

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 25, 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, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Siepert, Alderman Michalski and Commissioner Chandler. Commissioner Dickmann and Commissioner Correll were excused. Also present were Kari Papelbon, Planner, Pete Wagner, Zoning Administrator/Planner, Mike Kressuk, Assistant Fire Chief and Doug Seymour, Director of Community Development.

Commissioner Johnston moved to approve the minutes of the February 11, 2014 regular Plan Commission meeting. Commissioner Siepert seconded. Roll call, all voted aye. Motion carried.

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

**Sign and Light Plan
Drexel Town Square
Multiple Tax Keys:**

Ms. Papelbon explained that One West Drexel and the City of Oak Creek are requesting approval of the sign and light plans for Drexel Town Square. There will be a total of eleven (11) development and way-finding signs throughout the site. The main street entrance will be the location of the Gateway sign. There are seven way-finding and three monument signs throughout the site. Questions raised and signage comments:

- Mayor Scaffidi asked if the Meijer signage could be listed second under the DTS sign.
 - Two of the three signs will feature Meijer by an overall easement agreement that was negotiated with Meijer. Meijer will have no authority over the messaging (on the LED panel), only the placement of their panel at the top.
- Why is the Drexel Town Square sign off to the right side instead of incorporating it into the panel?
 - It was located there to give it more prominence by separating it from the retailer signs. It will also be illuminated.
- Who will control and maintain the signs?
 - Maintenance of the signs will be the responsibility of the Owners' Association. Policies for content and maintenance will be incorporated into the plan.
- What will be displayed on the LED signs and what are the sign details?
 - The messaging on the LED screen will be either store names or events, no images. They will all be programmed differently. At this time, the numbers of messages that can cycle through are unknown. The lighting will be multi-colored.
- Will City of Oak Creek be on any of the signs?
 - Either DTS events or Civic Center info. One of the panels on the monument sign will be dedicated to the City of Oak Creek for the City Hall and Library.

- Comments - Too many signs, a lot of sign clutter. Way-finding signs are overkill. “TSMS” confusing on the wayfinding signs.
- Will the LEDs display the same messages?
 - Each will be programmed independently.
- Will the City Hall and Library have a panel on the monument signs?
 - Yes.
- Commissioner Chandler stated that Drexel Town Square should be displayed at the top of each monument sign with retailers second.
- Comments - Logos may be considered on the retailer signs, but this has not been finalized. It was recommended that logos not be included on the retailer or wayfinding signs.
- It was suggested that there be a City Hall and Library directional sign at Drexel Avenue.
- Commissioner Siefert commented that the wayfinding signs are difficult to read and suggested that they be separate from street signs.
- Commissioner Carrillo suggested that the logos, if included on the retailer signs, be in black and white. She stated her preference for the retailer signs as depicted – they are clean and classic.
- Why are banners shown on only one side on the light poles? Who will maintain the flags?
 - Mr. Seymour stated that the plans show that flags are an option and can be on either or both sides. The flags will be maintained by the City as they are located within the City right-of-way. There will not be retailers advertised on the flags.

There are two types of lighting fixtures proposed for different locations within Drexel Town Square. The round cast aluminum with clear acrylic (Cyclone) and Gardco PureForm. Commissioner Johnston clarified that all posts for the Cyclone fixtures will be 14 feet in height. They will be along the pedestrian areas, Main Street, Town Square, and adjacent to the City Hall/Library building. The posts for the Gardco PureForm will be 25 feet in height. All light fixtures and poles will be painted black and will contain 4000K LED lamps. The advantage of LED is cost savings. Also looking at the possibility of dimming the lights at night to save more money.

After a lengthy discussion, Alderman Bukiewicz moved to approve that the Plan Commission approve the sign and light plan for Drexel Town Square with the condition that guidelines are established for messaging on the LED electronic sign panels. Alderman Michalski seconded. Roll call: Commissioner Johnston, no; Commissioner Carrillo, no; Alderman Bukiewicz, aye; Mayor Scaffidi, aye; Alderman Michalski, aye; Commissioner Siefert, aye; Commissioner Chandler, no. Motion to approve carried.

Update on the Town Square in Drexel Town Square

Doug Seymour gave an update on the Town Square in Drexel Town Square. The square will be

owned and managed by the Owners' Association, with potential uses including farmers markets, concerts, movie nights or a potential ice skating rink. It will be a flexible space that will be able to adapt to the programs established by the Property Owners' Association and in conjunction with the City. Commissioner Johnston suggested a pavilion to provide shade cover and asked about restroom facilities. Mr. Seymour stated that they are not showing restrooms on the square at this point, we will wait and see how the programming progresses, see what the demand is. There will be restroom facilities in the shops and on the ground floor of City Hall. Hopefully something will come back to us in the future.

**Planned Unit Development Amendment
Drexel Town Square
Multiple Tax Key Nos.
Multiple Addresses**

One West Drexel, LLC, the City of Oak Creek and Four Points by Sheraton are requesting approval of an amendment to the existing Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan (the Plan). The proposed amendment involves the locations of the build-to-zone in figures 4a and 4b of the plan.

The proposal is to replace the build-to-zone (BTZ) along the east side of Market Street with a mixed building and landscaping zone (MLZ). A mixed building and landscaping zone is described in the Plan as an area "in which it is difficult to prescribe the precise locations of buildings on the lot...In such circumstances, the zone along the outer perimeter of the lot, abutting the public right-of-way, should be a combination of a build-to-zone and a landscape zone". The change will allow flexibility in the development of the hotel property to be consistent with both the hotel's design requirements and the goals of the DTSMUPDD. No other changes to the Plan are proposed.

Commissioner Chandler asked for more detail as to why this location for the hotel. Mr. Seymour stated that it is appropriate here because it brings so much life and new people into the Town Square on a daily basis it exposes so many more people to the Town Square than it would have if they were on the corner. Alderman Michalski was concerned about the size of the building and would it take away from City Hall and library complex and would it box out the clock tower. The hotel will provide a good buffer between the City Hall/Library and Meijer's parking lot.

Alderman Bukiewicz moved that the Plan Commission recommend to the Common Council that Figures 4a and 4b in the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan be amended to replace the build-to-zone (BTZ) along the east side of Market Street with a mixed building and landscaping zone (MTZ), following a public hearing. Alderman Michalski seconded. Roll call: All voted aye. Motion to approve carried.

**Plan Review
Four Points by Sheraton Hotel
7980 S. Market Street
Tax Key No. 813-9033**

Ms. Papelbon explained that there are new drawings which have been made available to the Commission that address some of the concerns in the staff report. Erik Nordness, representing Oak Creek Hotel Group, gave an overview of the project. Changes to the plans included, adding windows on the south end of the building and the bar and the employee break room, adding brick on the west façade, increased the amount of glazing along the Town Square site and rotating the generator 90 degrees. Light fixtures will be provided at each entry, and wall-

mounted lighting will be provided in the outdoor seating area. Details for lighting are in progress. There will be extensive landscaping all around the site and throughout the parking lot.

Alderman Michalski suggested that the enclosure for the dumpster be brick and not wood and 8' in height to match the generator enclosure. The applicant agreed.

Commissioner Chandler asked staff to go through all eight proposed conditions. Ms. Papelbon provided the following responses:

- Condition 1 - Staff continues to work with the applicant.
- Condition 2 - Landscaping will be coordinated with other plans and staff will be working with applicant.
- Condition 3 - Has been addressed.
- Condition 4 - Mr. Seymour described this as a site coordination issue that will be worked through so that the path will line up in the correct place on either property. There is a possibility that a couple of parking stalls will be lost with making these adjustments.
- Condition 5 - Ms. Papelbon stated that they would be reviewed separately.
- Condition 6 - Continuing the discussion.
- Condition 7 - Discussed.
- Condition 8 - Discussed, glazing is now at 22%, but that does not take into account some of the offsets that the applicant is allowed to do based on landscaping. Mr. Seymour stated that we are still working toward the finer details.

Alderman Bukiewicz asked Assistant Chief Mike Kressuk to address item no. 4 regarding eliminating the service drive connection to the pedestrian pathway. He stated that they did look at that, it is allowable per code, and they have all the access requirements met for the Fire Department.

Commissioner Johnston asked about the storm sewer that runs along the east property line against Meijer's property. The applicant indicated that there will have to be an easement that will be shared with both properties.

Alderman Bukiewicz recommended that the Plan Commission approve the site and building plans for the Four Points by Sheraton hotel at 7980 S. Market Street subject to the following conditions:

1. That the plans are revised to remove encroachments into the utility easement.
2. That the plans are revised to include the 5-foot landscape zone along the east property line.
3. That detail for the trash and generator enclosure gates are provided for review and approval of the Department of Community Development.
4. That the plans are revised to eliminate the concrete connection from the service drive to the public pedestrian path on the south, and to show a connection to the approved location of the public pedestrian path on the Meijer property to the east.
5. That detailed plans for signage are reviewed approved by the Plan Commission.
6. That updated detailed landscaping plans are prepared to reflect changes to the parking lot landscaping.

7. That detailed lighting plans (including parking lot, building lighting, and pedestrian-level lighting) be approved by the Plan Commission (or Director of Community Development), upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That the plans are revised to incorporate building façade recommendations and to meet the 25% residential glazing requirements.

Alderman Michalski seconded. All voted aye, motion to approve carried.

Commissioner Carrillo moved for adjournment at 7:56 p.m. Commissioner Siepert seconded. All voted aye, motion carried.