

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 23, 2013

Alderman Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Commissioner Siepert and Commissioner Chandler. Mayor Scaffidi, Alderman Michalski and Commissioner Correll were excused. Also present were Peter Wagner Planner/Zoning Administrator, Kari Papelbon Planner, Assistant Fire Chief Mike Kressuk, City Attorney Larry Haskin, and Jerry Peterson City Administrator.

Commissioner Dickmann moved to approve the minutes of the July 9, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye with the exception of Commissioner Chandler who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Rezone – One West Drexel and the City of Oak Creek
7929 S. Howell Avenue and 300 W. Drexel Avenue
Tax Key No.: 813-9023 & 813-9024**

Mr. Wagner explained to the Commission at the June 11, 2013 meeting, the Plan Commission reviewed a proposal submitted by One West Drexel, LLC and the City of Oak Creek to rezone the properties at 7929 S. Howell Avenue and 300 W. Drexel Avenue from M-1, Manufacturing to Drexel Town Square Mixed Use Planned Development. The Drexel Town Square Mixed Use Planned Development zoning district is a base zoning district that was created in recognition of the unique mix of uses and development types that are proposed for the Drexel Town Square development.

At the June 11 meeting, the Plan Commission discussed at length the level of glazing required for buildings, specifically large format retailers. The proposed glazing level for commercial is 40 percent. For large format retail buildings, this level of glazing may be problematic given the size of the façade(s). Staff recommends establishing the percentage of glazing for large format buildings at 15 percent.

Commissioner Siepert requested a definition of large format retail and the square footage required to be considered large format retail. Mr. Wagner explained 50,000 square feet or more would be considered a large format retail use. There is also a defined location in the general development plan that dictates large format retail.

Commissioner Dickmann commented glazing has become a key issue and he pointed out all other large format retail in the City have been approved by the Plan Commission by whether they looked nice and fit the area. He did some research on the 40 percent glazing and felt it would be a burden for large format retailers to make the percentage. The idea of just putting a percentage down without looking to see if it could even be accomplished may not be the way to go with the façade requirements. He cannot understand where they came up with such a large number for glazing.

Commissioner Chandler questioned the sub-districts that were being used within the plan. City Attorney Larry Haskin explained the change was made at his recommendation. It was recommended because the zoning district is the Drexel Town Square Mixed Use Planned Development district. It

would be confusing from a legal standpoint to have an overreaching district that described the entire property and then have the sub-areas that were also entitled districts. The better way to define it would be to call them sub-districts to distinguish that from the overall district.

Commissioner Chandler questioned the reconfiguration of the City Hall building. Alderman Bukiewicz explained the change was because they have gone with underground parking and reconfigured the building to accommodate the underground parking. Atty. Haskin explained further if you compare the diagrams on p.14 to p.25 you will see a change in the design of the building that straightens out the east side of the building.

Commissioner Siefert questioned if there was a change in the square footage of the building. City Administrator Jerry Peterson stated they needed to widen the building two feet to accommodate the parking and it added about 470 square feet to the building.

Commissioner Chandler questioned why there was a change in the glazing from 50 percent. Mr. Franke, One West Drexel, explained it was a mistake by their architects that was not caught. It would be impossible to design a large format retail store to accommodate 50 percent glazing. They believe 15 percent is a reasonable amount of glazing.

Commissioner Carrillo questioned if the 15 percent glazing was only for buildings over 50,000 square feet in the large format retail district. Alderman Bukiewicz explained it was for the large format retail buildings that could only be located in the large format retail sub-district.

Commissioner Johnston commented the 15 percent glazing requirement was very adequate and it would come back before the Plan Commission when they actually had a building to look at.

Alderman Bukiewicz also commented he thought the 50 percent glazing was way too much. At 15 percent they would be holding the large format retail to a higher precedent than we have held for any other large format retail store anywhere in the City.

Commissioner Carrillo expressed concern for not being able to see what a building with 20 or 30 percent glazing would look like; they have only seen building with 10 or 12 percent. She would like to see a higher standard set for the development. Alderman Bukiewicz stated if they have multiple entrances and some window space they may exceed the 15 percent. Commissioner Carrillo stated they could come back for a variance and ask for the 20 percent if they did not lower the requirement.

Arden Degner, 8540 S. Pennsylvania Avenue, was glad to hear they were having this discussion about the glazing and stated the glazing does not cover whether a building has a pleasing appearance or not.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the properties at 7929 S. Howell Avenue and 300 W. Drexel Avenue be rezoned from M-1, Manufacturing to Drexel Town Square Mixed Use Planned Development (DTSMUPD) to include the requirement that large format retail have a minimum glazing of 15 % under the Windows and Glazing requirements to the General Development Plan and Regulating Plan after a public hearing.

Commissioner Johnston seconds. Roll call, Dickmann; aye, Johnston; aye, Carrillo; nay, Bukiewicz; aye, Siefert; aye, and Chandler; nay. The motion to approve carries.

Preliminary Plat – Glen Crossing Addition No. 1 & 2
8400 S. Nighthawk Trail
Tax Key No.: 829-0061

Mr. Wagner explained to the Commission that the applicant was requesting preliminary plat approval for the Glen Crossing Additions #1 & #2 subdivision. The preliminary plat creates 44 lots and 1 outlot for drainage purposes. There will be 23 lots in the first phase and 21 lots in the second phase. Each of the proposed lots in the subdivision meets or exceeds the requirements for lot size in the Rs-3, Single Family Residential District.

Commissioner Dickmann questioned if there were any concerns with the layout from the Fire Department. Assistant Fire Chief Mike Kressuk stated they do have access to the area and this is not an unusual situation within the City. It creates a challenge but it is not an unusual circumstance and they still do have decent access into the properties.

Alderman Bukiewicz commented this has always been on the overall plan and the economy has held it up for a while. The lots and homes would be the same quality as was currently in Glen Crossing. Mr. Bob Fox with Glen Crossing LLC explained they had the plan approved seven years ago and at the time they had a road crossing over the wetland. They changed the road alignment and revised the preliminary plat and are now ready to proceed in the spring.

Commissioner Bukiewicz commented the bonding requirements may be a little more stringent this time around to make sure to cover the costs.

Greg Hottinger, 1043 W. Glen Crossing Drive, questioned if the retention pond created for phase one would be taking on the stormwater from the additions. Commissioner Johnston explained the pond was designed to take on the stormwater for all three phases. Mr. Hottinger questioned if the maintenance for the pond would be divided between the residents of all three phase. Commissioner Johnston stated that was the case.

Commissioner Bukiewicz questioned when construction would begin. Mr. Fox stated they hoped to start in the spring. Commissioner Bukiewicz questioned if this would affect the residents along 13th Street. Mr. Fox explained the homes on 13th Street were at a higher grade and should not be affected by any of the stormwater from the development.

Mr. Gene Bridges, 1133 W. Pilgrim Parkway, questioned what they would get accomplished in the first year of construction. Mr. Fox explained they need to have everything complete and grass growing before building permits are issued. They are going to move forward in a relatively expeditious way to get all of the improvements in and complete and get grass growing and the site stabilized for everybody's benefit.

Commissioner Bukiewicz moved that the Plan Commission approve the preliminary plat for the Glen Crossing Additions #1 & #2 located at 8400 S. Nighthawk Trail, subject to the following conditions:

1. That all technical corrections are made prior to final plat submittal.
2. That a development agreement be entered into between the owner and the City to specify the responsibility for and timing of public improvements and proper bonding.
3. That the final grading, drainage, and stormwater management plans are approved by the City Engineer.

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

Plan Review – Truck Country
2222 W. Ryan Road
Tax Key No.: 878-9011

Ms. Kari Papelbon explained to the Commission that the applicant was requesting approval of site, building, and landscaping plans for a proposed 1,936 square-foot addition to, and enclosing 3070 square feet of an existing roofed area on, the existing building on the property located at 2222 Ryan Road.

The proposed addition meets all lot area and width, building height and area, and setback requirements. Both sections will be constructed using split face block, with a small portion of smooth face block banding to match the existing building.

Commissioner Chandler questioned what the addition was to be used for. Mr. Paul Meier explained it would be used to expand their parts department that was currently a three sided area.

Commissioner Bukiewicz pointed out that the building will be sprinkled and questioned what the plans were for the mechanicals. Mr. Meier stated they would need additional rooftop units. Commissioner Bukiewicz questioned how they would shield the units. Mr. Meier stated they would be locating them towards the center of the building so they could not be seen from the road.

Commissioner Siepert moved that the Plan Commission approve the site, building, and landscaping plan for the property at 2222 W. Ryan Road with the following conditions:

1. That all building and fire codes are met.
2. A revised landscaping plan is submitted for review and approval by the Department of Community Development and Forestry.

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

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconds. Roll call, all voted aye. The meeting was adjourned at 7:04 p.m.