

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JULY 12, 2011

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Bukiewicz, Mayor Bolender, Commissioner Michalski, Commissioner Correll, Commissioner Nowak and Commissioner Chandler. Also present were Jeff Fortin Planner, and Lieutenant Steve Jendusa.

Commissioner Dickmann moved to approve the minutes of the June 28, 2011 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye with the exception of Commissioner Nowak who abstained. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no significant Common Council actions to report.

**Plan review – Mahn Court ATD, LLC  
340 E. Mahn Court  
Tax Key No.: 766-9026**

Mr. Fortin explained to the Commission the applicant was requesting approval of a 120,034 square foot industrial building at 340 E. Mahn Court. The property is the last vacant parcel in the Oak Creek Commerce Center. While the building is being designed to allow for multiple tenants, it is anticipated it will be occupied by a single tenant upon completion of construction. The building will be constructed of precast and incorporates recess, projections and height changes along the façade to break up the long expanses of wall. The building meets all of the height, setback, and lot coverage requirements set forth in the Planned Unit Development ordinance for this business park. The building is over 100 feet from any residential property line as required by the Zoning Ordinance.

The property will have 53 percent greenspace under this proposal. The site has been laid out to minimize the impact on the single-family residential neighborhoods around this development. The truck bays will be on the north end of the property and the entire developed portion of the site is pushed towards the front of the lot, leaving significant open space between the building/parking lots and the neighborhood to the south. There will be 19 loading docks and 1 overhead door on the north elevation.

Mayor Bolender questioned how much larger this building was going to be than the last proposed building. Mr. Paul Greszczak representing Briohn Design Group stated the original proposal was for a 73,000 square foot building. Mayor Bolender questioned where the additional screening would be located. Mr. Fortin explained where on the site the additional landscaping would be located. They would be cutting into the woods but they would be adding trees along the back of the building. There would be no loading

docks on the back of the building or site activity which would be a benefit to the neighbors. Mayor Bolender questioned why they would be taking the woods out. Mr. Fortin explained they needed to remove part of the woods for grading purposes.

Commissioner Bukiewicz questioned if stormwater had been addressed and wondered if there would be any back flow to the homes on Marquette Avenue. Mr. Greszczak explained during the engineering review for stormwater a portion of the roof water of the building would be going out to the west to the cul-de-sac. It was directed that way so only the correct portion would flow to that area. This should not change the proportion of water that is currently going down in that direction. If the entire roof was going that way it may have increased but they pushed some of that water to the west so it would not go towards the neighborhoods. Commissioner Bukiewicz questioned if this was a 24 hour operation. Mr. Greszczak stated it was intended for one shift from 7 a.m. to 5 p.m. and no weekends.

Commissioner Johnston pointed out they added a lot of storm sewer. They picked up the water from the northeast parking lot, added a couple of catch basins on the north parking lot and brought that all down in the storm sewer to get to the pond. They also redirected the drains directly to the pond instead of going to the rear swale on the east side. All of their water is designed as the original layout was, so the same acres of land are going to the pond as was originally intended and designed for. He also clarified the homes will be looking up a hill and the building will be up there. They will be able to see the building until the landscaping is mature and the trees are grown out. Mayor Bolender commented they will put as old of nursery stock in as possible.

Commissioner Dickmann commented the landscaping would be very important in this case because the building is so much larger. He questioned what the City Forester would be looking for in the landscape plan. Mr. Fortin explained they meet the code for what the City requires for trees. The Forester would look at species mix, the maturity of the trees to make sure they are going to provide screening and insure there is no ash trees included in the plan.

Commissioner Chandler questioned if there was going to be one or more tenants. Mr. Fortin explained the building was being designed as a multi-tenant building for flexibility for the future but it was going to be used for one tenant at this time.

Commissioner Bukiewicz questioned if there were any special requirements they needed for the Fire Department. Lieutenant Jendusa stated all of their proposals have been accepted by the Fire Department.

Ms. Darlene Acosta, 500 E. Marquette Avenue, expressed concern for the site being maintained including the landscaping. Mayor Bolender explained it was an undeveloped parcel and should be taken care of on a regular basis in the future.

Mr. Henry Randow, 401 E. Marquette Avenue, questioned if there was going to be a berm on the south side of the building. Mr. Fortin explained there was not a berm

proposed on the south side. There is a small berm that will remain and will add some additional landscaping on the berm. Commissioner Johnston explained they could not put additional berms along there because of the detention basin. The ground goes up naturally at this time. The resident's elevation is about 140 and the building elevation is going to be 143 so you will see the building. Mr. Randow expressed concern for the residents on the south side having to look at the building. Mayor Bolender explained the area was considered a commercial area. Mr. Randow felt the City should have rezoned the area to residential. Mayor Bolender explained when the area behind your home is zoned for commercial you can expect there to be a building place on the parcel. There are height standards that are being followed.

Mr. Fortin explained the Code requires when there is a residential neighborhood near manufacturing the building needs to be 100 feet a way so they are getting some distance. The developer is working to limit the impact on the residents by putting the loading docks on the north side of the building and have also minimized any parking and they don't have any truck drive isles on the south side. They have gone out of their way to minimize the impact on the residents. You could not put a berm there that would screen the building from the homes because of the grading and the elevations.

Ms. Acosta commented she was told with the airport expansion there could not be anything built in this area. Mr. Fortin explained the regulations were that the County would not approve any residential subdivisions in that area, but that didn't apply to commercial or industrial development.

Renee Boyle, 7400 Quincy Avenue, questioned how close they would be coming to the backyards on Quincy. Mr. Fortin explained they would be a little over 100 feet from the property lines. She also questioned if they would have to worry about water coming from the site. Mr. Fortin stated it was being graded and there will be storm sewers installed so any water that is going down that hill will be going into the storm water pond and not towards the residential homes.

Commissioner Chandler questioned if there was any thing else that could go on the south side besides trees to block the view of the building. Mr. Fortin explained the way the building was and the grades it would be difficult to fully screen the building.

Commissioner Bukiewicz moved that the Plan Commission approve the site, building, and landscaping plans for the building located at 340 E. Mahn Court, subject to the following conditions:

1. All building and fire codes being met.
2. That the final site, grading, drainage, and stormwater management plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.
3. That the final site utility plans are approved by the Water and Sewer Utility prior to the issuance of building permits.
4. That the applicant works with the Water and Sewer Utility on the parking

- areas that will be constructed over existing easements.
5. The final landscaping plan shall be approved by the City Forester and Department of Community Development prior to the issuance of building permits and that the landscape trees on the east and south are a minimum 5' in height at planting.
  6. That the final site lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.

Commissioner Michalski seconds. Roll call, all voted aye. The motion to approve carries.

**CSM – Trapani Construction/Stramowski Heating (Syner G Hotel Project)  
6508 S. Howell Avenue  
Tax Key No.: 719-9985**

Mr. Fortin explained to the Commission at the September 21, 2010 meeting, the Common Council adopted Ordinance 2600, which amended the general development plan and expanded the boundaries of the Planned Unit Development for the Syner g hotel complex to include the eastern 5 acres of the property at 6508 S. Howell Avenue. The amendment resulted in a better layout while also providing additional greenspace and areas for stormwater management. The proposed certified survey map will officially divide off those 5 acres so Stramowski Heating can sell it to Trapani Construction.

Commissioner Johnston requested the sanitary sewer easement be shown as part of a technical correction.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map for the property 6508 S. Howell Avenue be approved, subject to any technical corrections being made prior to recording.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

**Right-of-Way Vacation – S. 6<sup>th</sup> Avenue  
S. 6<sup>th</sup> Avenue, north of E. Dexter Avenue**

Mr. Fortin explained to the Commission the property owners at 3928/3924 E. Dexter Avenue and 3910 E. Dexter were requesting that the unimproved right-of-way for S. 6<sup>th</sup> Avenue, north of E. Dexter Avenue be vacated. There is no existing additional right-of-way that would allow this to connect to the north, nor are there any officially mapped streets in this area so the vacation will not have any impact on surrounding property owners. The street was intended to connect to an alleyway north of the properties along E. Dexter Avenue but that too was never constructed and in 2007 the Common Council vacated the right-of-way for the alley. Should the Common Council approve the vacation each of the 2 property owners would get ½ of the land.

Commissioner Bukiewicz questioned if they would become buildable lots. Mr. Fortin stated they would not be buildable just larger parcels. The lots in the area are pretty small to start and even with the additional right-of-way they would not be able to divide it into another parcel.

Commissioner Nowak moved that the Plan Commission recommend to the Common Council the unimproved right-of-way for S. 6<sup>th</sup> Avenue, north of E. Dexter Avenue, be vacated after a public hearing.

Commissioner Chandler seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Correll moved to adjourn. Commissioner Dickmann seconds. Roll call, all voted aye with the exception of Mayor Bolender who voted nay. The meeting was adjourned at 7:40 p.m.