

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 25, 2022**

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

Minutes of the October 11, 2022, meeting

Alderman Guzikowski moved to approve the minutes of the October 11, 2022, meeting.

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

PUBLIC HEARING

SIGN APPEAL

MARK GARAWITZ, LABCORP

140 E. RAWSON AVE.

TAX KEY NO. 733-9991-001

Senior Planner Papelbon read the public hearing notice into the record and provided an overview of the request for variances allowing the applicant to install two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space in the existing multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Mayor Bukiewicz made the first, second and third calls for public comment.

Hearing no comments, Mayor Bukiewicz closed the public hearing.

SIGN APPEAL

MARK GARAWITZ, LABCORP

140 E. RAWSON AVE.

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Dawn Graves, 4314 Taylor Ave., Mount Pleasant, WI 53405, of Graves Signs stated she will answer any questions.

Commissioner Siefert moved that the Plan Commission approves a sign variance allowing the installation of two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space in the multitenant industrial building on the property at 140 E. Rawson Ave.

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

SIGN PLAN REVIEW

MARK GARAWITZ, LABCORP

140 E. RAWSON AVE.

TAX KEY NO. 733-9991-001

Senior Planner Papelbon provided an overview of a proposed Master Sign Plan amendment for the multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Alderman Loreck moved that the Plan Commission approves the amendment to the Master Sign Plan submitted by Mark Garawitz, Labcorp, for the existing multitenant industrial building at 140 E. Rawson Ave.

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

PLAN REVIEW
MARK REISS, HERITAGE FUNERAL HOMES
7625 S. HOWELL AVE.
TAX KEY NO. 782-9031-000

Senior Planner Papelbon provided an overview of site and building for an addition to the existing building on the property at 7625 S. Howell Ave. (see staff report for details).

Commissioner Hanna asked for more information regarding how the addition will be ventilated.

Mark Reiss, 8605 W. 5 Mile Rd., Raymond, WI 53126, explained how the cremation unit circulates fresh air, stating the emissions of the unit will be less than that of a fast-food restaurant.

Commissioner Siefert asked if the addition will be brick, like the rest of the building. Mr. Reiss stated that that the exterior of the addition will be painted. Mike Peine, 4617 N. Idlewild Ave., Whitefish Bay, WI 53211, clarified the addition will be painted to look like the brick of the original building.

Mayor Bukiewicz asked Assistant Fire Chief Havey if the addition will have to have a fire protection system, to which Assistant Fire Chief Havey stated that in the negative due to the fire and construction Codes the addition will be following.

Alderman Loreck moved that the Plan Commission approves site and building plans submitted by Mark Reiss, Heritage Funeral Homes, for the property at 7625 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include the all-new impervious surfaces with the net increase noted.
3. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
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.

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

COMPREHENSIVE PLAN AMENDMENT
KRISTEN PARKS, ST. JOHN PROPERTIES
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001

Senior Planner Papelbon provided an overview of a proposed amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) with two (2) options below for Plan Commission consideration (see staff report for details):

1. Amendment of the *Comprehensive Plan* limited to the property at 140 E. Rawson Ave. (Applicant's request).
2. Extend the Amendment area to include the three (3) parcels to the west of the property at 140 E. Rawson Ave. (112, 120, and 124 E. Rawson Ave.), which are currently zoned B-4, Highway Business (Staff's suggestion).

Commissioner Siefert, Alderman Guzikowski, Commissioner Kiepczynski, and Commissioner Carrillo stated support for Staff's suggestion.

Alderman Loreck asked if the applicant had future building plans onsite.

Kristen Parks, 2000 Pewaukee Rd., Waukesha WI, 53188 stated that the plans will be submitted to the City after revisions are made.

Alderman Loreck asked what sort of use the new building will be. Ms. Parks stated that the building will still be a flex use, but the front elevation, as it's facing Howell Avenue, will have more embellishments - lighting, landscaping and different parking - than the other buildings to better attract retail or office users.

Commissioner Hanna asked what possible tenants will be filling the new building. Ms. Parks gave examples of group fitness centers, medical or therapy offices, and light distribution offices for flooring or contracting companies.

Commissioner Hanna asked if the applicant had a preference between the two options Staff presented. Ms. Parks agreed with Senior Planner Papelbon's suggestion and reasoning.

Commissioner Hanna stated her support for Staff's suggestion as well.

Mayor Bukiewicz stated his support of the second option, and asked if the properties directly north of the extended area are zoned B-4. Senior Planner Papelbon stated that she would have to verify the zoning districts for all the properties in the area, but the corner properties are zoned B-4 and most of the inquiries for future development have been for commercial uses.

Mayor Bukiewicz commented on the flexibility of the City, staff, and developers to accommodate the shifting needs of the community.

Commissioner Siefert moved that the Plan Commission adopts Resolution 2022-05, amending the Land Use Plan category in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; last amended August 16, 2022) from Industrial to Commercial for the properties at 112, 120, 124, and 140 E. Rawson Ave., following review and adoption by the Common Council.

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

PLAN REVIEW
MATT TREBATOSKI, CITY OF OAK CREEK
800 W. PUETZ RD.

TAX KEY NO. 829-9000-001

Senior Planner Papelbon provided an overview of site, building, and related plans for an accessory structure on the property at 800 W. Puetz Rd. (see staff report for details).

Alderman Guzikowski commended the Department of Public Works staff on the extra steps taken to ensure the concerns of the residents to the north of the project were satisfied. Mayor Bukiewicz also commended Staff on their work. He clarified that the underground fuel tanks are not leaking; the tanks are reaching their end of life, and the proposed project is to replace them.

Assistant Fire Chief Havey stated his support for the canopy coverage for Staff utilizing the site in inclement weather, as well as the above-ground tank location for environmental improvement.

Alderman Loreck moved that the Plan Commission approves site and building plans submitted by Matt Trebatoski, City of Oak Creek, for the property at 800 W. Puetz Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. 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.

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

Commissioner Carrillo moved to adjourn the meeting at 6:41 pm. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

ATTEST:



Kari Papelbon, Plan Commission Secretary

11-8-22

Date