

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 13, 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 Carrillo, Mayor Bolender, Commissioner Michalski, Commissioner Correll, and Commissioner Nowak. Commissioners Bukiewicz and Chandler were excused. Also present were Jeff Fortin Planner, Peter Wagner Zoning Administrator and Lieutenant Steve Jendusa.

Commissioner Dickmann moved to approve the minutes of the August 23, 2011 regular Plan Commission meeting. Commissioner Nowak seconds. Roll call, all voted aye. The minutes were approved as submitted.

Significant Common Council Actions

There were no additional comments or concerns from the Commission.

**Conditions and Restrictions – Animal Hospital/Veterinary Clinic
2320 w. Ryan Road
Tax Key Number: 878-9037**

Mr. Fortin explained to the Commission at the August 23, 2011 meeting the Plan Commission recommended that the Common Council issue a conditional use permit for an animal hospital and veterinary clinic for the property at 2320 W. Ryan Road, subject to conditions and restrictions being prepared for the Commission's review.

Commissioner Michalski questioned if this was an emergency clinic. Mr. Allen Ibsen stated it would be an animal emergency center and referral center. It is a specialty practice. Commissioner Michalski questioned if it would be open 24 hours a day or if it would be an on-call center. Mr. Ibsen explained it would be staffed 24/7. Commissioner Michalski questioned how the animal waste was handled. Mr. Ibsen explained most of that would take place inside the building and they would have a run inside the building. They do have an area behind the building where the owner has permitted them to walk the dogs if needed.

Commissioner Dickmann questioned if the conditions and restrictions would have to be modified to allow them to walk the dogs outside of the building. Mr. Fortin explained they could amend them to allow for limited outdoor use if that is what the Commission wanted. Mr. Ibsen stated they may be walked outside but they would not be left outside unattended. Most of the animals are either very sick or have had surgery.

Commissioner Nowak moved that the Plan Commission recommend to the

Common Council that the conditions and restrictions are adopted as part of the conditional use permit for an animal hospital and veterinary clinic for the property at 2320 W. Ryan Road after a public hearing.

Commissioner Correll seconds.

Commissioner Dickmann requested a change to item 8D to allow for attended animals, kept on a leash are allowed to be walked outdoors.

First and second concur. Roll call, all voted aye. The motion to approve carries

Plan Review – A-1 Office, LLC
7373 S. 6th Street
Tax Key No.: 764-9031

Mr. Fortin explained to the Commission the applicant was proposing a small 1,056 square foot addition onto the existing building. The addition would be on the north side of the building and would be finished with metal wall panels. The existing building is metal with some fake stone panels. The metal panel will be gray to match the majority of the existing metal on the building. Staff is comfortable with the use of metal panels for this addition.

Mr. Terry Martinez, A-1 Office, stated they have a minor change they would like to eliminate the addition on the north and put a 40' x 80' steel building on the west side of existing structure. It would be added on to the existing structure. Mr. Fortin commented it was unusual to have a change like this presented at the Commission without staff review of the plans. Mayor Bolender stated they presented a 1,056 square foot addition for review and that is what the Commission is going to review at this time. If they don't want to that addition they would need to go back to the Planning Department so they have a new plan of what they should be reviewing.

Mayor Bolender directed the item held until new elevations and a new site plan reflecting the proposed changes could be obtained.

Conditions and Restrictions – Animal Hospital of South Milwaukee
8870 S. Mayhew Drive
Tax Key Number: 860-9033-003

Mr. Fortin explained to the Commission at the August 23, 2011 meeting the Plan Commission recommended that the Common Council issue a conditional use permit for an animal hospital and veterinary clinic for the property at 8870 S. Mayhew Drive, subject to conditions and restrictions be prepared for the Commission's review.

Commissioner Michalski questioned how many animals they could treat at any

given time. Mr. Gray stated at any given time they could house up to 18 animals during the day and overnight about 6-8 animals. Commissioner Michalski questioned if they would be attended overnight. Mr. Gray explained it would depend on the reason they were spending the night. If an animal had a major surgery and needed overnight care they would be referred out.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the conditions and restrictions are adopted as part of the conditional use permit for an animal hospital and veterinary clinic for the property at 8870 S. Mayhew Drive after a public hearing to include a change to item 8d2 to allow for attended animals, kept on a leash are allowed to be walked outdoors.

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

**Certified Survey Map – Robin Njegovan
10744 & 10734 S. 10th Avenue
Tax Key Number: 968-9018 & 968-9019**

Mr. Fortin explained to the Commission the owner of the properties at 10744 & 10734 S. 10th Avenue was requesting approval of a certified survey map that will combine the two parcels into one larger parcel which will be used for future construction of a single family home. Each of the existing lots is 66.6 feet wide, which means they both are legal non-conforming parcels since the Rs-4, Single Family Residential zoning district requires a minimum lot width of 75 feet and 10,000 square feet in area. By combining the lots the owner will be creating an 133.3 foot wide, 19,339 square foot lot which would be conforming and exceeds the requirements of the Rs-4, Single Family Residential Zoning District.

Commissioner Correll moved that the Plan Commission recommends that the Common Council approve the certified survey map submitted by Robin Njegovan combining the properties at 10744 and 10734 S. 10th Avenue, subject to any technical corrections being made prior to recording.

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

**General Development Plan Changes – Syner g Hotel Development
239 & 235 E. College Avenue and 6440, 6460, 6448, & part of 6508 S. Howell Avenue
Tax Key Nos.: 719-9995, 715-9007, 719-9002-001, 719-9987-002, 719-9986, & 719-9985**

Mr. Fortin explained to the Commission on October 19, 2010 the Common Council passed Ordinance number 2600, approving amended conditions and restrictions and a general development plan for the Syner g hotel and airport

parking proposal for the above listed properties.

Since that time the applicant has been working on finalizing plans with hotel chains and off-premise airport parking companies. As a result they have had to modify the general development plan. While the plan keeps the same elements, three hotels, a banquet facility, restaurants and retail, and long-term airport parking, it does move all of the building towards E. College Avenue. The entrance to the long-term airport parking lot would be on S. Howell Avenue.

Mr. Greg Trapani explained he was proposing to moving the hotel that was on Howell Avenue to College Avenue. They feel it is a better plan as far as not having hotel guests cut through parking to go to a function or to the restaurant. Both the hotel, restaurant and banquet side felt this was key as they move forward. Mayor Bolender clarified that what they were proposing was just to slide everything to the north of the site.

Mr. Fortin explained the Plan Commission was being asked to decide if this was a significant enough change to warrant going back and changing the PUD. He would have to come back before the Plan Commission for site, building and landscaping plans for every phase of the development. Mayor Bolender commented it would be the same buildings but they would just be sliding them around on the site and it should not be detrimental to the City. Mayor Bolender also commented that berms were key to hide this entrance to the City.

Commissioner Michalski disagreed and did not want to see Howell Avenue be bermed. He looks at Howell Avenue as being a gateway into the community. He believes they have had discussions in the past and that is how the came up the current plan that has the hotels closer to Howell Avenue. The revised plan shows a parking lot with a couple of hotels tossed in for good measure. The other plan, which he fully supported, he saw hotels that were the main feature and with a parking area that was going to provide additional income and usage for the developer. This is a substantial change and a parking lot on Howell Avenue coming in is just as bad as a berm. The parking lot seems to be the number one feature to make this project go. He would like to see this project go based on the hotels and the restaurants as opposed to the parking lot. Mr. Trapani explained they were trying to make sure the whole development was right. Having the buildings in the proposed location is what they think is right. Rather than having a chain link fence on Howell they are proposing to have a black wrought iron fence that would look very classy. They have a professional landscape architect and they feel these elements are key to this entrance. They have worked with staff to find something that is going to fit into that entrance that is absolutely top quality. Commissioner Michalski stated he could not visualize that but he could visualize twelve rows of parked cars right on Howell Avenue. Mr. Trapani reminded the Commission it would be covered and you not be able to see that from Howell Avenue. They key is to have the appropriate landscape.

Commission Johnston stated it was appalling and this is a parking lot that is driving this site. It is 1800 parking stalls at \$2400 a parking stall that the City is giving him for this project. He stated this was a significant change to the plan and it would be 16 acres of parking lot. Mayor Bolender commented they would have to hide it and make it look like a building. Commissioner Johnston stated a parking structure would be excellent instead of 16 acres of surface parking. Mr. Trapani stated they would not be able to see 16 acres of parking. The only thing they would see would be the entrance as they were driving down Howell Avenue.

Mayor Bolender commented if they could make it look like a parking structure or a building so you can't see 16 acres of parking and put up a brick wall it would be a whole different thing. Mr. Trapani was willing to work with the Commission on whatever they wanted him to do on the street. Mayor Bolender stated they should get it down on paper in black and white and then bring it back and show the Commission how you are going to hide the parking lot.

Commissioner Michalski moved that the Plan Commission determined this change is significant enough to require the applicant to return to the Plan Commission with an amendment to the General Development Plan.

Commissioner Dickmann seconds. Roll call, all voted aye. The motion carries.

Plan Commission Discussion – Wisconsin DOT Community Sensitive Design Funds

Mr. Fortin explained to the Commission in 2014 the State of Wisconsin Department of Transportation (DOT) will be doing reconstruction of the I-94 and Highway 100/Ryan Road interchange. That same year the DOT will reconstruct Highway 100/W. Ryan Road for S. 27th Street to S. Howell Avenue. The reconstructed road will also feature sidewalks and bike lanes. As part of the reconstruction the City allotted a percentage of the project costs in the form of Community Sensitive Design Funds. These funds allow cities to enhance transportation projects with more attractive elements like landscaping, decorative street lights, wayfinding/signage and other upgrades.

Staff would like to gather input from the Plan Commission and Common Council to see if there were other enhancements they would prefer along this corridor.

Mayor Bolender questioned what Highway 100 looked like on the Franklin side. Commissioner Johnston explained they were proposing a complete reconstruction of Ryan Road from 27th to Howell. It is going to be six lanes plus an eight foot shoulder that includes a bike lane and sidewalks on both sides. There are going to be significant impacts to the businesses. One of the things they have looked at for the CSD money would be to upgrade the lighting. They have looked at gull wing lighting and decorative or stamped concrete. Staff also looked at planters and banner signs to incorporate on Ryan Road from 27th

Street.

Mayor Bolender would like it to fit in with the style in the rest of the City.

Commissioner Nowak would like to see something identify Oak Creek when you cross over into Oak Creek.

Mayor Bolender would like to make a statement about Oak Creek as you enter Oak Creek.

Commissioner Dickmann would like to see a sign identifying Oak Creek as you come off of the freeway at Ryan Road.

Commissioner Michalski questioned if the lights on 10th Street would be something that would work in an area like this. Commissioner Johnston stated they would work but the cost is a major factor and the LED lights are expensive.

Commissioner Johnston suggested giving the public a few options to pick from once it is narrowed down to what items are priorities for this area. These options would be presented at a future DOT public meeting.

Commissioner Carrillo moved to adjourn. Commissioner Michalski seconds. Roll call, all voted aye. The meeting was adjourned at 7:40 p.m.