

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

Mayor Scaffidi 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, Mayor Scaffidi, Alderman Michalski, Commissioner Correll and Commissioner Chandler. Commissioner Siepert was excused. Also present were, Doug Seymour, Director of Community Development, Kari Papelbon, Planner and Assistant Fire Chief Mike Kressuk.

Ms. Papelbon read the summary of significant Common Council actions from October, 15, 2013.

Commissioner Dickmann moved to approve the minutes of the October 8, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye. Commissioner Correll abstains. The minutes were approved as submitted.

**St. Mary St, Antonious Coptic Orthodox Church**  
**1521 W. Drexel Avenue**  
**Tax Key No. 811-9998-001**

Ms. Papelbon explained that the applicant is requesting approval of an addition onto the rear of the existing church. The addition will include a basketball court, classrooms, restrooms, kitchen and reception area. The proposed location exceeds setback requirements and is outside of the floodplain at the southern portion of the property. There are 88 parking stalls on the property and there is no proposal for additional parking at this time with the exception of three parking stalls which will be on the rear of the proposed addition. There are two future parking areas on the submitted plans which could accommodate an additional 111 vehicles. The applicant is requesting a modification such that the parking will be built at a future time as deemed necessary.

Commissioner Chandler asked about the future parking. Fr. Rewis Awadalla, St. Mary St. Antonious, 1521 W. Drexel Avenue, explained that presently they have 88 parking spaces and that the building will not be used at the same time as the church. The church has 60 families and not all attend church regularly - 88 parking spaces is more than enough. The proposed parking areas are for the future and can be added when needed. Commissioner Bukiewicz stated that he has no problem with modifying the parking requirement.

Alderman Michalski asked what would happen if, five years from now, the church needed to add parking. Ms. Papelbon stated that as part of staff recommendations a parking review would occur one year from the date of issuance of an occupancy permit. Commissioner Johnston stated that the future parking lots would have to be paved and an additional pond for stormwater would be required, but he didn't believe it would have to go through Plan Commission - it would be reviewed at staff level.

Commissioner Chandler asked if the 25% calculation for metal walls and the gym roof was acceptable. Ms. Papelbon stated that it does meet the threshold.

Commissioner Bukiewicz asked if the turnaround is adequate for the Fire Department to serve the building in an event of an emergency. Assistant Fire Chief Mike Kressuk stated that the turnaround would need to meet the requirements for the turning radius of the fire apparatus. Fire Department has had discussions with the developer and they have come to some

agreement on the radius that would be required. The concern was the west side of the structure and the access along the edge, which do meet code for access with the way the road is already established. Assistant Fire Chief Kressuk stated that he was able to work out sufficient access with the applicant, including hydrant placement to meet the new requirements for the additional sprinkler system.

Commissioner Bukiewicz moved to approve site, building and landscaping plan for the property located at 1521 W. Drexel Avenue with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all building and fire codes are met.
3. That the lighting plan is approved by the Electrical Inspector
4. That a parking lot review is conducted one year from the date of issuance of an occupancy permit for the addition.

Commissioner Chandler second. Roll call, all voted aye. Motion approved.

### **Plan Commission Consultation**

#### **Update on the City Hall/Library and Fire Department buildings**

Mr. Seymour stated that they are nearing completion on the site plan and main structures of the building, and moving more towards interior design issues and getting the costs in line where they need to be for a building within budget. Denise Beneke and Mike Hacker from Bray Architects were present. Ms. Beneke stated that the biggest change is to the road east of the Town Square. They are now extending that public road all the way and putting a public road to the south. There will be public streets on all four sides of the City Hall/Library building. She stated that the building will be elevated two feet above street level to give it presence. The exterior of the building is stone, using glass and copper color metal, and the clock tower which is on axis with the main street coming in from Drexel Town Square.

Mr. Seymour explained that the Plan Commission has the authority and is charged with approving site and building plans for institutional and commercial buildings in the City. The Plan Commission will be seeing detailed site and building plans for this project. Plans may be submitted this year; bids may be January or February, with construction starting late spring of 2014, and occupancy in fall of 2015.

Mike Hacker, Bray Architects, stated that the fire station is progressing more quickly and is at a 50% stage in the construction documents. There has been an initial pad cleared, and that takes up about 80% of the trees that will be removed. The remaining portion will come with the project boundary, which is needed to get the appropriate grading on the site. There will be more trees that will come out. He explained that the site is restricted, there is a large setback to the east, and wetlands to the west. The project is on schedule, and the construction documents will be completed by the beginning of December. About nine to ten months is anticipated for construction.

### **Certified Survey Map**

**7929 S. Howell Avenue and 8100 S. 6<sup>th</sup> Street**

**Tax Key Nos. 813-9023-003 and 813-9023-005**

Ms. Papelbon explained that this certified survey map is one of two for review creating four lots (each) within the Drexel Town Square. Lot 1 will be in the Mixed Use sub-district, Lot 2 will be the Town Square, Lot 3 will be in the Mixed-use sub-district and is currently proposed for a

hotel, and Lot 4 will be in the Civic and Mixed Use sub-district and is the location of the new City Hall/Library building.

Commissioner Chandler asked about Lot 3, which is currently proposed as a site for a hotel. Mr. Seymour explained that this area is shown as a mixed use building, similar to the buildings that would have been flanking the town square. The site plan does reflect a building that would be a hotel use on that property.

Commissioner Bukiewicz asked about 6<sup>th</sup> Street. Mr. Seymour stated that the right-of-way does exist via the CSM.

Commissioner Johnston would like to see language added that the CSM is subject to technical corrections before recording. He also added that all easements, sanitary sewer, storm sewer and water easements are reflected on the certified survey map prior to recording.

Alderman Bukiewicz moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by One West Drexel, LLC for the properties at 7929 S. Howell Avenue and 8100 S. 6<sup>th</sup> be approved subject to all technical corrections being made prior to recording. Commissioner Dickmann second. All voted aye. Motion approved.

#### **Certified Survey Map**

#### **Part of 7929 S. Howell Avenue and 8051 S. Howell Avenue**

#### **Tax Key Nos. 813-9023 & 813-9021**

Mr. Seymour explained that this is the second of two certified survey maps. The map shows the dedication of right-a-way for the public street as well as the street out to Drexel Avenue. Lot 1 will be the Meijer building, Lot 3 is for the fueling center, Lot 4 will be redivided in the future for perimeter outlots for commercial building. Lot 2, which is south of the connection at Susan Drive, is a future development opportunity as well.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by One West Drexel, LLC for the properties at 7929 S. Howell Avenue and 8051 S. Howell Avenue be approved subject to technical corrections being made prior to recording.

Commissioner Dickmann second. All voted aye. Motion approved.

Commissioner Carrillo moved to adjourn. Commissioner Correll second. All voted aye. Meeting adjourned at 6:47 p.m.