

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 11, 2014

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Commissioner Siefert, Commissioner Correll and Commissioner Chandler. Commissioner Dickmann and Alderman Michalski were excused. Also present were Kari Papelbon, Planner.

Commissioner Correll moved to approve the minutes of the January 28, 2014 regular Plan Commission meeting. Commissioner Johnston seconded. Roll call, all voted aye. Motion carried.

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

Sign Plan Review
7001 S. Howell Avenue
Tax Key No. 734-9028

The applicant is requesting approval for an amendment to the approved sign plan allowing two wall signs per tenant. The applicant is requesting that the end cap tenants be allowed to have one sign per elevation, maximum of two signs. There are no other issues that staff can see with allowing the end cap tenant to have multiple signs. Ms. Papelbon corrected the staff recommendation.

Bob Hacker, Bauer Sign Company, stated that Great Lakes Dermatology did move to the south end cap. And the request is to have a sign on the south end of the building.

Commissioner Correll asked if there were approvals for signs on the backside (west) of the building.

Ms. Papelbon explained that the original approval was to allow signs on two sides and it was the east or west elevation. Approval of this request would allow two signs on the end cap for the tenant without specifying what side the sign had to be on. No new signs will be added. The signs meet all code requirements.

Alderman Bukiewicz moved that the Plan commission approve the amended sign plan to allow one wall sign per tenant-occupied elevation with a maximum of two total signs per tenant. Commissioner Correll seconded. All voted aye, motion to approve carried.

Minor Land Division
Thomas Kinnard
9859 and 9867 S. Chicago Rd.
Tax Key No. 912-9942 and 912-9943

The applicant is requesting approval to combine the two lots at 9859 and 9867 S. Chicago Road. Both parcels are currently vacant except for the existing billboard on the southwest portion of 9867 S. Chicago Road, which will be removed once the parcel is developed. The combined lot will exceed the minimum lot size and lot width requirements of the B-4, Highway Business district.

Several easements are missing from the certified survey map and must be included as technical corrections prior to recording.

The missing easements are:

1. A 10' x 10' triangle within the right-of-way on the southeast corner
2. A 20 foot water and sewer utility easement along South Chicago Road
3. Access off of Fitzsimmons Road for the existing billboards

Commissioner Johnston stated that it is a 35-foot sewer utility easement along S. Chicago Rd.

Information received from the Wisconsin Department of Transportation also indicates that WIS 32 (S. Chicago Road) will be widened to 4 lanes and they will not allow access off of that road as the parcel will have reasonable alternative access off of Fitzsimmons Road.

Susan Kinnard, 2921 5 Mile Road, Caledonia, stated that they will be building a home with a home based-business for sewing and alterations. Mayor Scaffidi asked if the billboards will be coming down. Ms. Kinnard stated that they will be coming down.

Commissioner Chandler inquired about the Department of Transportation's widening of S. Chicago Road. Mr. Johnston stated that SEWRPC's 2035 plan shows that S. Chicago Road will be a four-lane highway. The right-of-way is needed as the existing pavement encroaches onto the property as it makes a turn onto Fitzsimmons. The Chicago Road easement is a 66' right-of-way, and there is the potential for a 15-foot-wide road expansion.

Arden Degner, 8540 S. Pennsylvania Avenue, asked about the elevation of the property. Commissioner Johnston explained that this item is a certified survey map and elevations are not required.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Thomas Kinnard for the properties at 9859 and 9867 S. Chicago Road be approved with the condition that all technical corrections are made prior to recording. Commissioner Siepert seconded. All voted aye, motion carried.

Commissioner Carrillo moved for adjournment at 6:12 p.m. Commissioner Correll seconded. All voted aye, motioned to adjourn carried.