

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 22, 2013

Mayor Scaffidi called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Alderman Michalski was excused. Also present were Doug Seymour Director of Community Development and Peter Wagner Zoning Administrator.

Commissioner Dickmann moved to approve the minutes of the January 8, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye with the exception of Alderman Bukiewicz and Commissioner Siefert who abstained. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no comments or concerns from the Commission.

**Sign Appeal Hearing – Drexel Town Square  
7929 S. Howell Avenue  
Tax Key No.: 813-9013**

Mr. Wagner explained the applicant was seeking a variance from Section 17.0705(b), which states temporary development signs for the purpose of designating a new building or development may be for a limited period of time provided that the sign shall not exceed forty-eight square feet in area on one side or 96 square feet on all sides and not be located closer than ten feet from any street right-of-way or side or rear lot line.

The applicant is proposing two oversized signs. One development sign will be located on the corner of Howell Avenue and Drexel Avenue, be “V” shaped, and be 128 square feet in area on all sides. The second sign will be one-sided and located near the intersection of Drexel Avenue and 6<sup>th</sup> Street and be 64 square feet in area.

Mayor Scaffidi opened the public hearing and made three calls for public comments or concerns, hearing none he closed the public hearing.

**Sign Appeal – Drexel Town Square  
7929 S. Howell Avenue  
Tax Key No.: 813-9013**

Commissioner Siefert questioned who would be maintaining these signs after they are put up. Mr. Nate Franke, Zilber Property Group explained the One West Drexel Ownership Association would be maintaining the signs.

Commissioner Dickmann questioned if the information on the signs would be changing as the project started to develop. Mr. Franke explained they would mostly keep the information the same and would hope to direct people to the website.

Commissioner Johnston questioned if there was any problem with the two year limit on the signs. Mr. Franke did not have a problem with the two years. Commissioner Johnston also questioned the hardship for the variance. Mr. Franke explained it was the square footage of the sign and the size of the parcel. The traffic on Drexel and Howell was moving at a high rate of speed and they are concerned about visibility.

Commissioner Bukiewicz commented the sign was an appropriate size given the vast expanse of the development. He would like to see one on the southeast corner of the property as well.

Commissioner Siefert questioned if they should add "Oak Creek" to the sign. Mr. Franke stated if that was something the Commission would like to see they could add that to the sign.

Commissioner Carrillo commented she would like to see the website a more predominant part of the sign.

Commissioner Chandler questioned if there should not be an additional sign located closer to the interstate. Mr. Franke stated at this time they do not have plans for any additional signs. Mayor Scaffidi explained the request was for two signs not three.

Mr. Seymour explained as the development moves along in the coming months there is a really good chance that the City would make improvements to Drexel Avenue that would include way finding signage that would direct people to the Drexel Town Square.

Alderman Bukiewicz moved that the Plan Commission approve the variance from Section 17.0705(b), and allow One West Drexel, LLC located at 7929 S. Howell Avenue to install two development signs, one that is sixty-four (64) square feet in area and a second sign of 128 square feet in area on all sides for no longer than two years.

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

**Certified Survey Map – Rushan Sinani**  
**8020 S. Howell Avenue**  
**Tax Key No.: 814-9995**

Mr. Wagner explained to the Commission the applicant was requesting approval of a certified survey map that would split the property into two lots. Both lots will be 1.243 acres. Lot 1 will have a dimension of 148.48 feet x 364.00 feet. Lot 2 will be 148.48 feet x 865.01feet. The frontages of both lots do not meet the minimum width of 150 feet. Therefore the applicant is requesting a variation to allow for the proposed lot widths which require a  $\frac{3}{4}$  majority vote of the Plan Commission.

Commissioner Correll moved that the Plan Commission recommends the Common Council approve the certified survey map submitted by Rushan Sinani for the property at 8020 S. Howell Avenue, subject to the following condition:

1. That all technical corrections are made prior to recording.

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

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconds. Roll call, all voted aye. The meeting was adjourned at 7:18 p.m.