

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 8, 2024**

Mayor Bukiewicz called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Bautch, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Commissioner Hanna arrived after the discussion of minutes. Also present: Director of Community Development Kristi Laine and Senior Planner Todd Roehl.

Minutes of the September 24, 2024, meeting

Commissioner Siefert moved to hold the approval of the minutes of the September 24, 2024, Plan Commission meeting. Commissioner Bautch seconded. On roll call: all voted aye. Motion carried.

Director Laine introduced Senior Planner Roehl.

**SITE PLAN REVIEW
KATZ PROPERTIES, INC.
3451 E FOREST HILL AVE
TAX KEY NO. 823-9017-001**

Director Laine provided an overview of the site and related plans for various site improvements and new construction at 3451 E Forest Hill Ave. (see staff report for details).

Commissioner Hanna asked if there would be a fence around the pool. Director Laine confirmed the pool would be enclosed with a six-foot-tall vinyl coated chain link fence.

Assistant Fire Chief Havey explained the fire pit area and devices will need to be reviewed by the Fire Department. Assistant Fire Chief Havey also stated the proposed type of occupancy typically does not cross the threshold of needing automatic fire suppression, however based on occupant load it may need an alarm system.

Commissioner Oldani moved that the Plan Commission approves site and related plans submitted by Daniel Katz, Katz Properties, Inc., for various site improvements and new construction on the property located at 3451 E. Forest Hill Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a stormwater management plan be submitted to the Engineering Dept. for their review and approval prior to the submission of permit applications.
3. That all water and sanitary sewer requirements are coordinated with the Water and Sewer Utility.
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.

**SITE PLAN REVIEW
GASTRAU GOLF
1214, 1328, 1388, & 1500 E. RAWSON AVE
TAX KEY NOS. 732-9997-000, 732-9998-000, 732-9985-000, & 732-9999-000**

Director Laine provided an overview of the site and related plans for various site improvements and a building addition at 1214, 1328, 1388, and 1500 E. Rawson Ave. (see staff report for details).

Steven Gastrau, 7338 Maple Terrace, Wauwatosa provided an overview of the business and the need for the improvements and building addition.

Commissioner Siefert asked what material the new parking spaces will be constructed of. Mr. Gastrau stated they will be asphalt.

Mayor Bukiewicz asked what the plan is for the outdoor dumpsters. Mr. Gastrau explained they will be in the area between the two (2) buildings, behind a metal gate.

Commissioner Siefert moved that the Plan Commission approves site and related plans submitted by Steve Gastrau, Gastrau's Golf, for various site improvements and a building addition to the properties located at 1214, 1328, 1388 & 1500 E. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a signage plan be submitted to the Community Development Department for review within six (6) months of this approval.

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

**SITE PLAN REVIEW
GRAFF FAUCETS, CO.
1901 & 1941 E. RAWSON AVE
TAX KEY NOS. 768-9015-000 & 768-9014-000**

Director Laine provided an overview of the site and related plans for construction of a warehouse on the property located at 1901 and 1941 E. Rawson Avenue (see staff report for details).

Assistant Fire Chief Havey noted that on the east and southeast elevations, a paved walkway to the access doors must be maintained for fire department operations and egress for the occupants.

Commissioner Chandler referenced the reduction in the number of driveways from two (2) to one (1), and asked how that will affect the traffic flow. Commissioner Chandler also asked how much traffic will be entering and leaving the site. Christopher Wenzler, Briohn Builders, 3885 North Brookfield Road, Brookfield, explained the site constraints that led to reducing the number of driveways from two (2) to one (1). Mr. Wenzler also stated the driveway is a little wider than normal to allow for proper ingress and egress.

Commissioner Chandler asked about the amount of traffic that will be entering and leaving the site. Mr. Wenzler explained Graff is not open to the public, the amount of employee traffic is somewhat limited, and there are no outside vendors coming in other than to sell product. Mr. Wenzler stated the quantity of truck traffic is very low. Caitlin LaJoie, Briohn Builders, confirmed the expected semi-truck traffic is limited to one (1) to two (2) semitrucks per week which accounts for both inbound and outbound trucks, and daily FedEx and UPS deliveries.

Commissioner Chandler asked if the applicants heard back from the Department of Transportation (DOT). Ms. LaJoie stated the DOT's initial comments were supportive. Ms. LaJoie also said the DOT commented on the 48-foot-wide drive and it is not an issue.

Commissioner Siefert asked if there is any outdoor storage on the site. Mr. Wenzler stated there is no outside storage proposed at all.

Commissioner Siefert inquired why the proposed berm is 12 feet high. Mr. Wenzler stated the applicant is proposing the large berm to answer the request of the neighbors to have a berm and to work with some of the existing soil on the property.

Commissioner Oldani asked if any of the semi traffic would occur outside of normal business hours. Mr. Wenzler and Ms. LaJoie both confirmed the deliveries would be during normal business hours.

Commissioner Oldani asked Director Laine if a use permit was required for the proposed business. Director Laine confirmed there is, and a public hearing was held the week prior at the Common Council meeting.

Alderman Loreck asked if the revised design allows for future building additions if needed. Mr. Wenzler stated the revised building is slightly bigger than the original proposed building. Mr. Wenzler continued by stating there is a small area available on the southeast corner of the building that could potentially be available for an addition in the future, but it is not being proposed at this time.

Commissioner Bautch asked if there would be plantings on top of the berm. Mr. Wenzler stated the bulk of the plantings are currently focused on the south property and the southeast as it wraps around towards the apartments. Mr. Wenzler also said the applicant is willing to discuss redistributing some of the plantings up on the berm. Commissioner Bautch said he would like to see some trees on top of the berm, so it is not just grass on the hill.

Commissioner Hanna asked how the berm is being stabilized. Mr. Wenzler stated there is already soil there and they would just be adding around it and use a gravity stabilization.

Commissioner Oldani moved that the Plan Commission approves site and related plans submitted by Caitlin LaJoie, Briohn Building Corporation, on behalf of Graff Faucets Co., for construction of a warehouse on the property at 1901 & 1941 E. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all approvals and/or permits from the Milwaukee County Department of Transportation are provided to the City prior to the submission of permit applications.
3. That a stormwater management plan be submitted to the Engineering Dept. for their review and approval prior to the submission of permit applications.
4. 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.
5. That all water and sanitary sewer requirements are coordinated with the Water and Sewer Utility.
6. 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.
7. At the direction of the Fire Department, add a walkway along the east side of the building.

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

Commissioner Siepert moved to adjourn the meeting. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:43 PM.

ATTEST:

Kristin Laine

Kristi Laine, Plan Commission Secretary

10-15-24

Date