

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 9, 2024**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Hanna, Alderman Loreck, and Commissioner Oldani were excused. Also present: Planner Melanie Pérez and Assistant Fire Chief Mike Havey.

Minutes of the June 25, 2024, meeting

Commissioner Siefert moved to approve the minutes of the June 25, 2024, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT
GRAFF FAUCETS CO.**

Planner Pérez provided an overview of a proposal for an amendment to Table 17.0304(c) of Chapter 17 – Zoning and Sign Ordinance related to the permitted and conditional uses to allow retail and small-scale warehousing (see staff report for details).

Commissioner Chandler asked the applicant to provide additional information about why they are requesting the change for Lm-1 verses utilizing the land as a Business District. Caitlin LaJoie, Briohn Building Corp., 3885 N. Brookfield Road, Brookfield, explained that the applicant felt it was a more appropriate choice to leave the land Lm-1 than to do a rezone because it is a very light intense use.

Mayor Bukiewicz provided several examples of businesses with a zoning of Lm-1.

Ms. LaJoie confirmed that was correct and stated the proposed company is Graff Designs and the location will be a warehouse and showroom.

Dana Merkel, 7238 S. Delaine Drive:

“I do have a couple of questions and I did make a copy of it, in case we need to circle back around. What is the difference between a rezone, which is what I thought it was originally going to be, to a text amendment.”

Mayor Bukiewicz explained if the City did a complete rezone of the property it would need to fit into a category. Mayor Bukiewicz also stated the City would like to keep heavy duty industrial businesses in industrial parks, but if the business has front counter services sometimes, they find a property that is advantageous to them, and they will go in there. Mayor Bukiewicz said if the property were rezoned to Manufacturing and the proposed business were to fail, then another manufacturing business would be allowed to go on the parcel.

Ms. Merkel:

“We already kind of talked about what facilities can occupy the zone with the text amendment, just as reference, a few years ago there wanted to be a 24/7 storage facility behind our houses, with 24-hour flood lights, not ideal for people sitting on their patios or trying to sleep. So, it leads to my next question, if the deal with Graff falls through, is the

text amendment null and void and returns to the previous?”

Mayor Bukiewicz stated the next applicant would have to come Plan Commission and if they fit that zoning they would be allowed to go. Mayor Bukiewicz continued by stating the Plan Commission gets control with the Conditions and Restrictions.

Ms. Merkel:

“We’ve gotten some renditions of what the proposed building might look like and it’s beautiful. My questions would be, does the trucking shipping doors, I think there is proposed to be three or four possible, face east towards Camelot or west towards the field and can that plan change? So, we approve this, and the plan hasn’t been formulized for the building, can all of sudden it be flipped around and we’re looking at semis in the front?”

Mayor Bukiewicz stated the agenda item is for the Text Amendment. Mayor Bukiewicz also stated when the applicant comes through Planning is when the Plan Commission starts to take the plans into consideration, however the applicant is present and hearing all the input.

Ms. Merkel:

“I appreciate that, I will leave out then my questions about flood lights facing the east, is the car parking on the west or the east, I couldn’t tell from the pictures that we got, and is there a gate to prevent after hour people from coming into our back yards. I can supply these questions to her.”

Ms. LaJoie reiterated that the site plan is still in progress, but there is not too much flexibility as far as the location of the dock doors, right now they are planned to be on the southside, so they’re not facing the Camelot Condos. Ms. LaJoie continued by stating they are only expecting two semi-trucks a day, as most deliveries will be typical passenger vans, FedEx, USPS, UPS, etc. Ms. LaJoie said the proposed business will have very standard business hours and they are not open to the public, so all their traffic is by appointment. Ms. LaJoie shared that they are hosting a neighborhood meeting next Thursday.

Valerie Ruthledge, 7370 S Delaine Dr:

“I was just wondering with this land being developed has anybody in the City looked at how the water drainage is going to affect properties around it, like the condos?”

Mayor Bukiewicz explained when it is developed, they cannot make it worse for neighbors to make it better on them. Mayor Bukiewicz stated proposals go through the Environmental Engineers. Mayor Bukiewicz continued by stating in most cases staff tends to think that new developments actually improve water flow because there is a system going on.

Commissioner Kiepczynski explained if during the plan review process there is over a half-acre of disturbance, which is likely with this parcel, a stormwater management plan will be required and reviewed by the City and MMSD to verify water quality, water quantity, and release rates. Commissioner Kiepczynski stated existing drainage patterns are typically maintained.

Gerhard Scheler, 6987 S Rolling Meadows Court:

“It’s across the street, I believe we are talking about 1901 and 1941 E Rawson Avenue, right?”

Mayor Bukiewicz agreed and stated it is the old Mega Discount Nursery

Mr. Scheler:

“Correct, and if I understand this correctly, there’s going to be a company, Graff Design, that is the sole company that is going in there?”

Mayor Bukiewicz confirmed that is the proposal.

Mr. Scheler:

“I appreciate improvement. You guys just recently cleaned it up, I think the City just recently cleaned it up.”

Mayor Bukiewicz agreed and stated it is good to see businesses coming to Oak Creek.

Mr. Scheler:

“I see there’s another one being built right down the road too, whatever that is.”

Mayor Bukiewicz confirmed there is, and stated it is similar to the buildings on the north side of Rawson Avenue, just east of Howell Avenue.

Mr. Scheler:

“So it’s that kind of development, right?”

Mayor Bukiewicz clarified the proposal would be more of a stand-alone business.

Ms. LaJoie made comments off the microphone that were not audible.

Mr. Scheler:

“and the name of the company is Graff Design?”

Ms. LaJoie made comments off the microphone that were not audible.

Mr. Scheler:

“Any idea on when this might be coming to fruition or is there still a long way to go?”

Mayor Bukiewicz stated it would be a long way to go and explained the steps the applicant would need to take.

Mr. Scheler:

“Is this like the first step?”

Mayor Bukiewicz said yes.

Mr. Scheler:

“Right, okay. That previous slide gave 10,000 square feet, if I could see that again for a moment. So, general retail less than, okay that’s the Conditional Use we want to put on that property, right?”

Ms. LaJoie made comments off the microphone that were not audible.

Mayor Bukiewicz stated that is the current language, so the applicant can fall in there, but the general retail space has to be under 50,000 square feet and the warehouse space has to be less than 200,000 square feet.

Mr. Scheler:

“They have to fall in that? That’s what that is? Warehouse Distribution. It sounds like there’s going to be a store front and a warehouse?”

Ms. LaJoie made comments off the microphone that were not audible.

Ms. LaJoie explained that the final plan is still in motion, but currently the total building is about 100,000 square feet and the front portion will be offices and a showroom that is about 14,000 square feet.

Mr. Scheler:

“So did you say 100,000 and 14,000?”

Ms. LaJoie clarified that it is a total of 100,000 sq. ft. and of that 100,000 sq. ft. about 14,000 sq. ft. would be a showroom.

Lauralee Dachel, 7505 S. Highfield Court:

“Okay, has anybody done a study, how many open empty buildings are available in Oak Creek that potentially could house this without adding another building? Are there more empty?”

Mayor Bukiewicz stated he is sure there are empty buildings, but whether it fits their needs and wants, and location is the question. Mayor Bukiewicz clarified that the Plan Commission does not explore how the applicant acquired the property.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that Table 17.0304(c) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended to allow General Retail, less than 50,000 sq ft and Warehouse, Storage, less than 200,000 sq ft as Conditional Uses in the Lm-1, Light Manufacturing District as proposed after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
GRAFF FAUCETS CO.
1901 AND 1941 E. RAWSON AVE.
TAX KEY NOS. 768-9015-000 AND 768-9014-000**

Planner Pérez provided an overview of a Certified Survey Map request to combine the properties at 1901 and 1941 E. Rawson Ave (see staff report for details).

Lauralee Dachel, 7505 S. Highfield Court:

“Okay, ten acres. What happens with the rest of the acreage around there that they own? Will they be allowed to do whatever they want? What happens? They’re not going to use

it all.”

Mayor Bukiewicz stated they are not going to use it all, but to get a building that size on the parcel there are setbacks that the developer needs to maintain. Mayor Bukiewicz also stated the applicants could expand the building if they choose to, however they will have to meet parking, greenspace, and stormwater requirements.

Commissioner Kiepczynski stated she agrees with Mayor Bukiewicz and continued by stating there are greenspace requirements so developers cannot just start placing buildings. Commissioner Kiepczynski also stated the proposed building would need to come before the Plan Commission for site and building plan reviews and any additions would require the same review process.

Ms. Dachel:

“Do we know how much land, given the size of the building and the water flow, how much land and parking that they are going to use up front out of that ten acres?”

Mayor Bukiewicz stated the conceptual site plan is probably what will move forward. There will be green space up front along Rawson Avenue, the back, the sides, and landscaping on the islands and along the building.

Mayor Bukiewicz made comments that were not audible.

Ms. Dachel:

“You can’t tell us an acreage? Okay, this is going to use up two (2) acres or three (3).”

Mayor Bukiewicz stated no and explained if the applicants want to expand the building, they will not be allowed to build right up to the property lines.

Ms. LaJoie explained when the final plan comes to the Plan Commission for review it will contain the total pervious and impervious counts, but the conceptual site plan is most likely what will be proposed.

Alderman Guzikowski stated he thinks it is a good use of the property and a good way to spruce up an eyesore.

Assistant Fire Chief Havey indicated, from the audience, that there are no comments from the Fire Department.

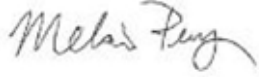
Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Caitlin LaJoie, Briohn Building Corp., for Graff Faucets Co. be approved with the following conditions:

1. That the signature page is updated to the current Plan Commission Secretary.
2. That all easements are shown on the Certified Survey 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 Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:30 PM.

ATTEST:



Melanie Pérez, Plan Commission Secretary

7-24-2024

Date

DRAFT