

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 10, 2023**

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

Minutes of the December 13, 2022 meeting

Minutes were missing from the Commissioners' packets, and will be reviewed at the next Plan Commission meeting on January 24, 2023.

PUBLIC HEARING

SIGN APPEAL

C.W. PURPERO

7030 S. 13TH ST.

TAX KEY NO. 735-9000-000

Senior Planner Papelbon read the public hearing notice into record.

Mayor Bukiewicz made the first call for public comment.

Reggie Peters, Lemberg Electric, 4085 N. 128th Street, Brookfield, explained that the applicant is updating the parking lot on the west side of the building. The existing signs on the south elevation have vegetation in front of them that limits the visibility as people come in off South 13th Street. Ms. Peters stated that with the new parking lot layout, having a sign on the west elevation will increase safety as people are walking in the building and driving into the parking lot. An official survey was done after submitting the application, and corrected that the sign would be 15 feet long instead of 16 feet long.

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

Hearing no additional comments, Mayor Bukiewicz closed the public hearing.

SIGN APPEAL

C.W. PURPERO

7030 S. 13TH ST.

TAX KEY NO. 735-9000-000

Senior Planner Papelbon provided an overview of the request for variances allowing the applicant to install one (1) 2'-0" x 16'-0" (32 square feet) wall sign on the west elevation of the existing building on the property at 7030 S. 13th St. (see staff report for details).

There were no questions or additional comments.

Commissioner Siepert moved that the Plan Commission approves a sign variance allowing the installation of one (1) 2'-0" x 15'-0" (30 square feet) wall sign on the west elevation of the building at 7030 S. 13th St. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**MASTER LANDSCAPE PLAN REVIEW
JANSSEN BRUCKNER
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9999-000 & 815-9995-002**

Senior Planner Papelbon provided an overview of the master landscape plans for the Stonebrook on the Park Planned Unit Development (see staff report for details).

Commissioner Siepert inquired if there should be some vegetation or screening to screen Unit 22 from the Park [Abendschein].

Senior Planner Papelbon stated that she thinks it is a matter of preference, and that there is landscaping proposed on the east of that unit. A hedgerow may look out of place there because the area to the north is a wetland and drainage area.

Commissioner Siepert said some type of screening may help those people. Senior Planner Papelbon stated it is a matter of preference, some people may enjoy having a view to the Park. Senior Planner Papelbon stated that it is a little bit less concerning for staff on this particular unit than it is for screening from people's yards.

Commissioner Siepert stated his agreement, but that is the exit for the parking lot to exit the Park. Commissioner Siepert also stated as it gets closer to nightfall, the lights may shine into people's homes. Senior Planner Papelbon stated she hears Commissioner Siepert's concerns, and that would be a suggestion for the landowner to consider.

Commissioner Siepert asked if that road connects to the Park. Senior Planner Papelbon stated it is an emergency access.

Commissioner Siepert asked if it will be marked as such. Senior Planner Papelbon stated she believes there will be a chain across it. Commissioner Kiepczynski stated that it will be open and a public access.

Mayor Bukiewicz thanked the applicant for working on a solution to previous concerns.

Alderman Loreck moved that the Plan Commission approves the Master Landscape Plan for the Stonebrook on the Park single-family attached Planned Unit Development submitted by Ryan Janssen, Janssen Bruckner, for portions of the properties at 641 and 819R E. Drexel Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That an easement for the location and maintenance of the proposed monument sign is recorded with the location and reference included on all plans. A permit shall be issued for the sign prior to installation.

3. That the street trees are removed from the plans in accordance with the Development Agreement.
4. That a copy of the signed Conditions and Restrictions for the PUD are submitted to the Department of Community Development prior to the submission of permit applications.
5. 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.

NORTH BLUFF PLANNING STUDY

Spencer Andresen, Ben Gladstone, and Greg Weykamp from Edgewater Resources presented information about the north bluff. Below are the highlights:

- Regrade the bluff at the three-to-one (3:1) slope to stabilize the bluff from further erosion.
- Edgewater plans to solicit bids later this month for local contractors to execute in early 2023.
- After meetings and public input three priorities have come into view.
 - Connectivity – this plan should connect with the south, new developments planned here, Bender Park, and Lake Vista Park.
 - Accessibility – making sure everyone has access to all parts of the park and can enjoy it.
 - Maintenance and cost –this development should add to and benefit the park, but is not an overly expensive cost.
- Different elements of the design are planned to be phased in over time. Each element can be seamlessly integrated piece by piece after funding becomes available.
- Beginning at the main entrance on the west side of the bluff. The entry drive features dually accessible parking space and drop off. It takes you into the center of the park and lines up with the central access to the main overlook. Moving east towards the lake, park visitors are introduced to the natural garden. The garden plots could be converted into community garden plots.
- The main promenade is a 15-foot path that runs north south along the bluff.
- Moving down the bluff is a three to one slope that will run consistently along the bluff. Native grasses will be planted to maintain the slope, prevent soil detachment, provide habitats, and improve the overall aesthetics while keeping maintenance costs low.
- In the southern zone of the bluff the design features ADA accessible pathways, boardwalk steps, and rock scrambles that all sweep, twist, and turn down safely to the water's edge. These pathways are to ensure that all ages and abilities have access to the shoreline. Interweaved into the pathways are various terrace play spaces for children. Edgewater Resources plans to engage Earthscape, a custom wood playground company who can design naturalized play structures that will seemly embed into each play terrace.
- Along the water sides of the terrace, Edgewater proposes rock bouldering walls that can tie into various rock scrambles for children to climb on.
- There will be a slide that children and people can use that connects various parts of the ADA path.

- At the water's edge, Edgewater is proposing a curved pier that will connect the northern and southern boardwalks that run down the bluff.
- In the northern bluff zone, a 15-foot multi-use path is introduced to connect the top of the bluff to the water's edge. This path will be universally accessible, so everyone has the ability to get down to the water's edge safely. There will be various rest areas, benches, and overlooks placed along the path for maximum comfort.
- Sport trails are proposed to interweave in between the multi-use paths. The sport trails are designed for hiking, biking, trail running, and more. The trails are sprinkled with various rock out crops and scrambles to provide scenic overlooks and formal connections to adjacent sport trails and ADA paths.
- Along the bottom of the bluff, to maintain bluff stability there is a revetment. Along the revetment there will be opportunities to walk on it and interact with the water.

Mayor Bukiewicz asked if the path on the north edge ties into the path that goes around the south shore water facility. Mr. Andresen explained that the water facility thought it would be too much of a security issue so currently the path terminates there, and people can interact with the water's edge. Mr. Weykamp said he would like the path to continue all the way around and would like to continue those conversations with the water facility plant.

Mayor Bukiewicz asked what type of structure was proposed to go over the ravine. Mr. Andresen stated they were thinking a pedestrian bridge that could be sculptural and iconic along the river's edge. Mr. Weykamp referenced a photo in the presentation and stated it could be something similar to that photo. Mr. Weykamp also stated it would be some type of interesting, architecturally structural bridge.

Commissioner Siepert asked if there is a way to protect the shoreline from the wave action. Mr. Andresen referenced the presentation and stated they are proposing a revetment wall that can be used as steps down to the water in certain areas, but would protect the shoreline from heavy wave action.

Mr. Weykamp explained it is an armored edge. Mr. Weykamp also explained that originally, they were designing sandy beaches; however, after conversations with staff about maintenance, they moved away from that decision. Mr. Weykamp stated that there is a sloped-up edge with flat stones rather than the typical rubble. People can move along the proposed type of rock more easily, but it is designed to absorb the wave energy. The path is designed to allow for wave energy that breaks over the top of that structure to run off without causing damage. Mr. Weykamp also stated if during the engineering phase they find the wave energy is too high, a structure could be installed in the water about 20-50 yards offshore to knock the wave energy down. Mr. Weykamp said they have a number of strategies that they will be exploring to make sure they are managing the wave action properly.

Mr. Weykamp stated the cost to make the path go around the water treatment plant should be affordable because there is already infrastructure in place

Mayor Bukiewicz inquired who they were speaking to at MMSD. Mr. Andresen stated he believes Doug was coordinating that and he could get the contact information and pass it along to Mayor Bukiewicz.

Mr. Weykamp stated he wants to be respectful of MMSD's concerns, however he thinks they should be able to find a solution too. Mr. Weykamp also stated part of it may make it easier for them to patrol their perimeter.

Senior Planner Papelbon stated that she thinks this plan incorporated a lot of the comments received from the Plan Commission and the Parks and Recreation Commission, and addresses some of staff's concerns that were raised along the way.

PLAN REVIEW
BRADFORD REAL ESTATE COMPANIES
150 W. FOREST HILL AVE.
TAX KEY NO. 813-9019-000

Senior Planner Papelbon provided an overview of the site, building, and related plan review for a proposed daycare facility (The Learning Experience) on a portion of the property at 150 W. Forest Hill Ave. (see staff report for details).

Commissioner Hanna asked if the applicant has any specific parking for the buses, or if the applicant has looked at it. Senior Planner Papelbon deferred to the applicant for confirmation, but stated that, if she recalls from the Conditional Use Permit review, there are no buses for the facility.

Mr. Wendt made comments that were not audible.

Mr. Wendt stated they have not planned for any overnight parking. Mr. Wendt also stated that Senior Planner Papelbon's statements were accurate, and the facility would have parent drop-off and pick-up.

Commissioner Hanna asked if there is any safety plan being designed in case of emergency or fire. Mr. Wendt stated that TLE is very safety-conscious, and requires a parent to drop off and bring their child in - they have key cards for the first vestibule into the office area. The parents need to sign in and take their child to the classroom, and the same happens when they pick up.

Commissioner Hanna clarified that she is asking about fires or any of that sort of safety. Mr. Wendt said that part of the building safety is also state-of-the-art. The building is fully sprinkled with a full fire alarm system. Mr. Wendt stated that there are sidewalks around three (3) sides of the building because there are direct exits from the classrooms, so there are two (2) ways out in every case.

Commissioner Hanna asked if there is an escape plan in case there is another type of danger that may impact the building, staff, or children. Mr. Wendt stated yes, TLE is constantly updating their safety measures and there are now safety deadbolts on all classrooms.

Commissioner Kiepczynski asked the applicant to continue to work with staff as he submits his final application.

Alderman Loreck stated that with 46 parking spots, and 23 potentially being filled by employee cars, it does not leave a lot of room for parents for pick-up and drop-off. Alderman Loreck

asked if there is a backup plan for parking if there is any type of large event, or if pick-ups and drop-offs happen all at once. Mr. Wendt explained that TLE is a national day care provider with over 250 locations, and has a parking minimum of 36 cars with 10 that a short term for drop-off and pick-up. TLE has done studies on the timing, how long it takes a parent to get in and out, which is about six (6) minutes. Mr. Wendt stated that TLE is very comfortable with the 36 parking spaces. Mr. Wendt stated that, as he understands the TLE program, they do not have large parent nights. They may have one (1) classroom, or one (1) age group at a time, but the typical operation works well with 10 parking spaces less than what is proposed.

Alderman Guzikowski stated his only concern is parking, and inquired if it is enough parking for the operation.

Mayor Bukiewicz asked if the dumpster is accessible when cars are parked there.

Senior Planner Papelbon stated that is something that staff has talked about extensively, and made suggestions to the applicant and their consultants. Staff is satisfied with what is proposed.

Mayor Bukiewicz asked if green space is satisfied. Senior Planner Papelbon confirmed green space is satisfied.

Assistant Fire Chief Havey addressed Commissioner Hanna's concern regarding fire prevention. Assistant Fire Chief Havey explained that the classification for the occupancy of this proposal is educational, so there are specific Code requirements, similar to schools, that they must comply with. Per the Wisconsin Division of Health Services, as a licensed provider, they must conform to regulations for safety precautions, and participate in fire prevention week, drills, and similar items.

Assistant Fire Chief Havey stated that the Fire Department looked at items related to access and traffic control; however, those items seem to be resolved, and Fire has no more concerns.

Mayor Bukiewicz stated he has no other concerns. Mayor Bukiewicz also said he is sure staff will work with the applicant to ensure the screening of the mechanicals and rooftop units.

Commissioner Hanna referenced Mr. Wendt's comment regarding Woodman's parking lot being right across the street, and asked to confirm that he was not implying that parents use that parking lot. Mr. Wendt stated that parking would certainly not be required during typical operation; however, there was a question raised regarding an event. Mr. Wendt clarified that it is his understanding that TLE does not have an event for 160 children at a time.

Commissioner Hanna asked for clarification to make sure it is not the applicant's backup plan to use the Woodman's parking lot. Mr. Wendt stated there could be a second building with equal number of parking on Lot 2 of the CSM, but at this point they are not sure what will go in that location.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Gary Wendt, Bradford Real Estate Companies, for a commercial building on a portion of the property at 150 W. Forest Hill Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the Certified Survey Map approved by the Common Council on September 20, 2022 is recorded with the Stormwater Management Agreement prior to submission of permit applications.
3. That the plans are revised to include pre-development and post-development pervious and impervious surface calculations.
4. That the landscape plans are revised to incorporate current Code requirements.
5. 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.
6. All light sources shall be full cutoff fixtures with the light source fully shielded and directed downward. The color temperature of the fixtures shall be limited to a maximum of 5,000 Kelvins.
7. Signs are not included as part of this approval.
8. That all public improvements and requirements are coordinated with the Engineering Department and Water and Sewer Utility prior to submission of 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.

**TEMPORARY SIGN PLAN REVIEW
LACROSSE SIGN GROUP
8100 S. 27TH ST.
TAX KEY NO. 810-9025-000**

Senior Planner Papelbon provided an overview of the request for a temporary sign to be displayed in excess of 30 days for The Oaks at 8100 multifamily residential development at 8100 S. 27th St. (see staff report for details).

Brandon Famularo, Decker Properties, 250 N. Sunny Slope Road, Suite 290, Brookfield, asked how to request an extension if Phase 1 is done before the end of the year, but Phases 2 & 3 are still under construction. Senior Planner Papelbon stated that her recommendation would be to install the monument sign because once Phase 1 is done, that area is complete. However, if the applicant would like it extended, he would need to come back before the Plan Commission, or the Plan Commission can grant an extension here as part of the motion, but the City would need an end date. Senior Planner Papelbon also explained that because the sign is temporary, extending anything beyond a year is a little bit concerning.

Alderman Guzikowski stated his agreement with staff that the Plan Commission would need an end date. Alderman Guzikowski stated that he would push for two (2) weeks following completion.

Alderman Loreck stated that he agrees with Alderman Guzikowski, and recommends sticking to the two (2) weeks after completion because it is a temporary sign. Alderman Loreck also stated that he agrees with staff that the monument sign should be put in sooner rather than later once Phase 1 is open for business.

Commissioner Siepert moved that the Plan Commission approves a Temporary Sign Permit for a request submitted by Derek Miller, LaCrosse Sign Group, for the property located at 8100 S. 27th St. with the following conditions:

1. That all relevant Code and Planned Unit Development requirements remain in effect.
2. That one (1) 48" x 96" (32 sf) temporary ground banner sign is approved in the location shown on the approved site plan.
3. That the temporary sign shall be removed within two to four weeks following completion of construction for phase one or upon installation of the monument sign, whichever comes first.

Senior Planner Papelbon asked for clarification if the sign needs to be removed in two (2) or four (4) weeks.

Commissioner Siepert amended his motion to require the temporary sign be removed in two (2) weeks.

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

**CONDITIONAL USE PERMIT AMENDMENT
DOG PADDLE, INC.
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Senior Planner Papelbon provided an overview of the proposed Conditional Use Permit Amendment to allow an animal training/therapy facility within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Commissioner Hanna stated she would strongly suggest designating an outdoor area for the pets.

Commissioner Hanna asked if there are any concerns from neighbors regarding this business. Senior Planner Papelbon stated that staff has not had any inquiries or complaints from this request.

Commissioner Hanna asked if the neighbors have been notified about the proposed business and what it is about. Senior Planner Papelbon explained that every time the City has a request for this District, property owners within 600 feet of the proposed address get a notice.

Commissioner Hanna asked if there is an example of this project elsewhere. Senior Planner Papelbon stated that there are doggy daycares elsewhere in the City, but there is not anything that is specific to an indoor pool only.

Commissioner Hanna inquired if the applicant has any sort of insurance on the building or any pets' life in case of injury. Senior Planner Papelbon said this is an existing business that is relocating to Oak Creek.

Commissioner Hanna asked why the business is relocating. Senior Planner Papelbon stated it is moving to a different space.

Alderman Loreck stated that he agreed there needs to be a designated area for pet relief. There should be something with bags and a disposal or garbage can, such that is seen in the parks, on the outside of the building, but so it is not interfering with other tenants in the building.

Alderman Guzikowski stated that he agrees with the parking concerns and the pet clean-up area.

Commissioner Oldani agreed that something is needed to ensure the pets are doing their business at this business, not the neighbors,' and there is a way to clean up their mess.

Alderman Steve Kurkowski, District 1:

“Commissioner Hanna, I’ve had no contact with anybody in the District with regards to this development. I did have a chance to talk to the owner of this business. He has been in business for five years and he is being, so to say, evicted from his present building because he occupies business where the old 440th used to be, and that property is suffering the same fate as the dog park. The FAA has determined it needs to be airport operations, so every business in that business park is losing their home. So, he has chosen to come to Oak Creek, which I think is a good thing. So, he’s been in business five years. He tells me he is constantly busy. I hadn’t heard of a business like that, but he says it’s non-stop and that’s why he hopes to have part time help because he says he is there every day open to close. So, that’s it. Thank you.”

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment for an animal training/therapy facility within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. after a public hearing and subject to conditions and restrictions. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
FIFTH PROPERTY, LLC, AND CITY OF OAK CREEK
4301 E. DEPOT RD.
TAX KEY NO. 866-9989-001**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide the property at 4301 E. Depot Rd. (see staff report for details).

There were no comments or questions.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Fifth Property, LLC & City of Oak Creek, for the property at 4301 E. Depot Rd. be approved with the following conditions:

1. That all easements are clearly depicted and noted on the map prior to recording.
2. That Lot 2 is changed to Outlot 1.
3. That floodplain boundaries are included on the map prior to recording.

4. 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.

**CERTIFIED SURVEY MAP
CONNELL ALUMINUM PROPERTIES, LLC, AND CITY OF OAK CREEK
9100 S 5TH AVE. AND 4300 E LAKE VISTA PARKWAY
TAX KEY NOS. 868-9999-001 AND 868-9002-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide and reconfigure the properties at 9100 S. 5th Ave. and 4300 E. Lake Vista Pkwy.

There were no comments or questions.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Connell Aluminum Properties, LLC & the City of Oak Creek, for the properties at 9100 S. 5th Ave. and 4300 E. Lake Vista Pkwy. be approved with the following conditions:

1. That all easements are clearly depicted and noted on the map prior to recording.
2. That wetland and floodplain boundaries are included on the map 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: all voted aye. Motion carried.

Commissioner Siepert moved to adjourn the meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:25 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

1-24-23

Date