

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, November 26, 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 Siefert, Commissioner Correll and Commissioner Chandler. Also present were Kari Papelbon, Planner, Pete Wagner, Zoning Administrator/Planner and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the November 12, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. There was a correction made to the minutes to include Commissioner Chandler who was present at the November 12, 2013 meeting. Roll call, all voted aye. Commissioner Correll abstains. Motion carries.

Ms. Papelbon read the summary of significant Common Council actions from December 3, 2013.

Plan Review
Black Bear Bottling
9770 S. 20th Street
Tax Key No. 903-9003-001

Ms. Papelbon explained that the applicant is proposing to add a 15,000 square foot addition on the southern end of the property. The plan meets all required setback requirements. Ten new parking stalls are proposed behind the new addition. The proposed addition will be constructed using pre-finished corrugated steel panels to match the existing building; as such this will require a $\frac{3}{4}$ majority approval of the Plan Commission. The Fire Department has commented that the building addition will be required to be sprinklered. The Water Utility has commented that the easement on the west side of the property is not shown on the plans.

Commissioner Chandler asked if the applicant okayed the sprinklered system. Ms. Papelbon stated that she has been working with the applicant and as far as she knew there was no objection from the applicant.

Commissioner Johnston stated that there is a retaining wall that extends into the 40' setback area for the truck and loading dock. Although staff has no concerns he wanted to make the Commission aware.

Commissioner Bukiewicz asked why the easement was not shown on the plans. Ms. Papelbon stated that there was a CSM proposed for this property to join two parcels and it was noted for the CSM. Commissioner Siefert stated that the easement was just on the west side of the building on 20th Street and it would not interfere with the building.

Alderman Michalski moved that the Plan Commission approve the site, building and landscaping plan for the property at 9770 S. 20th Street with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all building and fire codes are met.
3. That a revised plan showing the utility easement on the western side of the property is submitted for review and approval by the Department of Community Development and

Water Utility.

Alderman Bukiewicz seconds. All voted aye except Commission Siefert abstains. Motion carries.

Plan Review

WE Energies

4801 E. Oakwood Road

Tax Key No. 964-9999-001

WE Energies is proposing a 650 square-foot enclosure for an existing oil-water separator at 4801 E. Oakwood Road. A majority of the proposed addition will be constructed using corrugated steel panels for the walls, as such there needs to be a $\frac{3}{4}$ majority approval of the Plan Commission.

Commissioner Chandler asked what the enclosure was for and where is it on the plan. Matthew Mehring, Anderson Ashton, stated that it will be within the Oak Creek Power Plant in the new section that was just completed. Within that area, next to the towers, there is a small piece of equipment (an oil water separator) that has a containment concrete edging that fills with water and freezes. This is mostly a safety fix, so there is an enclosure so there won't be any ice or potential safety concerns. There won't be any water or sewer requirement - they are just going over the top of a piece of equipment.

Commissioner Siefert asked about the plus or minus 650 square feet that was indicated on the staff report, and questioned if we are talking about plus 10 feet or minus 10 feet. He stated that when you throw around plus or minuses without a definition it gets a little scary. Ms. Papelbon stated that it was off maybe a foot in either direction. She stated that her calculation may not have matched the calculation on the application, but the enclosure was no larger than 650 square feet.

Alderman Bukiewicz asked Assistant Fire Chief Kressuk if there was anything the Fire Department needed to do. He responded saying that there is nothing we need to do, and by closing this, the Applicant is bringing the system into compliance and the collection bin will be doing what it is supposed to do. There are no requirements for a sprinkler system.

Commissioner Chandler asked if this was considered a confined space. Mr. Mehring stated no.

Commissioner Correll moved that the Plan Commission approve the site and building plan for the property at 4801 E. Oakwood Road with the condition that all technical corrections are made. Commission Siefert seconds. All voted aye. Motion carries.

Conditions and Restrictions

Dunkin Donuts

8750 S. Howell Avenue

Tax Key No. 860-9996

Ms. Papelbon stated that there is a revised plan based on comments from the last Plan Commission meeting where this item was discussed. She went through the conditions and restrictions highlighting the bolded items. There was a discussion on parking and turning within the area, and whether there was a safety issue. Commissioner Siefert asked to review the landscaping on the west side of the building along Howell Avenue, and asked whether the lights

might be a hazard. Ms. Papelbon stated if there are lighting concerns, then the electrical inspector would review the plans. Mayor Scaffidi reminded the Commission that we are only talking about the drive-through. He asked staff if there was adequate room, citing safety on that site to make that a viable business. Ms. Papelbon stated that this site was originally designed to accommodate a drive-through on this property. There is an 11-foot wide travel lane, and as was discussed at the previous meeting, there is no "bail-out" lane. Some of the other concerns staff had were for a clearance canopy; however the clearance canopy has been moved so that there is a warning sign to potential customers.

Commissioner Dickmann reminded the Commission that he was concerned about the space to the south for parking.

Mr. Jerry Mortier, Redmond Company, stated that they are extending the parking 10 feet further south. They will be taking out the monument sign and the concrete barrier. Commissioner Correll stated that this was discussed when it was first brought to Plan Commission in 2008: the drive-through was extremely difficult, with no bail-out, getting around the corner with the parked cars, and the ability to get in and out of the site. It doesn't lay out well for the drive-through. Alderman Bukiewicz stated that he agrees with Commissioner Dickmann. Commissioner Carrillo stated she is concerned about pedestrians walking with the cars coming and going.

Alderman Michalski asked if they considered a curb along the pickup window. The question was asked about such would be plowed.

Commissioner Chandler asked if it was possible to get rid of the spaces as regular parking. Mr. Mortier stated that they could designate those spaces as employee parking to help decrease the amount of ins and outs. Commissioner Chandler asked if those parking spaces were removed, would the applicant meet the required amount of spaces. Ms. Papelbon stated that request would be at the Plan Review meeting. Commissioner Chandler stated that what she is trying to do is eliminate traffic from being on that side and eliminate a lot of issues with individuals going into the store as well as those driving.

Commissioner Correll stated that if the parking spaces were not there, this would make this more tolerable. Mr. Mortier stated from the landlord's point-of-view, these parking spaces are very important and the landlord would designate all eight to employee parking. Commissioner Correll stated that the City would have no way to enforce that or to make that happen going forward.

Mayor Scaffidi summed up the drive-through discussion as being problematic with several safety hazards, and suggested that this item be held for further review with the Planning staff.

Plan Review

2013 City of Oak Creek 5 Year Park and Open Space Plan

Mr. Wagner stated that this is the seventh update to the Park and Open Space Plan for the City of Oak Creek. This Plan serves a good purpose in providing direction for policy makers as it pertains to parks and open space. Every five years there are changes and it is important to update the plan on a regular basis. The State requires the City to adopt a park and open space plan every five years, so that we qualify for State grants. One example would be the DNR Stewardship Grant which was used for phase two of Abendschein Park. Staff has worked with Parks, Recreation and Forestry Commission and on October 10, 2013 the Commission voted

unanimously in favor to recommend the update of the Park and Open Space Plan to the Plan Commission and Common Council recognizing that any funding decisions would be left up to the Common Council.

Janet Fluegel, Chairperson, stated that Mr. Wagner did a wonderful job and the Parks and Recreation Commission did go page by page of the Park and Open Space Plan.

Alderman Michalski asked if the City was still looking for a park in the 5th or 6th District south of Ryan Road and between 27th Street and the railroad tracks. Mr. Wagner stated on page 29, map 8 showing neighborhood parks and one of the gaps in our service area for neighborhood parks is in the southwest part of the City. We are looking at trying to find an affordable area in that portion of the City. Assuming funding is available, the City is looking at acquiring space for a park in 2015.

Commissioner Chandler asked if the grant has been approved and does it cover all the items on page 41. Mr. Wagner explained that a grant was applied for back to back years in 2010 and 2011, unfortunately the City did not receive the grant which was to be applied to half the cost of a property located on Judith Place.

Commissioner Dickmann referred to page 7 regarding the increase in people age 45 to 64 and the whether the plan addresses more of their needs. Mr. Wagner stated that this plan focuses on parkland acquisitions and open space and we use the national standards that are outlined in Chapter 3 that talks about what the trends are and what the basic development facilities you provide in a neighborhood park. He stated that the recreation department takes into account what the trends are for recreational facilities and needs. Commissioner Dickmann also referred to page 40, objective 1, Shift to a Canopy analysis style of management and asked for a definition. Mr. Wagner stated that it was a way to measure the diameter of trees. He stated that City Forester Rebecca Lane provided this information.

Commissioner Johnston asked if Mardeand Park would fill in the hole in the southwest corner. Mr. Wagner explained how Mardeand Park was a unique park in the City; there are restrictions to the park, basically it is a nature center or preserve. With the construction with the OakView Business, there will some limited access, it will not be an active recreational area, it will be more of a passive park, with walking trails. It will not fit the neighborhood park definition, where kids play baseball; there will not be those types of facilities at Mardeand Park.

Mayor Scaffidi stated that it will be a park and it was donated by a couple families in the area. He mentioned Lake Vista Park which will be constructed in the next few years on the lake front which will have public lake access for the first time in 85 years.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the 2013 Park and Open Space Plan be adopted as proposed. Commissioner Correll second. All voted aye, Motion carries.

Commissioner Carrillo moved for adjournment, Commissioner Correll second. All voted aye. Motion carries, meeting adjourned at 6:58 p.m.