

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 27, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Carrillo, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Commissioner Hanna and Alderman Loreck were excused. Also present: Kari Papelbon, Senior Planner, and Assistant Fire Chief Havey.

**Minutes of the September 13, 2022 meeting**

Commissioner Siepert moved to approve the minutes of the September 13, 2022, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
OAKVIEW INDUSTRIAL PROPERTY V, LLC  
10303 S. OAKVIEW PKWY  
TAX KEY NO. 955-1033-000**

Senior Planner Papelbon provided an overview of a proposed Master Sign Plan for the multi-tenant industrial building at 10303 S. Oakview Pkwy (see staff report for details).

Mayor Bukiewicz thanked the applicant for taking the neighbor's concerns into consideration and working with staff.

Alderman Guzikowski moved that the Plan Commission approves the Master Sign Plan submitted by Oakview Industrial Property V, LLC for the multi-tenant industrial building located at 10303 S. Oakview Pkwy. with the following conditions:

1. That all previous conditions of the approved site plan review and all relevant Code and Conditional Use Permit requirements remain in effect.
2. That landscape plans for the monument sign are submitted and approved by the Department of Community Development.
3. That permits are issued for all 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.

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

**CONDITIONS AND RESTRICTIONS  
BRADFORD REAL ESTATE COMPANIES  
150 W. FOREST HILL AVE.  
TAX KEY NO. 813-9019-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for a proposed outdoor recreation facility/private playground on the property at 150 W. Forest Hill Ave. (Lot 1 of proposed CSM) (see staff report for details).

Gary Wendt, Bradford Real Estate Companies, 106 Barrington Commons Court, Suite 726, Barrington, Illinois, stated the applicant is proposing 41 parking spaces. Mr. Wendt referenced the operational information from The Learning Experience (TLE) and stated TLE has 23 staff members, based on licensing. Mr. Wendt also explained there will be drop off parking with a 30-minute time limit. Mr. Wendt continued by explaining TLE's information indicates that in the morning drop off takes about five (5) minutes and in the evening, pickup takes about eight (8) minutes. Mr. Wendt stated based on that information in the evening there would be 23 cars coming in during a 30-minute period. Mr. Wendt also stated dividing the 23 cars by 8 minutes would mean on average there would be about four (4) parking spaces needed. Mr. Wendt stated there are ten (10) spaces dedicated to short term parking and believes the proposal meets Code.

Commissioner Chandler asked Senior Planner Papelbon to restate where the 46 spaces came from versus the 41 spaces proposed by the applicant. Senior Planner Papelbon explained that during staff's review of the materials there would be 23 employees on site at any given time and 23 potential drop offs on average. Senior Planner Papelbon also stated she understands the City is trying to reduce parking where it is unnecessary, however staff wants to make sure that people will not be parking illegally, on the grass, or on the private street with no parking. Senior Planner Papelbon stated that staff erred on the side of caution and decided 23 employees plus 23 vehicles dropping off or picking up would be 46 parking stalls. Senior Planner Papelbon also stated if the Plan Commission disagrees with that interpretation, they are free to change that condition in the Conditions and Restrictions.

Commissioner Siepert stated he agreed with staff recommendations and thinks 46 spaces would be adequate. Commissioner Siepert continued and stated there could be other activities at the facility and people will need a place to park if they come to visit.

Commissioner Oldani asked if the details would be more on the plans that come after this item. Senior Planner Papelbon stated anything regarding site specifics would be at site and building plan review.

Alderman Guzikowski stated he agreed with staff on the 46 count for parking.

Assistant Fire Chief Havey stated the Fire Department agrees with staff because access in emergencies is crucial. Assistant Fire Chief Havey also stated the Fire Department sees a need to make sure there is no extra congestion in the space that is allowed for the fire vehicles to get in.

Mayor Bukiewicz mentioned snow removal and trash pickup. Mayor Bukiewicz also stated he thinks more is better in this case.

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz stated he supports the 46 spaces as well.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an outdoor recreation facility/playground on a portion of the property at 150 W. Forest Hill Ave. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE/CONDITIONAL USE PERMIT  
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 at 8355 S. Howell Ave. from B-2, Community Business to B-4, Highway Business, with a Conditional Use Permit for a service station (see staff report for details).

Dustin Salter, Excel Engineering, 100 Camelot Drive, Fond du Lac, explained after receiving an unfavorable decision from the Plan Commission earlier in the summer of 2022 Excel Engineering approached Guggenheim to discuss what could be done. Mr. Salter stated Guggenheim is still very interested in moving forward with the development at the Howell Avenue site. Mr. Salter also stated the applicant feels like they have addressed most of the concerns of the Commissioners and the public with some of the provided data and the amended application.

Ann Lampe, 8436 South Howell Avenue:

*"I'm actually disappointed that this came back up because it's not amended. It's not amended, there isn't a change, it's the same use, it's the same property, it's the same business, which we did not want there. Art Baumann, or whatever his name is, does not live on Howell Avenue, we live on Howell Avenue, and we know what that traffic is. We also know that you have what was Master Lock, a beautiful building on the corner. You have the very nice professional building in the back of this property, you have a very nice-looking restaurant next to it and in between that you want to put a Jiffy Lube. We all live with the zoning around us and most residents in Oak Creek live with the same zoning around them that they live in because they live in neighborhoods. Those of us who don't live in neighborhoods are subjected to a variety of zoning. When we moved in, it was the Kinney property across the street, and it was a residential property. When they wanted to put the professional business in, we thought that that was okay, that didn't impact us, we could live with that, and we didn't object to that. When they wanted to put Master Lock in, we thought that was a good use of that property and we didn't object to that. When DiCarlo's wanted to expand their building, we thought, "Great, that's good for the City," and we didn't object to that. If you are going to do a rezoning there should be a compelling reason because the people who live around that rezoning live with the implication of every new permitted use, every conditional use you're giving it and you're taking it from a B-2 to something with many more permitted uses. There's no guarantee that Jiffy Lube will stay, something else could move in with that same zoning and now we're living with that. I think it's a disservice to the Commission that this was brought back. You deliberate before you make decisions and you decided this was not the use for this property. Because it was not the answer the property owner wanted it comes back? That's a disservice to you and it's disturbing to those of us who are impacted by this. So, I ask that you say no, we stated no, we're going to say no again because there is a better use for that and if you give it to Jiffy Lube you can't get something else that fits better in there because you've given it away."*

Commissioner Oldani stated he did not look at the minutes from the previous meeting that covered this item, but he thinks one of the things he stated at that meeting was he did not want to see it rezoned from B-2 and does not see any reason why in the current meeting he would say anything different. Commissioner Oldani also stated that between B-1 and B-2 there is a long list of things that can go in there. Commissioner Oldani stated the business that goes in there should

complement the children's hospital and the restaurant around the site. Commissioner Oldani reiterated he is not willing to vote yes to rezone the property for an oil change place. Commissioner Oldani stated to keep the property B-2.

Commissioner Siefert stated he agrees with Commissioner Oldani and the City needs to maintain consistency along Howell Avenue. Commissioner Siefert also stated he does not think this proposed business will help the situation.

Commissioner Chandler asked the applicant what is new or different based on the prior feedback.

Mr. Salter explained that from a site layout standpoint and the user there is no difference from the previous application other than working to address some of the concerns with the building elevations and the architecture. The applicant is trying to address the concerns that came up at the previous meeting. Mr. Salter continued by stating traffic was one of the main talking points last time and the applicant has shown it is a minimal point. Mr. Salter also stated from an operational standpoint the business would be servicing about three (3) to four (4) cars an hour. Mr. Salter stated all light fixtures on the site will be down shielded in compliance with City Code. Mr. Salter stated the applicant is willing to work with staff on any recommendations. Mr. Salter stated the reason for the amended application is to clarify some of the main points brought up last time.

Alderman Guzikowski stated he would not be in support of the rezone.

Commissioner Carrillo stated she does not think this is the proper place for the proposed business.

Mayor Bukiewicz stated the traffic will not be hugely impacted by the private drive. Mayor Bukiewicz also stated regarding the light, he has a lot of faith in the City's current Code and corrective measures. Mayor Bukiewicz agreed with Commissioner Oldani if a property is being rezoned it should be for a better use if possible.

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 (October 11, 2022). Commissioner Oldani seconded. On roll call: all voted no. Motion denied.

**CERTIFIED SURVEY MAP  
BRIOHN BUILDING CORPORATION  
7300 S 13<sup>TH</sup> ST & 7433 S. 10<sup>TH</sup> ST.  
TAX KEY NOS. 764-9011-000 & 764-9075-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide and reconfigure the properties at 7300 S. 13<sup>th</sup> St. and 7433 S. 10<sup>th</sup> St. (see staff report for details).

Caitlin LaJoie, 3885 North Brookfield Road, Brookfield, explained Briohn has worked with closely with another developer to figure out a site plan that works. Ms. LaJoie stated although the irregular lot lines may not be common, the proposal is still a use that is approved by the Code and the Zone. Ms. LaJoie also stated that the wetlands are not developable, and it does not impact either negatively.

Daniel Daily, 7463 South 13<sup>th</sup> Street:

*"I have a concern of having it rezoned because I can't even get out of my yard now with everything that goes on, on 13<sup>th</sup>. They just rebuilt the whole road, took a good portion of my yard, which I couldn't stop them. They're going to have to do it again, they're not going to be able to handle the traffic of a business being in there. So, if you rezone it for business and they can put these businesses in, it's only going to get worse. They're talking about Howell Avenue having a lot of traffic, you ought to live on 13<sup>th</sup> Street right now, between the church, the movie theatre, the bus company, you can't even get in and out of your yards as it is, so putting another business in there isn't going to help anything."*

Mayor Bukiewicz inquired if the property is zoned M-1. Senior Planner Papelbon confirmed it is zoned M-1 and stated this item is for a Certified Survey Map to divide the property. Senior Planner Papelbon continued by stating the portion that will be in a subsequent review is the portion that will be acquired from the proposed Lot 3 is currently zoned B-3, which will become part of the rest of the lot that is currently zoned M-1.

Mayor Bukiewicz explained the proposal is not rezoning the whole property because the property is setup to be an extension of the 10<sup>th</sup> Avenue Business Park.

Mr. Daily,

*"Well, I'm just doing my concerns about 13<sup>th</sup> Street and what it's going to do to it."*

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz explained that once a business or building is proposed then there would possibly be a traffic impact analysis. Commissioner Kiepczynski stated that is correct and this is a county highway, the applicant would be expected to work with Milwaukee County and get their input on the proposals.

Mayor Bukiewicz agreed the lot lines are a little irregular. Mayor Bukiewicz stated he thinks it is workable and staff can work through it.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Caitlin LaJoie, Briohn Building Corporation, for the properties at 7300 S. 13<sup>th</sup> St. and 7433 S. 10<sup>th</sup> St. be approved with the following conditions:

1. That an easement and Stormwater Management Agreement between Lots 1 and 2 are created and recorded for the access, use, and maintenance of the proposed stormwater pond.
2. 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: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT AMENDMENT  
BRIOHN BUILDING CORPORATION  
7433 S. 10<sup>TH</sup> ST.  
TAX KEY NO. 764-9075-000**

Senior Planner Papelbon provided an overview of a Conditional Use Permit Amendment request to exclude a portion of the property at 7433 S. 10<sup>th</sup> St. (Lot 2 of the CSM in the previous agenda item) (see staff report for details).

Commissioner Chandler asked the applicant to confirm that the current CUP includes Lots 1, 2 and 3. Ms. LaJoie stated it contains Lots 1 and 2, which is the current Go Riteway boundaries.

Commissioner Chandler asked to confirm the CUP only covers Lots 1 and 2. Ms. LaJoie confirmed that is correct. Commissioner Chandler asked to confirm that the request is to remove Lot 2. Ms. LaJoie stated that is correct.

Commissioner Chandler asked the applicant to provide more information as to why the applicant is requesting to remove Lot 2. Ms. LaJoie explained that the CUP is very specific to Go Riteway's use, and the proposed use will not meet that Conditional Use.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment removing a portion of the property at 7433 S. 10<sup>th</sup> St. (Lot 2 of a CSM to be recorded) after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE  
BRIOHN BUILDING CORPORATION  
7300 S. 13<sup>TH</sup> ST  
TAX KEY NO. 764-9011-000**

Senior Planner Papelbon provided an overview of a request to rezone a portion of the property at 7300 S. 13<sup>th</sup> St. (to become part of Lot 2 of the CSM in the previous agenda item) from B-3, Office and Professional Business to M-1, Manufacturing (see staff report for details).

Commissioner Chandler asked Senior Planner Papelbon if the majority of the property is already zoned M-1. Senior Planner Papelbon confirmed that is correct.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that a portion of the property at 7300 S. 13<sup>th</sup> St. be rezoned from B-3, Business (Office) and Professional Business to M-1, Manufacturing after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT  
CITY OF OAK CREEK**

Senior Planner Papelbon provides an overview of a proposal for amendments to Articles 3, 4, 5, 6, 7, and 10 of Chapter 17 – Zoning and Sign Ordinance to clarify and update various sections (see staff report for details).

### Article 3

- Mayor Bukiewicz clarified that currently the only B-6 district in the City is the area around Ikea.
- Mayor Bukiewicz asked to clarify that if an animal shelter opened in an LM-1 District it would require a Conditional Use Permit. Senior Planner Papelbon confirmed that is correct.
- Mayor Bukiewicz asked Senior Planner Papelbon to provide the definition of equipment rental. Senior Planner Papelbon stated there is a definition of Equipment Sales and Rental proposed in Article 10. Senior Planner Papelbon read the definition: “The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new or used commercial, industrial, or agricultural equipment, including, but not limited to cranes, tractors, bulldozers, graders, excavators, and other heavy equipment / machinery, as an ancillary use of a zoning lot, and any warranty repair work and other repair service conducted as an accessory use.”
- Mayor Bukiewicz asked Senior Planner Papelbon if a contractor’s shop/office be appropriate in LM-1 with a Conditional Use. Senior Planner Papelbon stated that could be problematic if they are allowed a Contractor’s Shop up front, but not a Contractor’s Yard later.
- Mayor Bukiewicz stated it would be helpful for contractors that need storage, but not the yard.
- *Mayor Bukiewicz made comments that were not audible.*
- Senior Planner Papelbon read the definition of Contractor’s Shop/Office: “An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office. Does not include outdoor storage.”
- Commissioner Oldani asked if funeral home/crematorium would be added. Senior Planner Papelbon stated she believes that was covered by another category.

### Article 4

#### Sec. 17.0402(a)(7)

- Mayor Bukiewicz asked if the prohibition of commercial slaughterhouses and animal processing would include butcher shops that take in game animals yearly.
- Commissioner Carrillo stated there are farmers within the City limits that are thinking about raising chickens, which would be federally mandated. Commissioner Carrillo asked if the federal mandates would make it a commercial operation. Senior Planner Papelbon stated no, federal regulations do not automatically make it commercial.

- Senior Planner Papelbon stated she would need to look into the processing of game animals, and see what clarification or distinctions can be made.
- Mayor Bukiewicz suggested taking a closer look at processing game animals.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz inquired if a fish farm would be included in the prohibition of commercial slaughterhouses & animal processing facilities. Senior Planner Papelbon stated she believes fish farms are under aquaculture.

Sec. 17.0403(b)(7)(b), Sec. 17.0403(c)(9)(b), Sec. 17.0403(d)(2)(b) & Sec. 17.0403(e)(1)(b)

- Commissioner Chandler inquired if vinyl siding would be allowed on the whole property. Senior Planner Papelbon clarified that the upper floors could use vinyl siding, but not on the first floor. Senior Planner Papelbon read Sec. 17.0403(b)(7)(b) and stated that language is also used for multifamily complexes.
- Commissioner Chandler asked to confirm if vinyl is used on the ground floor, then it could be used on all levels. Senior Planner Papelbon stated that such was not correct, and read Sec. 17.0403(b)(7)(a). Senior Planner Papelbon clarified that it is only the upper floors that would be allowed to have vinyl siding, but the upper floors are not required to have vinyl siding.
- Commissioner Oldani asked to confirm vinyl siding cannot be used on the ground floor, but can be used on the upper floors. Senior Planner Papelbon confirmed that is correct.
- Commissioner Oldani asked if this would change any current proposals such as the development by Lakeshore Commons. Senior Planner Papelbon stated anything by Lakeshore Commons is governed by an existing PUD.
- Commissioner Oldani stated he does not really have an opinion, but thinks some people have strong opinions about it. Mayor Bukiewicz agreed with Commissioner Oldani.
- Mayor Bukiewicz asked how staff felt about this item. Senior Planner Papelbon stated staff is just presenting it for Plan Commission consideration and has no opinion.
- Commissioner Oldani asked what prompted staff to add this item. Senior Planner Papelbon stated a proposal had been received that included the use of vinyl siding. Staff is not for or against - it was added to see if Plan Commission would like to consider vinyl as acceptable. Senior Planner Papelbon stated that the Plan Commission will receive applications that present vinyl in some portion on multifamily residential buildings.
- Mayor Bukiewicz stated he strives for consistency.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz stated to be fair to all the developers we should try (*inaudible*).

- Senior Planner Papelbon stated there is one more caveat that staff would like Plan Commission to consider. As currently written, a building could have all upper floors of a multifamily/multistory building as EIFS. In the previous Code, EIFS was allowed as a maximum ascent material of 25% of the façade.
- Mayor Bukiewicz stated that the EIFS worries him a little bit.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz expressed concerns regarding the quality of product, installation, the look. He stated that he does not want to judge anybody's product per se, but it is a pretty big departure from the previous Code.
- Commissioner Oldani asked if previous proposals could have a certain percentage of vinyl on the second floor. Senior Planner Papelbon stated she believes multifamily residential buildings, under the previous Zoning Code, were required to have a minimum of 65% brick, masonry, and maybe glass of the visible perimeter of any façade, but vinyl was not allowed for multifamily. Senior Planner Papelbon also stated there was language built into the Code that stated the Plan Commission can modify that percentage, and has the approval authority for what buildings are approved. There were proposals that did not meet the 65% rule that were approved by Plan Commission based on allowances for other materials.
- Commissioner Oldani stated he quickly formed an opinion, and explained the City had excluded vinyl siding for a reason. Commissioner Oldani expressed concerns about having siding on these buildings five (5) years down the road, and asked members of the Plan Commission to consider why these items were left out in the first place. Mayor Bukiewicz explained that, in some cases, the products were not available when the Code was written.
- Senior Planner Papelbon stated fiber cement, thin brick, thin stone - none of those materials were allowed under the previous Zoning Code; however, there were often considerations made for utilizing something that was not a standard. There were materials standards that were presented in 2008, but that did not foresee fiber cement products, for example.
- Commissioner Carrillo stated the vinyl siding is not the same as the vinyl siding ten (10) years ago. Vinyl siding in five (5) years could look like a whole different product.
- Senior Planner Papelbon explained the other consideration is if there is a distinction between single family product and the multifamily product.
- Commissioner Oldani expressed concerns over the limitless designs available in vinyl.
- Mayor Bukiewicz stated the item regarding vinyl siding will need to be revisited. Senior Planner Papelbon stated that, at this time, vinyl siding will not be recommended for any residential building. She cautioned that EIFS is already in the Code.
- Commissioner Chandler asked Senior Planner Papelbon if EIFS is allowed on all types of buildings. Senior Planner Papelbon stated EIFS can be used on the upper floors per the

current Code. Commissioner Chandler asked if there is percentage. Senior Planner Papelbon stated that there was not.

- Commissioner Chandler inquired if EIFS should be treated like the vinyl, and have the same focus area. Senior Planner Papelbon clarified that EIFS is currently allowed in the Code, so the Plan Commission would need to ask for it to be stricken.

#### Sec. 17.0414(d)

- Mayor Bukiewicz asked to confirm that the square footage of an accessory structure cannot exceed 100 square feet, and used the example of sheds. Senior Planner Papelbon clarified that a shed is an accessory building, not an accessory structure.
- Mayor Bukiewicz asked if a deck is considered an accessory structure. Senior Planner Papelbon stated no, a deck is different from an accessory structure.

### Article 5

#### Sec. 17.0507

- Commissioner Kiepczynski clarified that the proposed easement allowances are similar to how the Engineering Department was handling fences in easements before the Zoning Code adoption earlier in 2022.
- *Commissioner Kiepczynski made comments that were not audible.*

#### Sec. 17.0511(a)(1)

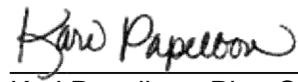
- Commissioner Chandler inquired if the City has certain Codes in place that state the interior side or a side of building could not be 100% concrete, but had to be broken up by windows or something else. Senior Planner Papelbon clarified that it would be at the Plan Commission's discretion, requiring a  $\frac{3}{4}$  majority approval. Code currently requires brick or fiber cement or some other material on the side, interior side and rear. As proposed, allowing concrete up to 100% of the interior side or rear elevation does not necessarily mean that the Plan Commission is going to approve of a blank wall because that is actually still prohibited. If the Plan Commission wanted to have an approval for a concrete tip-up wall and still have recesses, projections, windows, painting, etc., the proposed Code would allow such with the  $\frac{3}{4}$  majority approval. In the current Code, it states that textured concrete of any percentage is allowed, but non-textured is limited to a maximum of 50%.
- Commissioner Chandler requested Senior Planner Papelbon to go through the 100% rule again. Senior Planner Papelbon provided an example of an applicant in a Manufacturing Zoning District wishing to utilize a concrete tip-up wall that is painted. The proposed changes would allow the Plan Commission to approve that plan. Otherwise, the applicant would have to break that up, and would only be allowed to use half of the façade as concrete. The applicant would need to figure out how to integrate brick, stone, fiber cement, etc. on an interior or a rear side. Senior Planner Papelbon stated most rears of manufacturing are loading docks. The proposed changes would allow the Plan Commission to approve up to 100% on the interior side and the rear elevations.

- Commissioner Chandler inquired why the Plan Commission would want to do that. Senior Planner Papelbon stated the Plan Commission has approved it in the past. Mayor Bukiewicz explained if there is a building in an industrial park that is backing up to the woods or a wall that the general public is never going to see the Plan Commission could approve it.

Mayor Bukiewicz moved that the Plan Commission recommends to the Common Council that Articles 3, 4, 5, 6, 7, and 10 of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended as proposed after a public hearing, with the language pertaining to animal processing facilities under Sec. 17.0402(a)(7) and vinyl siding on residential buildings in Sec. 17.0404(b)(7)(b), (c)(9)(b), and (e)(1)(b) excluded. Commissioner Siepert 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 8:14 pm.

ATTEST:

  
\_\_\_\_\_  
Kari Papelbon, Plan Commission Secretary

10-11-22  
\_\_\_\_\_  
Date