

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, FEBRUARY 14, 2023**

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, Commissioner Oldani, and Commissioner Chandler. Commissioner Siepert was excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

**Minutes of the January 24, 2023 meeting**

Alderman Loreck moved to approve the minutes of the January 24, 2023 meeting. Alderman Guzikowski seconded. On roll call: Commissioner Chandler abstained; all others voted aye. Motion carried.

**MASTER SIGN PLAN REVIEW  
MYGRANT GLASS  
10501 S. OAKVIEW PKWY.  
TAX KEY NO. 955-1035-000**

Senior Planner Papelbon provided an overview of the proposed Master Sign Plan for the existing multitenant industrial building on the property at 10501 S. Oakview Pkwy. (see staff report for details).

*Ken Krahe, N60W38469 Blackhawk Drive, Oconomowoc, WI, general contractor for the building and representative for the project, made comments that were not audible.*

Commissioner Hanna asked Senior Planner Papelbon if the applicant is requesting a sign in a location where there is no entry.

*Senior Planner Papelbon made comments that were not audible.*

Commissioner Hanna stated that what Senior Planner Papelbon explained was still confusing.

Senior Planner Papelbon stated that staff is asking for clarification as to whether the northeast wall sign is for the primary tenant, because there is not an entry on the north, or a future tenant.

Mr. Krahe stated it would be for a future tenant.

*Mr. Krahe made comments that were not audible.*

Commissioner Hanna stated she wants to be sure the signs are clear and there is no confusion between the signs.

*Mr. Krahe made comments that were not audible.*

Alderman Loreck stated that he is fine with the signs for the primary tenant on the south and east; however, he would exclude the extra sign for a future tenant on the east side of the building because that portion of the building is not where the tenant would be. Alderman Loreck thanked Mr. Krahe for clarifying the monument sign, and stated that he thinks a future monument sign should meet the requirements.

Alderman Guzikowski stated he agrees with everything Alderman Loreck said.

Commissioner Chandler asked where the main road is, and whether there was a cross street.

Senior Planner Papelbon stated the road is on the east and that there is no cross street. She stated that what she heard from the representative is that the north side [on the east elevation] would possibly have two (2) tenant signs within the 250 square feet. That would be an exception to anything else that has been allowed in the City.

Commissioner Chandler asked for more information on the purpose of the signs that are proposed on the north side of the building.

Mr. Krahe stated the north side would be the primary entrance for the tenant or tenants. The goal would be to put the tenant's sign above their door on the north side, and the sign on the east side would be to direct their potential clients or customers.

Commissioner Chandler asked about the sign on the south side.

Mr. Krahe said the south side is for Mygrant Glass, as their office is in the southeast corner.

Commissioner Chandler asked to confirm their entrance is on that side as well.

Mr. Krahe confirmed that is correct.

Alderman Loreck stated that he is still against the additional signage for possible future tenants on the east side. If there is any type of wayfinding or identification necessary, a monument sign would be more appropriate than putting it on the side of the building.

Senior Planner Papelbon stated Alderman Loreck's suggestion would be consistent with the other properties in Oakview Business Park.

Mayor Bukiewicz stated his agreement with Alderman Loreck, and stated that the monument sign should meet Code with the concrete base.

*Mayor Bukiewicz made comments that were not audible.*

*Mr. Krahe made comments that were not audible.*

Alderman Loreck moved that the Plan Commission approves the Master Sign Plan submitted by Bob Schmitt, Mygrant Glass, for the multitenant industrial building on the property located at 10501 S. Oakview Pkwy. with the following conditions:

1. That all relevant Code and Conditional Use Permit requirements remain in effect.

2. That the monument sign base is revised to meet Code requirements for width and materials.
3. That permits are issued for signs prior to installation. The Master Sign Plan shall become null and void if sign permits associated with all signs included in the Master Sign Plan have not been issued within 12 months of the date of approval, February 14, 2024.
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.

Alderman Guzikowski seconded.

Senior Planner Papelbon stated that if the Plan Commission is recommending the sign on the northeast corner be removed, it should be included in the motion.

Alderman Loreck amended the motion to add:

5. That the sign on the northeast portion of the building is removed from the Master Sign Plan.

Senior Planner Papelbon stated that because the Master Sign Plan is for a multitenant building that may not have all the signs will be installed within 12 months, she recommends that the Plan Commission give about three (3) years. Alderman Loreck amended the motion as stated.

*Mr. Krahe made comments that were not audible.*

Senior Planner Papelbon stated directional signs do not necessarily need to be a part of the Master Sign Plan; however, the monument sign that is proposed as a part of the review would be included.

Mayor Bukiewicz asked Assistant Fire Chief Havey if the Fire Department will have issues with address identification if the monument sign is not installed right away.

Assistant Fire Chief Havey stated that the Fire Department relies on the address alert. The signs are helpful, but the addressing alerts are what EMS and fire systems rely on for identification.

On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
HAND AND STONE  
7978 S. MAIN ST. (TENANT ADDRESS: 7956 S. MAIN ST.)  
TAX KEY NO. 813-9050-000**

Senior Planner Papelbon provided an overview of the Site and Building Plan review for a proposed building modification to change the clear glazing of the north windows to opaque with a graphic covering at 7956 S. Main St. (see staff report for details).

Commissioner Chandler referenced the photo that shows the windows in their current condition, and asked if the proposed covering would be for both windows in the photo.

Senior Planner Papelbon replied in the negative, and explained that the tenant space is currently under construction. The proposed graphics would be installed on the 250 square feet of windows to block the interior massage rooms that are being built out. Senior Planner Papelbon stated that there are other options that include installing shades.

Commissioner Chandler asked how opaque the graphic would be.

Senior Planner Papelbon stated it would be completely opaque.

Commissioner Chandler asked Senior Planner Papelbon if she had any details as to why the proposed graphic was chosen.

Senior Planner Papelbon stated she is not sure, but that it was likely a preference for the tenant. Senior Planner Papelbon explained that the Plan Commission packets contain information that the graphics would be applied to first surface of the glass, meaning the graphic is attached to the exterior of the window. Staff already alerted the consultants that such would not be allowed, and the graphics would need to be on the interior.

Commissioner Chandler inquired if the alternate designs were recommendations discussed with the applicant. Senior Planner Papelbon stated they were alternates proposed by the applicant for the Plan Commission to consider.

Commissioner Oldani asked Senior Planner Papelbon why staff is requesting alternatives. Senior Planner Papelbon explained that the proposed graphic could potentially read as advertising because it is for a spa, and that the included elements are serving as additional signage even though it is not a sign. The proposed graphics will be facing the public space, and the purpose of the clear glazing requirement in the DTSMUPUDD is for people to be able to look into the clear glazing areas that are at street level. If those areas are going to be blocked, staff is asking for a more generic option to be sensitive to the area and the requirements of Drexel Town Square, while avoiding the potential for advertising.

Alderman Guzikowski stated that he is not a big fan of any of the designs. Senior Planner Papelbon stated that she believes the intention of one (1) of the designs is for it to look translucent. There is the possibility of having a covering that is not opaque necessarily, but mimics the look of spandrel glass. The Plan Commission could recommend that if the graphic is going to be completely blank, it needs to be more of a translucent window tint.

Alderman Guzikowski state that after Senior Planner Papelbon's explanation about the last alternate, he likes that one the best out of all the options. Senior Planner Papelbon stated that the intention could be for the window to be whiteish, but her assumption is that it will be less than entirely white.

Alderman Loreck stated that he agrees with Alderman Guzikowski's first statement. Alderman Loreck stated that he does not like the idea of having all the windows and putting a giant sticker over them. He asked if the business has built walls on the inside for the privacy of the customers. Senior Planner Papelbon stated that the applicant has put up the structure

for the massage rooms that will be covered with drywall, and the window graphics would be used to block the gap between the window and the beginning of the drywall. There is always the option of putting in shades, but this is what has been presented for Plan Commission consideration.

Alderman Loreck asked whether the City would be allowed to require the business to put up curtains or something else to decorate the windows if the Plan Commission denies the proposal. Senior Planner Papelbon stated that she is not sure the City can require a specific window treatment, but the Plan Commission can recommend an alternative option. Senior Planner Papelbon stated that she thinks they [the tenant] only have a couple of inches of space to work with.

Alderman Loreck stated he would be against any of these options, but if the alternative is to have a white wall or put aluminum blinds up, he is not sure he would want that, either. He stated that he would be in favor of some nice curtains or some type of greenery or stone fascia on the inside wall.

Commissioner Carrillo stated her agreement, recalling that when the dentist applied to cover the same wall on the opposite building, the Plan Commission denied that request and instructed them to put in shades. She stated that the entire area is covered with white shades, and it does not look good. Commissioner Carrillo stated that she believes that every design that is proposed, with the potential exception of the design in the lower right corner of the screen [blank], is an advertisement. She stated that she has seen the construction for the spa, and is not sure how they would get a sticker on the windows. She stated that she believes on the west side there will possibly be the same issues because she can see the drywall and the structures going in.

Senior Planner Papelbon stated that staff are unaware of any other project, and that anything that is covering the windows should be brought to the Plan Commission for approval. She stated that if the Plan Commission is not comfortable with this proposal and have questions for the applicant -- the applicant and their representatives are not present to answer them -- then her recommendation is for the Plan Commission to hold the item.

Commissioner Hanna inquired if the applicant was already given permission to put a spa in. Senior Planner Papelbon confirmed that a spa is an allowed use.

Commissioner Hanna stated that a spa is a private place, and it is not meant to be clear and see-through. Senior Planner Papelbon stated there are options for building out the interior space that would not require the applicant to have the rooms right up against the windows.

Senior Planner Papelbon explained that the requirements of the Drexel Town Square General Development Plan and Regulating Plan are still valid regardless of whether or not the use is allowed. The applicant is still required to adhere to the requirements for clear glazing, and it is up to them to do their interior buildout while still meeting those requirements.

Commissioner Hanna asked if the applicant was aware of the glazing requirements when they acquired the space. Senior Planner Papelbon stated that she cannot speak to what the tenant was aware of when they signed the lease. The City only becomes aware of the tenants when they come in for a permit.

Commissioner Hanna referenced Alderman Loreck's comments regarding having trees in front of the window as an option, and stated the top right option [banana leaves graphic] would perform the same way. Senior Planner Papelbon stated that any tenant that comes into Drexel Town Square is subject to the same rules and requirements. The use is allowed, but they are still required to maintain the clear glazing and the interior buildout is supposed to incorporate all of those requirements of Drexel Town Square.

Commissioner Hanna stated she would like to ask the owner or the tenants what requirements they were given when they signed the lease.

Mayor Bukiewicz said it [clear glazing] is a requirement of Drexel Town Square. Commissioner Hanna asked what would happen if the landowner did not share the requirements with the tenant. Mayor Bukiewicz stated that it is between the tenant and the landlord.

Mayor Bukiewicz stated he would recommend holding the item, and that he thinks they should look at the interior design, bump it out a couple of feet, make it a storefront, and leave the glass.

Senior Planner Papelbon said the interior space is already under construction. Mayor Bukiewicz reiterated that the landlord should know the stipulations of Drexel Town Square, and disclose that to potential tenants.

Assistant Fire Chief Havey said he has an issue with the first image. In the advocacy of fire prevention, having a graphic showing an open candle near combustibles is not a good image for the community. Assistant Fire Chief Havey stated that if the City is promoting fire safety, that is not a picture of fire safety.

Commissioner Carrillo stated that this is the entrance to Drexel Town Square, and inquired if it is an opportunity to use one of the City's own images. Senior Planner Papelbon stated that she appreciates that idea, but it is the applicant's tenant space.

*Mayor Bukiewicz made comments that were not audible.*

Commissioner Oldani moved that the Plan Commission holds the site and building plan review for proposed building modification and change the clear glazing on the north windows to opaque with a graphic covering. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW**  
**BRIOHN BUILDING CORPORATION**  
**7433 S. 10<sup>TH</sup> ST & 7300 S. 13<sup>TH</sup> ST**  
**TAX KEY NOS. 764-9057-000 & 764-9011-000**

Senior planner Papelbon provided an overview of the site, building, and related plan review for revisions to a proposed multitenant speculative industrial building on portions of the properties at 7433 S. 10<sup>th</sup> St. and 7300 S. 13<sup>th</sup> St. (see staff report for details).

Commissioner Chandler asked the applicant to provide more information about the Planning Department's concerns that have not been addressed regarding landscaping, tree inventory, etc.

Caitlin LaJoie, 3885 North Brookfield Road, Brookfield, stated that was an oversight by the landscape architect, but the plans have been revised and will be resubmitted.

Assistant Fire Chief Havey stated some modifications have been made to the turning radiuses, access, and maneuverability through the site, so the plans are to the Fire Department's satisfaction.

Senior Planner Papelbon referenced the proposed floor plan, and asked the applicant to clarify what the tank pit area is.

Ms. LaJoie stated that was added for a proposed tenant at the time; however, that tenant has since walked away, so it would not be built out at this time.

Alderman Loreck moved that the Plan Commission approves the site and building plans submitted by Caitlin LaJoie, Briohn Building Corporation, for a multitenant industrial building on portions of the properties at 7433 S. 10<sup>th</sup> St. & 7300 S. 13<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from the November 22, 2022 approval remain in effect.
3. That all plans are revised to match and incorporate staff comments.
4. 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 COMMISSION CONSULTATION  
DESIGN DEPARTMENT, INC.  
8041 S. 13<sup>TH</sup> ST.  
TAX KEY. 811-9007-000**

Patrick Tetzlaff, 6328 Alex Turn, Caledonia, provided an overview of his business and plans for Oak Creek. Below is a summary of his talking points:

- The applicant plans to make alterations to the interior and exterior of the building and occupy a portion of the building.
- The occupancy target date is fall of 2023.
- Design Department is a product development firm that helps clients move ideas forward.
- Most of their customers are medium to large sized companies.
- Design Department is a team of six (6) employees.
- They also make physical prototypes using 3D printers or partnering with other companies.
- Mr. Tetzlaff showed photos of their current office space and some of the equipment that is in their office.
- Mr. Tetzlaff showed some of their current clients.

- Mr. Tetzlaff also showed some of the prototypes they created for clients.
- They are in the application process with the ATF for a Type 7 FFL permit to produce prototypes.

Mayor Bukiewicz asked Senior Planner Papelbon what the zoning of the property is. Senior Planner Papelbon stated it is zoned B-4.

Senior Planner Papelbon explained that Light Manufacturing would be the correct zoning for research and development and prototyping. Senior Planner Papelbon continued by stating that would require a Comprehensive Plan Amendment and rezoning unless the Plan Commission feels they could make this particular business allowed in the B-4 District. Staff would be concerned about size and intensity of use. There would be no problem with small scale prototyping, small scale assembling of working scale models, but once it starts getting into vehicle production that would possibly be crossing over into the LM-1 District.

Mayor Bukiewicz asked the applicant which part of the building they would be taking over. Mr. Tetzlaff explained that their plan is to have Apex Motorwerks and the supplement store would remain. Mr. Tetzlaff stated they are looking at occupying two spaces, one is currently a car detailing business and the other is a business that applies vinyl wraps to cars.

*Mayor Bukiewicz made comments that were not audible.*

Mr. Tetzlaff said they would be in the main building. Mr. Tetzlaff explained that the main building has four (4) individual suites right now and they would occupy two (2).

Mr. Tetzlaff stated they are currently in a B-4 District in Racine.

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz stated he has the utmost respect for the staff to figure out what is best. Mayor Bukiewicz said it has been a challenging property.

*Mayor Bukiewicz made comments that were not audible.*

Commissioner Carrillo stated the building does need a face lift.

Commissioner Kiepczynski said she thinks it is a very interesting concept and would be great for Oak Creek.

*Commissioner Kiepczynski made comments that were not audible.*

Alderman Loreck stated he agrees. Alderman Loreck also stated he thinks the business sounds amazing and it would be welcomed in Oak Creek. Alderman Loreck continued by saying the building needs an upgrade, even though it is on 13<sup>th</sup> Street it is still residential and a lot of the residents will be very vocal about what happens on the property.

Alderman Loreck said he hesitates with the LM-1 District because he has a concern about what could go in the property if this business were to leave.



Alderman Loreck asked the applicant if there would be any large deliveries of any solvents or plastics. Mr. Tetzlaff responded saying no, everything comes in UPS, just regular.

Alderman Loreck also asked if there would be any loud noises. Mr. Tetzlaff said no.

Alderman Loreck said he is hoping it could fit in the B-4 Zoning that is already there.

Senior Planner Papelbon explained they may be looking at the Text Amendment because there is currently nothing in the B-4 District that would allow for Research and Development and Prototyping because the LM-1 District was intended for that purpose, but this is a smaller scale than LM-1 was anticipating. Senior Planner Papelbon stated it would probably require a Text Amendment and a Conditional Use Permit.

Alderman Guzikowski said he thinks this would be a business of great value and what the Plan Commission and City can do to make it work would be great.

Commissioner Oldani stated there is no reason to think we would not want them here and hopefully staff can get it figured out.

Commissioner Chandler stated it looks and sounds good.

Mayor Bukiewicz stated this looks interesting and staff is very good at solving problems.

Mr. Tetzlaff said they bring in two (2) to three (3) engineering interns every summer from local colleges.

## **REZONE/CONDITIONAL USE PERMIT**

**FAHIM AJMERI**

**8950 S. 27<sup>TH</sup> ST**

**TAX KEY NO. 856-0070-006**

Senior Planner Papelbon provided an overview of the request to rezone the property at 8950 S. 27<sup>th</sup> St. from B-2, Community Business to B-4, General Business (NO CHANGE to the FF, Flood Fringe district) with a Conditional Use Permit for vehicle rentals (see staff report for details).

Akil Ajmeri, 2714 4 ½ Mile Road, Caledonia, stated he has been in business for eight (8) years.

*Mr. Ajmeri made comments that were not audible.*

Mr. Ajmeri said he is proud to be a member of Oak Creek now. Mr. Ajmeri continued by stating the trucks will be parked right by the building, but he has requested one in the front so people can see it.

Commissioner Hanna expressed concerns that the trucks are not monitored, there is no one on site, and the online reservation system.

Mayor Bukiewicz stated those are good points, but the Plan Commission should stick to the rezone process.

Senior Planner Papelbon stated the process for renting the vehicle is an online reservation process and then picking up.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon clarified the item is for Conditional Use Permit and Rezoning, not just rezoning.

Commissioner Chandler asked Senior Planner Papelbon to repeat her last statement. Senior Planner Papelbon reiterated that this is a rezone and a Conditional Use Permit request.

Mayor Bukiewicz explained that the drop box could be questioned, but not the process the applicant uses.

Commissioner Carrillo said she is not sure a truck can be put on 27<sup>th</sup> Street, but understands that the parking lot is very large.

Commissioner Carrillo stated she has noticed the trucks there already and she thinks it is a great opportunity for the applicant.

Alderman Loreck agreed with staff that there should not be a truck parked on 27<sup>th</sup> Street. Alderman Loreck also agreed that it should be limited and screened and all of staff's recommendations. Alderman Loreck inquired if the limitations put on the number of vehicles also apply to trailers.

Senior Planner Papelbon stated that would be within the Plan Commission's purview for the Conditional Use Permit, if it is limited to trucks that is only thing that would be allowed.

Alderman Loreck asked if the max of four (4) vehicles was suggested by the applicant. Senior Planner Papelbon clarified that was the request.

Alderman Loreck asked the applicant if that was for four (4) vehicles, four (4) trailers, or a combination. Mr. Ajmeri stated it would be four (4) trucks.

Mr. Ajmeri explained that the process is all done online, and it is a very easy process.

Alderman Loreck stated he is not sure how much noise there would be, especially if the hours are 10-5, but if people are returning trucks after hours and the trucks have beeping mechanisms when backing up then the noise needs to be minimized.

Alderman Loreck asked if the Plan Commission approves the rezone with the Conditional Use Permit, does the Conditional Use Permit expire. Senior Planner Papelbon explained that it is within the Plan Commission and Common Council's purview to put in an expiration date, however staff is not recommending anything less than a year or two.

Alderman Loreck asked to confirm if the property is rezoned to B-4, if that would open the door to all B-4 businesses. Senior Planner Papelbon confirmed it would open the property up to any possible use within the B-4 District.

Alderman Guzikowski said he has not gotten any phone calls from residents. Alderman Guzikowski also said he is not in favor of this becoming a big storage lot, but said he would be okay with the four (4) trucks as long as they are screened. Alderman Guzikowski also said he agreed with others and does not think a truck should be parked along 27<sup>th</sup> Street.

Mayor Bukiewicz said he agrees with Alderman Loreck and Alderman Guzikowski.

*Mayor Bukiewicz made comments that were not audible.*

Alderman Loreck asked if the Plan Commission needed to decide which of the three options they were approving. Mayor Bukiewicz confirmed that they did.

*Mayor Bukiewicz made comments that were not audible.*

Assistant Fire Chief Havey stated there is a concern if the vehicles are stored right next to the building. Assistant Fire Chief Havey also said there should be some distance from the structure.

Commissioner Chandler asked Senior Planner Papelbon if the email that was received needs to be read. Senior Planner Papelbon summarized that the email came from a resident in the area stating they have no issues with the particular use and asked some questions. Senior Planner Papelbon stated she would respond following the Plan Commission meeting.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the property at 8950 S. 27<sup>th</sup> St. be rezoned from B-2, Community Business to B-4, General Business (NO CHANGE to the FF, Flood Fringe district) with a Conditional Use Permit for vehicle rentals, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (February 28, 2023). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

## **DISCUSSION ITEM**

### **POTENTIAL UPDATES TO RESIDENTIAL EXTERIOR BUILDING MATERIALS**

Senior Planner Papelbon explained that after the 2022 Zoning Code update vinyl is not allowed anywhere in the City. Senior Planner Papelbon stated there have been concerns raised regarding residential vinyl siding. Senior Planner Papelbon presented concerns and questions from previous vinyl discussions. The concerns and questions included:

- Vinyl siding to be allowed on all residential buildings?
- Vinyl siding to be allowed on all floors of all or some residential buildings? Allowed on additions?
- Vinyl siding to be allowed up to a maximum percentage on multifamily residential buildings similar to the previous Code?
- Longevity, durability, aesthetic/design, and maintenance concerns.

- Installation methods and minimum specification requirements.

Senior Planner Papelbon referenced the previous Code and stated that single family residential was allowed to have, “wood, wood clapboards, wood shakes, vinyl steel or aluminum beveled siding, brick, stone or other masonry-type veneer materials, or other similar materials”. Senior Planner Papelbon stated Rd-1 and Rm-1 were less clear. Senior Planner Papelbon also stated her interpretation for Rd-1 under the previous Code is that vinyl was allowed. Senior Planner Papelbon continued by explaining that Rm-1 was the most restrictive and the Code stated Rm-1 had to fall under the same allowed exterior building materials as commercial and manufacturing and had to have at least 65% of the surface of the exterior wall area covered by brick or decorative masonry.

Senior Planner Papelbon provided a summary of recent approved multi-family developments going back to 2014. Oak Park Place used composite. Forge & Flare and all the buildings in Drexel Town Square used fiber cement, brick, stone, and wood products. Azure on Mayhew, Drexel Ridge, the Seasons at Orchard Hills, and Hub13 used fiber cement. Senior Planner Papelbon stated there were some projects that were presented for Plan Commission review that had incorporated vinyl and were denied. Senior Planner Papelbon explained that the Oaks at 8100 had vinyl that was incorporated into their original design and the Plan Commission did not approve of that, so it was revised to be acceptable building materials such as brick, stone, and fiber cement. Senior Planner Papelbon continued by explaining that none of the acceptable building materials at Lakeshore Commons include vinyl. Senior Planner Papelbon stated the vinyl she is referencing is vinyl siding and it does not include vinyl soffits.

Senior Planner Papelbon stated that single family residential has been a mix of requests some are requesting vinyl, but a lot are requesting fiber cement. Fiber cement is approved without a problem.

Alderman Loreck asked Senior Planner Papelbon if an existing home resides are they allowed to use vinyl. Senior Planner Papelbon answered with no. Senior Planner Papelbon expanded by saying the homeowner can repair or paint, but if they are going to redo their entire siding no.

Commissioner Kiepczynski inquired what type of permit would be required for that and when would Planning have the opportunity to review if someone was residing. Senior Planner Papelbon stated that is a great question that she does not have an answer for. Senior Planner Papelbon also stated she would need to check with Inspection to see when a building permit is required for something like that.

Mayor Bukiewicz asked in the one Code section vinyl was never approved.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon stated under the previous Code, but since 2022 not been allowed. Senior Planner Papelbon said it has been very difficult for staff to apply that for minor additions and attached garages.

Mayor Bukiewicz said for additions he would like to see the siding using...

*Mayor Bukiewicz was inaudible.*

Senior Planner Papelbon stated it has not been that; there is vinyl on the house, and they are proposing vinyl.

*Mayor Bukiewicz was inaudible.*

Senior Planner Papelbon stated that is also an option. Senior Planner Papelbon stated the existing Code says wood or wood products, so LP would technically fall under the wood product.

Alderman Loreck asked Senior Planner Papelbon if she was looking for a consensus on the concerns and questions she presented in the beginning. Senior Planner Papelbon stated she is looking for more direction because the more direction she gets from the Plan Commission, the better the Code section she can present to the Plan Commission and Common Council.

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz stated the new product maybe better. Senior Planner Papelbon said there is an industry standard and the American Society of Testing and Materials standard for vinyl is a minimum of 0.035 inches. Senior Planner Papelbon also said from what she read is that the recommendation is to go to at least 0.040 inches and the higher the number the better and it goes up to about 0.052 or 0.055 inches. Senior Planner Papelbon continued by saying there are more benefits for the thickness.

Senior Planner Papelbon explained that vinyl will always have some level of wear and tear and is subject to potential cracking, breaking, or weathering. Senior Planner Papelbon stated in today's vinyl the pigment is built into the entire product, so it will not fade the same way and will not need to be painted. Senior Planner Papelbon also stated her research says to look for anti-weather protection to prevent fading. Senior Planner Papelbon continued by stating installation and maintenance are going to be some of the biggest issues for any product that is used.

Commissioner Hanna inquired how other municipalities around Oak Creek approach vinyl siding. Senior Planner Papelbon stated vinyl is everywhere, but she is not sure how they apply it to specific residential buildings.

Commissioner Hanna clarified she is asking more about the permitting side that Oak Creek could use as a guide. Senior Planner Papelbon stated she does not know what surrounding municipalities have done, but stated if Oak Creek prohibits vinyl, it would probably be the only city to do so.

Commissioner Hanna said she agrees that vinyl looks less appealing after a long time, it is cheaper. Senior Planner Papelbon said there have been advancements made in the product that make it a little more durable and a little better. Senior Planner Papelbon continued by

stating the quality, durability, and installation methods will make the longevity type issues go away.

Commissioner Hanna stated maintenance is cheaper too. Senior Planner Papelbon said if the City is trying to encourage housing that is more in line with what people make, having more options available to builders in order to achieve that type of housing product is only going to make that goal more achievable.

Commissioner Carrillo said encouraging new homes to have a higher standard would be great, but she thinks at some point vinyl needs to be added back into the Code.

Commissioner Kiepczynski stated she agrees that vinyl should be in the Code. Commissioner Kiepczynski explained that like anything else it comes down to maintenance.

*Commissioner Kiepczynski was inaudible.*

Alderman Loreck stated he agrees with Commissioner Carrillo. Alderman Loreck continued by stating he has a vinyl house and as it will eventually deteriorate, he cannot cover his whole house with masonry and it will need to be replaced with vinyl, painted, or another economical option. Alderman Loreck said he would be for putting vinyl back in, that it is allowed. Alderman Loreck also said he would not limit it to any certain floors in single family residential. Alderman Loreck continued by saying he feels there is no issue holding larger multi-family developments to a higher standard and not allowing it or at most allowing it for a certain type of accent. Alderman Loreck said he has no comment on the installation methods because he is not familiar with the installation.

Alderman Guzikowski stated he thinks vinyl should be acceptable.

Commissioner Oldani explained he agrees with almost everything Alderman Loreck said. Commissioner Oldani also explained that the City does not want to give people reasons not to update their homes and if vinyl is taken away some people may choose not to update their homes. Commissioner Oldani agreed with Alderman Loreck that multi-family could be held to a higher standard. Commissioner Oldani reiterated that vinyl should be in the Code somewhere.

Commissioner Chandler asked Senior Planner Papelbon what the reasoning was for why the Plan Commission took vinyl out of the Code. Senior Planner Papelbon stated she does not know when or why it got taken out.

Commissioner Chandler stated she agrees with the comments on including vinyl for residential and the other properties, but inquired if it is possible to have someone come in to give an overview in the differences. Senior Planner Papelbon said she thinks the challenge with asking someone from the vinyl industry if vinyl should be allowed it may turn into a sales pitch and the Plan Commission would not get the information they need.

Commissioner Chandler inquired if it goes back to checking out the surrounding cities because they may have done the research already. Senior Planner Papelbon said she does not know if they have because she thinks municipalities just allow vinyl.

Senior Planner Papelbon explained that staff and the Plan Commission are only having this discussion now as a result of staff realizing that the Code excluded something that maybe should not have been. Senior Planner Papelbon also explained that staff and the Plan Commission now have the opportunity to ask if there is a standard that should be used.

Commissioner Hanna asked if there was a way to handle it on a case-by-case basis. Senior Planner Papelbon stated no, there needs to be a standard to apply to everybody.

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz stated I agree with you.

*Mayor Bukiewicz made comments that were not audible.*

Mayor Bukiewicz said he thinks the one thing he would add to potential homes is the engineering standards.

*Mayor Bukiewicz was audible.*

Senior Planner Papelbon stated the ASTM standard is not the commercial grade standard. Mayor Bukiewicz said he would increase it. Senior Planner Papelbon rephrased that the ASTM standard is lower than commercial grade.

Mayor Bukiewicz stated he is assuming thicker is better. Senior Planner Papelbon agreed and stated there are advantages as the thickness increases.

Mayor Bukiewicz said he would consult with the city engineers. Senior Planner Papelbon stated we can try, but she is not sure if they will be able to give an answer. Mayor Bukiewicz clarified that he would ask what the mil should be.

Senior Planner Papelbon said her understanding is that when the thickness goes up the fire protection and insulation increases. Mayor Bukiewicz stated he would go that route; it is probably adding some cost.

*Commissioner Hanna made comments that were not audible.*

Senior Planner Papelbon said the standard from 30 years ago has changed so it might not be a like for like comparison.

Senior Planner Papelbon said the builders' grade is .4-millimeter, residential grade is .42-millimeter, standard residential grade is .44-millimeter, and goes up to premium grade which is between .52-millimeter and .55-millimeter.

Mayor Bukiewicz said he would be looking at...

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon stated the middle ground would be the standard at .44-milimeter.

Mayor Bukiewicz stated he would put a standard to it.

*Commissioner Hanna made comments that were not audible.*

Mayor Bukiewicz stated he does not think it makes a difference.

Commissioner Chandler asked Senior Planner Papelbon how the Plan Commission handled the fence situation. Senior Planner Papelbon stated residents can have vinyl coated chain link in the rear and side yard, but no street facing yard.

Mayor Bukiewicz said he thinks the consensus is the City has to allow vinyl on residential homes, but need to figure out the standard.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon asked how the Plan Commission wants to define multi-family. Mayor Bukiewicz said he is thinking four (4) family and above.

Mayor Bukiewicz inquired when a building requires sprinklers.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon referenced the Code and described the different levels of residential.

- Community living must be treated the same as single family residential.
- Multi-family dwellings that are nine (9) plus units, typical multi-family
- Single family attached one story and up to four (4) dwelling units, or dwelling single family attached two stories and or five (5) plus dwelling units.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon stated the City allows single-family attached, single-story up to four (4) dwelling units. Senior Planner Papelbon a single-family attached that was two-stories, like a townhouse, and or five (5) or more single-story or dual-story is a different category that is separate from traditional multi-family.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon asked full masonry or just the base. Mayor Bukiewicz stated just the base.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon asked to clarify full wall or just base. Mayor Bukiewicz stated just the base, like a beltline.

Senior Planner Papelbon asked to confirm that Mayor Bukiewicz is saying single family and two family are allowed to have vinyl, but once it is a single-family attached that falls into the



other two categories it requires a masonry base and multi-family is held to a higher standard that Plan Commission needs to determine.

*Mayor Bukiewicz made comments that were not audible.*

Commissioner Oldani asked what single family attached is. Senior Planner Papelbon stated if there are four (4) units that are attached in a single-story structure or if there are five (5) or more units in any configuration or attached in two stories like a townhouse or a row home.

Commissioner Hanna asked how it is different than condos. Senior Planner Papelbon stated condos can be almost anything.

Senior Planner Papelbon asked if anyone had any concerns about how it would look.

Commissioner Oldani inquired about consulting with someone regarding the vinyl siding. Senior Planner Papelbon explained that it might delay the process and cost money.

Commissioner Hanna asked if public input could be gathered. Senior Planner Papelbon stated the public wants vinyl. Senior Planner Papelbon also stated that the Plan Commission meeting is public; notices are not set because it effects the whole City. Senior Planner Papelbon continued by stating the public was invited to provide their opinions on the Code before it was adopted and during updates.

Commissioner Hanna asked how they were invited to provide comments on this item. Senior Planner Papelbon explained this item is a discussion item.

Commissioner Hanna asked how the public would be notified in the future. Senior Planner Papelbon stated it is published on the website, social media, and as part of the Council packet when it goes to Council.

Commissioner Carrillo inquired how many builders have come with small houses that had vinyl. Senior Planner Papelbon stated not for small houses, but yes for big houses.

Commissioner Carrillo asked if the Planning department had to deny the request. Senior Planner Papelbon said yes.

Commissioner Carrillo asked if the developers went somewhere else. Senior Planner Papelbon said no, in some cases it was updated to fiber cement or composite.

Mayor Bukiewicz stated he thinks the City needs to allow vinyl and put a standard on it.

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon stated multi-family is a little bit more difficult because a percentage would need to be determined.

Mayor Bukiewicz stated he would look at the Code...

*Mayor Bukiewicz made comments that were not audible.*

Senior Planner Papelbon clarified that she was seeking how much vinyl would be allowed.

*Alderman Loreck made comments that were not audible.*

Senior Planner Papelbon stated if she understands the rest she understands where the cut off is for multi-family, it is a matter of updating the Code so it is clear.

Senior Planner Papelbon asked if the Plan Commission would support some type of language that would allow the Plan Commission to consider a modification for the incorporation of vinyl on a multi-family residential building that incorporated a certain percentage of affordable.

*Mayor Bukiewicz made comments that were not audible.*

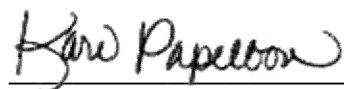
Commissioner Hanna asked when trying to determine the single housing and the definition of is it different by municipality. Senior Planner Papelbon stated every municipality has their own Zoning Code and sets the standards for what is right in their community. Senior Planner Papelbon also stated the municipality just needs to be in line with what the Milwaukee County Plan is.

Commissioner Hanna asked if that is much different. Senior Planner Papelbon said the County is not setting standards like the City of Oak Creek is.

Mayor Bukiewicz stated the applicant for item 7b arrived after the motion was taken to hold. Mayor Bukiewicz also stated that because the motion was made to hold the item it cannot be opened back up for discussion, but the Plan Commission can get the item brought back for discussion in two weeks.

Commissioner Carrillo moved to adjourn the meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:22 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

2-28-23

Date