plan had the correct amount of parking stalls. In a revision to meet the new landscaping Code, four (4) of the stalls were lost, but communication with Steinhafels can occur to ensure enough parking for all guests.

Commissioner Chandler asked if the minimum thickness of the brick on the ground level will be met. Mr. Kintopf answered in the affirmative, stating the brick will be one (1) inch thicker than the minimum.

Assistant Fire Chief Havey stated, as in 2020, the road to access Steinhafels can be shared to access this property; however, private fire protection will be needed.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Bruce Kinseth & Kraig Sadownikow, Oak Creek Hotel Associates, LLC, for a hotel on the property at 9293 S. 13<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to incorporate an area for bicycle parking per Code.
3. That the brick on the ground floor/base level (to a minimum of 3 feet above grade) be a minimum of three (3) inches thick. Brick utilized on upper floors must be a minimum of one (1) inch thick and structurally integrated into the façade of the building.
4. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That lighting plans are revised to meet Code requirements. All light sources shall be full cutoff fixtures with the light source fully shielded and directed downward. The color temperature of the non-building-mounted fixtures shall be limited to a maximum of 5,000

Kelvins. Architectural accent wash lighting and wall mounted lighting are limited to lamps with 2,000 source lumens or less, shall not spill over roof lines or building edges, and shall not be mounted higher than the highest point of the building (excluding RTU screens).

6. That permits are obtained for all signs.
7. That the landscape plans and Tree Preservation and Replacement Plan are revised to meet Code requirements.
8. That a reauthorization of the Army Corps of Engineers permit is obtained, and any Wisconsin Department of Natural Resources approvals/exemptions are renewed with copies provided to the City prior to submission of building permit applications.
9. 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.

## **PLAN REVIEW**

**J. MICHAEL LONG, CENTRAL STATES TOWER V, LLC & CELLCO PARTNERSHIP  
2509 W. DREXEL AVE.  
TAX KEY NO. 810-9985-001**

Senior Planner Papelbon provided an overview of the site, landscaping, and related plans submitted for a 145-foot-tall monopole with a 5-foot-tall lightning rod (total height = 150 feet), and appurtenances in a gated and fenced compound on a portion of the property (see staff report for details).

Commissioner Chandler asked if there is a certain amount of cell towers/poles that can be within a certain area. Senior Planner Papelbon answered in the negative, and explained there are no restrictions regarding cell towers/poles and the Statutory restrictions have been provided in the report.

Commissioner Chandler asked if the applicant would gather feedback from the Milwaukee County airport.

Michael Long, 511 N. Broadway Ave., Milwaukee WI, 53202, Central States Tower V, LLC & Cellco Partnership, stated that the City has requested the applicant obtain a statement from the airport accepting the location of this tower.

Commissioner Siepert asked what material the proposed fence around the base of the tower will be.

Mr. Long explained that the fence will be a six- (6) foot chain-link fence with barbed wired at the top.

Commissioner Siepert asked about the security of the access road to the tower.

Mr. Long stated that he believed there to be an existing gate at Drexel Avenue. Senior Planner Papelbon stated the gate is actually at the property to the west of this site but the access road is existing.

Alderman Loreck asked what the installation timeline looks like, pending approvals. Mr. Long answered with late fall of this year, or early spring of 2023.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by J. Michael Long, Central States Tower V, LLC & Cellco Partnership, dba Verizon Wireless, for a wireless telecommunications pole and compound ("facility") on the property at 2509 W. Drexel Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the facility is not illuminated beyond that required for compliance with federal or state regulations.
3. That all facility equipment and pole are located within the approved fenced and gated compound. The bollard, transformer, and fiber optic vault on the northeast corner of the lease area may be located outside of the fence.
4. No signs, other than those required for compliance with federal or state regulations, are approved.
5. Grading and Green Infrastructure plans must be approved and permitted by the Engineering Department.
6. Approval from Milwaukee County for compliance with General Mitchell International Airport siting and safety requirements shall be provided to the Department of Community Development prior to submission of 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 permit applications.

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

**CERTIFIED SURVEY MAP  
BRADFORD REAL ESTATE COMPANIES  
150 W. FOREST HILL AVE.  
TAX KEY NO. 813-9019-000**

Senior Planner Papelbon provided an overview of a certified survey map (CSM) dividing the property at 150 W. Forest Hill Ave. (see staff report for details).

Gary Wendt, Bradford Real Estate Companies, 806 Barrington Commons Ct. Suite 426, Barrington IL, 60010, stated a letter from the owner of the property has been provided supporting the proposed development, and the applicant agrees with all conditions made.

Alderman Loreck asked what the proposed development is.

Mr. Wendt explained that a new childcare facility is being proposed on what will be lot 2 of the CSM.

Mayor Bukiewicz asked if, by dividing the lot in an east-to-west orientation, orienting future buildings to face Forest Hill Avenue to the south will be difficult.

Mr. Wendt explained the proposed child-care facility will be facing west, to an interior, private road.

Mayor Bukiewicz expressed his concern for this development facing a different direction than the other buildings in the area.

Senior Planner Papelbon explained that if Plan Commission wants the front of the proposed building to only face Forest Hill Avenue, that request can become a condition of the site and building plan review in the future.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Gary Wendt, Bradford Real Estate Companies, for the property at 150 W. Forest Hill Ave. be approved with the following conditions.

1. That the map is revised to contain a note stating that the stormwater facility benefits both lots. An agreement between the two (2) proposed development parcels must be created and recorded for the use and maintenance of the pond.
2. That the note on Sheet 1 is revised to state that all easements (existing and proposed) are shown on subsequent sheets.
3. That the trash enclosure easement is removed from Sheet 3.
4. That all bearings and distances are included in the legal description under the Surveyor's Certificate.
5. 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 Oldani seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
BRADFORD REAL ESTATE COMPANIES  
150 W. FOREST HILL AVE.  
TAX KEY NO. 813-9019-000**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit for a private playground/outdoor recreation facility on a portion of the property at 150 W. Forest Hill Ave. (see staff report for details).

Commissioner Chandler asked when the concerns about the orientation of the building will be addressed. Senior Planner Papelbon reiterated that they will be discussed at the site and building plan review step of the process.

Commissioner Hanna moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit allowing an outdoor recreation facility/playground on a portion of the property at 150 W. Forest Hill Ave. (Lot 1 of CSM to be recorded) after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (September 27, 2022).

Alderman Guzikowski seconded. On roll call: all 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 8:23 pm.

ATTEST:

  
\_\_\_\_\_  
Kari Papellbon, Plan Commission Secretary

9-27-22  
\_\_\_\_\_  
Date