

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, January 14, 2014

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 Siepert, Commissioner Correll and Commissioner Chandler. Also present were Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; Doug Seymour, Director of Community Development; and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the December 10, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye. Motion carries.

Ms. Papelbon updated the Commission on the significant Common Council actions.

Note: Item 5d has been withdrawn by the applicant.

Conditions and Restrictions

Dunkin' Donuts

8750 S. Howell Avenue

Tax Key No. 860-9996

Ms. Papelbon explained this item was held at the December 10, 2013 meeting due to concerns with site circulation, safety and parking. A new plan was received with the new revision.

Jerry Mortier, The Redmond Company, explained that they were widening the primary entrance and adding an island in the middle, moving the parking south 10 feet, adding an island on the southeast side of the building to separate the parking stalls from the drive-up window, and adding additional pavement striping to help guide cars around the top corner of the building. Previously, the Applicant discussed adding an island alongside the drive lane. Mr. Mortier explained that they met with a consultant who advised them not to install the island primarily due to conflict with snow plowing. About 60% of the time there will be no cars in the drive lane, and omitting it will create better access to the stalls. Mayor Scaffidi asked about moving the employee parking to the Pick 'n' Save parking lot. Mr. Mortier, stated that would be cost-prohibitive.

Commissioner Dickmann asked about the barrier in the first-generation drawing that was alongside the drive-in which is no longer in the plans - is there going to be a painted line there to guide the cars? Mr. Mortier stated that they could do that.

Commissioner Correll stated his concerns for future owners since the conditional use permit runs with the property.

Commissioner Siepert questioned the northeast corner parking and people entering. Mr. Mortier stated that could be a conflict if the queuing lane is backed up that far.

Mayor Scaffidi stated that staff has made comments about site circulation with the revision, and asked staff to walk him through the conditions and restrictions and why staff is making the recommendation to approve.

Ms. Papelbon stated that the report was written before the latest revision was submitted; however, many of the concerns that were included in the report are now eliminated with the fact that the island barrier between the parking stalls and drive-through lane has been eliminated, along with the northern parking spot. Staff feels that entrance modifications do improve the site quite a bit, and staff recommendation for approval as not changed. Staff has always felt that the issues could be dealt with and addressed through conditions and restrictions as long as the Plan Commission was comfortable with those conditions and restrictions.

Commissioner Dickmann asked about item 3a of the conditions and restrictions, questioning why it references the plans approved by the Plan Commission on January 14, 2014. Ms. Papelbon explained that the date was included because there have been so many revisions to this plan, this would clarify which one was approved. If the Plan Commission approves this plan tonight, staff will make sure it is clear in the conditions and restrictions that are submitted to Council.

Mayor Scaffidi asked Commissioner Johnston his view on this site. Commissioner Johnston stated that it will function; it's a tight site no matter what you do.

Commissioner Chandler asked if there was a way the Plan Commission could approve the conditions with a review in 3 to 6 months. That would allow the applicant to make the modifications and see if traffic flows well. Otherwise, the applicant would come back and figure out another plan. Ms. Papelbon stated that would be leaving the permit open where we could continually add conditions and restrictions, prolonging the process. Commissioner Chandler also suggested putting 'Do Not Enter' on the back of the stop sign.

Staff questioned the island in the driveway and suggested removing the island due to maintenance. Commissioner Johnston suggested a raised rumble strip.

Commissioner Bukiewicz moved to recommend that the Common Council adopt the conditions and restrictions as part of the conditional use permit for a restaurant with drive-through facilities located at 8750 S. Howell Avenue after a public hearing. Alderman Michalski seconded. Roll call: Dickmann, no; Johnston, aye; Carrillo, aye; Bukiewicz, aye; Scaffidi, aye; Michalski, aye; Correll, no; Siepert, no; Chandler, aye. Motion carries.

Plan Review

Wisconsin Granite Depot

6720 S. 27th Street

Tax Key No. 737-9038

Wisconsin Granite Depot is requesting approval of a 6,704 square-foot addition onto the eastern portion of the existing building at 6720 S. 27th Street. The materials will match the existing building in color and material. There will be one new loading dock which will be fully screened by the existing fence. The conditional use permit that was issued previously for the outdoor storage will expire upon issuance of an occupancy permit. No additional outdoor storage will be allowed.

Commissioner Bukiewicz asked if there were any water flow issues since a building will be located there. Commissioner Johnston stated that it will replace an impervious surface with another impervious surface. The drainage will not change. Commissioner Bukiewicz asked about the loading dock and deliveries. Steve Sharpe, Architect, stated that deliveries should not be an issue and should be during working hours.

Commissioner Chandler asked if the addition was sprinklered. Mr. Sharpe stated yes.

Commissioner Bukiewicz inquired about what the applicant uses to cut materials. Mr. Sharpe stated that they use water which is taken out in drums.

Bob Gibbons, 6711 S. 26th Street, stated his concerns regarding the loading dock and the addition.

Commissioner Dickmann moved that the Plan Commission approve the site and building plan for the property at 6720 S. 27th Street with the condition that all technical corrections are made. Commissioner Siepert seconded. All voted aye, motion carries.

Conditions and Restrictions

SET Environmental

9730 S. 20th Street

Tax Key No. 903-0015

Ms. Papelbon explained that at the December 10, 2013 the main concern was paving of the site. Staff has received a proposed paving plan. The area to be paved is roughly 21,670 square feet. There will be a barrier composed of two stacked parking stops reinforced with rebar between the paved area and the gravel areas designated for future parking. The applicant has proposed some landscaping around the barriers. The existing gravel is roughly 35,000 square feet. The applicant would like the opportunity to use the existing gravel as a base for future paving, but there is no timeframe for that. All parking and storage will be behind the gate and the fence. The applicant will not be using the northern gate along Ridgeview Drive at this time because they have exterior security cameras monitoring the site, and it is easier to use one entrance.

A couple of items were highlighted for Plan Commission review in the conditions and restrictions: page 2, 3A, 3D, 3H, page 3, 5A, page 4, 5H, 6A, page 6, 8C, 10B, 11.

Alderman Michalski stated that page 4, subsection H states that outdoor storage shall be located behind the existing fence. He asked if that would be limited to paved areas or all the areas behind the fence. Ms. Papelbon stated that staff can clarify that.

Commissioner Johnston stated that was his concern as well, if it becomes a storage area for trailers and miscellaneous stuff on the gravel area.

Erik Cushman, SET Logistics, LLC, stated that they will not be using the rear gate (along Ridgeview Drive) primarily for security reasons. The gate needs to be accessible to the Fire Department or emergency crew. The outdoor storage, trucks, service vehicles, and employee parking must be on the proposed asphalt – there will not be any equipment stored on the gravel. The business will not use the rear gate or locate equipment on the gravel area. Mr. Cushman stated that they would like begin paving as soon as the weather gets warm, and complete Phase 1 by July 1, 2014.

Commissioner Michalski moved that the Common Council adopt the conditions and restrictions as part of the conditional use permit allowing for an environmental contractor's yard with outdoor storage, with the condition that there is no parking or storing of equipment or materials on areas not paved, located at 9730 S. 20th Street after a public hearing. Commissioner Chandler

seconded, all voted aye, motion carries.

**Zoning Text Amendment – Section 17.0317(c)
CU in the M-1, Manufacturing
Indoor Commercial Recreation Facility**

Ms. Papelbon stated that staff is recommending that indoor commercial recreation facilities be allowed as a conditional use in the M-1, Manufacturing district. The proposed definition is as follows: A commercial use, with or without seating for spectators, conducted entirely within a building for recreational activities including, but not limited to, playgrounds, miniature golf courses, driving ranges, batting cages, gymnasiums, tennis courts, volleyball courts, basketball courts, trampoline parks, swimming pools, billiard or pool halls.

Alderman Michalski asked how patron and spectator sizes are determined. Assistant Fire Chief Kressuk stated that the Inspection Department would establish an occupancy rating for the structure, so it would be established at the point of occupancy.

Commissioner Chandler asked why we would make these updates based on an inquiry. Ms. Papelbon stated that staff received some requests and information regarding operating such a business.

Cindy Zielinski, owner of Chasing Tales, stated that she has a lease signed contingent on approval from the City for the property at 7265 S. 1st Street.

Commissioner Chandler asked if the proposed definition falls under any other zoning. Ms. Papelbon explained that there are similar uses in other zoning districts, but indoor commercial recreation facility as a use may not be stated that way. There is similar language for similar types of uses in other zoning districts, and this would be added for clarification.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the M-1, Manufacturing Conditional Uses and Definitions Sections of the Zoning Ordinance be amended as proposed following a public hearing. Commissioner Siepert seconded. All voted aye, motion carries.

**Plan Review
City of Oak Creek
8040 S. 6th Street
Part of Tax Key No. 813-9023-008 and 005**

Ms. Papelbon stated that this is a review of site, building, landscaping and lighting plans for the proposed City Hall and Library building in the Drexel Town Square Mixed Use Planned Development District. Doug Seymour, Director of Community Development, representing the City of Oak Creek, gave a brief overview of the plans. He explained that there are some details, mostly in the interior of the building, that will be worked on as potential cost savings.

Commissioner Dickmann asked if have there been any major changes since the previous presentation. Doug Seymour stated that the exterior has been developed in much greater detail. He stated that from the renderings that were presented to the Common Council two meetings ago, the plans have been more highly developed with details of exterior materials, window placement, the clock tower, and some of the exterior spaces. The southern plaza is one of the areas that is in flux and highly contingent upon budget. He stated that the base bid would be for

the stone, which is the preference. There is an alternative bid for brick. Commissioner Dickmann asked if that would be considered a minor change and whether that would be done without coming back to the Plan Commission. Mr. Seymour stated that if the Commission felt comfortable they could approve both the stone and the brick alternative for bid. Mayor Scaffidi asked if Mr. Seymour had an idea about the cost difference between the two choices. Mr. Seymour stated that it is substantial, six figures.

Commissioner Chandler asked about the details of the landscaping. Mr. Seymour stated that the landscaping plan was not as developed as the architectural plans. He stated that one of the contingencies would be that the landscaping plan would come back [to the Plan Commission]. Commissioner Chandler stated it was documented that the final landscaping is approved by the Director of Community Development. Discussion ensued and it was determined that landscaping plans would be approved by the Plan Commission.

Commissioner Bukiewicz referred to rendering A2 and asked what material was shown. Mr. Seymour stated that it was the stone. Commissioner Bukiewicz asked what the material was in the clock tower, and how would it be cleaned. Denise Beneke, Bray Architects, stated that the clock face is cast acrylic, which will appear opaque during the day and will glow at night. Around the face is glass, which will be tempered and there will be some pattering in it.

Commissioner Bukiewicz asked about glazing as the report says the plans show 32% and the minimum requirement is 40%. Ms. Papelbon stated that the figure has been revised since the report was written; there is an option within the DTSMUPDD plan that allows for alternatives to just plain glazing, such as planters, architectural features, and similar articulations that have yet to be developed. Mr. Seymour stated that there is a good amount of glass glazing on this project. The architectural elements - the prefinished copper type metal surrounding the library and City hall - act as complements to that rather than having just the brick or stone. The team is confident that the elements that have been proposed meet the intent of the DTSMUPDD.

Commissioner Chandler inquired about the details of the water feature. Mr. Seymour stated that would typically be part of the landscaping plan, and will be dependent on budget. He added that the team has been exploring some options. The reflecting pool on the south plaza will now be a wall water feature that is under development.

Commissioner Dickmann asked who would approve plans for signage and stated that he did not like "Plan Commission or Director of Community Development." It was clarified that the Plan Commission has the authority to review signage plans or designate approval. It was decided that the Plan Commission will review and approve sign plans.

Commissioner Chandler stated that there were 128 identified parking spaces on the property and the requirement is 344 to 492. She asked if those additional parking spaces be around the facility. Ms. Papelbon stated the larger number is a range or a guideline that is within the regulating plan. The regulating plan is based on the type of use within the district. The proposed parking lot, which contains 98 stalls, is actually more on the scale for the use of the building and is more appropriate than a large lot that might be required by something that generates that kind of traffic. Mr. Seymour stated that the entire premise for Drexel Town Square is to minimize parking where we can and to utilize the shared parking facilities along the public streets and some of the shared parking lots where possible. Our code requires in excess of 1100 parking spaces for a large format retailer, but the plans that were approved showed less than that (650). There will be opportunities for shared parking within the development. The total

number of parking spaces as part of this plan includes public parking along the street, which is very similar to the existing parking to the City Hall and library. Parking is also currently shared with the Community Center. Commissioner Chandler asked whether the additional angled parking spaces mentioned in the report were part of the 98 spaces in the parking lot. Ms. Papelbon stated no, the 98 just includes the parking lot dedicated for the City Hall/Library. The on-street parking is still in development and outside the scope of the site plan. The 98 spaces is enough for the employee parking, the anticipated parking is about 70 spaces.

Commissioner Siefert asked about the underground parking. Mr. Seymour stated that the team felt it appropriate and right thing to do to establish and uphold our own standards and park the service vehicles inside. There will be 31 spaces for public vehicles, not staff. There will be a drain system, but being part of a much larger development, the City will set aside some area in the basement to allow for control systems for irrigation for the Town Square and splash pad. Also, there will be an area set aside for equipment storage. Commissioner Bukiewicz asked about keeping the ramp maintained. Ms. Beneke described the parking garage being drained as one large trench drain down the center of the parking garage. At the door will be a trench drain, so all the ice and snow will melt away from the door and the ramp will have to be salted well.

Commissioner Bukiewicz asked if the plans depicted the finalized street names. Mr. Seymour stated that they did.

Commissioner Chandler asked where the dumpsters were located. Mr. Seymour stated that they have taken a spot in the southeast corner of the parking lot, and would be screened and built with dumpster enclosure with materials similar to the building. Mr. Seymour explained that there are a number of different parking options, and would be implemented based on the tenants and users of DTS. He stated that a parking structure or parking deck is still very much in the works.

Commissioner Bukiewicz moved that the Plan Commission approve the site and building plans for the City Hall and Library located at 8040 S. 6th Street subject to the following conditions:

1. That detailed landscaping plans be approved by the Plan Commission prior to the issuance of building permits.
2. That detailed lighting plans be approved by the Director of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
3. That all applicable building and fire codes are met.
4. That plans addressing grading, drainage and stormwater quality including the use of stormwater best management practices be approved by the City Engineer prior to the issuance of building permits.
5. That detailed plans for signage be approved by the Plan Commission prior to the issuance of building permits.

Commissioner Dickmann seconded. All voted aye, except Commissioner Johnston (abstained). Motion carries.

Mr. Seymour introduces Steve Chamberlin, City Representative. Mr. Chamberlin stated that the plan is to complete the bidding documents and go out for bids in the middle of February, receive the bids mid-March, go to the Council for approval and break ground in mid-April.

Commissioner Bukiewicz asked about the park, whether it was to be publicly- or privately-owned. Mr. Peterson, City Administrator, stated that the park will be privately-owned, the streets around it are public, and is about 1.5 acres. We have built into the funding for that in terms of the bonds we issued the development of that area. The west, in the wetlands area, will be deeded to the City. We have about a million and a half dollars built into the construction of the Drexel Park. Mr. Peterson stated that Zillber will be the overall management company; there will be a number of high impact maintenance items that are going to be done through management authority, likely through assessments for the occupants of the property. Most likely there will be a Business Improvement District that's going to do that.

Plan Review

Fire Station No .1

255 E. Centennial Dr.

Tax Key No. 860-9037

Michael Hacker, Bray Architects, gave a presentation to the Commission updating them on the progress of the fire station. He stated that the station will look like what we see from the renderings with stone and red brick. He then provided additional details on the building, including options for bid and budgetary reductions (such as reducing the number of vehicle bays).

After a lengthy discussion, Alderman Bukiewicz moved that the Plan Commission approve the site and building plans for the property at 255 E. Centennial Drive 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
3. That a detailed sign plan is submitted for review and approval by the Plan Commission.
4. That Stormwater plans are submitted for review and approval by the Engineering Department
5. That grading plans are submitted for review and approval by the Engineering Department
6. That the Plans are revised to include screening and building material details for the trash enclosure.

Alderman Michalski second. All voted aye, motion carries.

Commissioner Carrillo moved for adjournment at 8:09 p.m. Commissioner Correll seconded. Meeting adjourned.