

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 8, 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, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present were Kari Papelbon, Planner; Peter Wagner, Zoning Administrator; and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the April 25, 2014 regular Plan Commission meeting. Commissioner Siepert seconded. Roll call, all voted aye. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Sign Appeal – Tri City National Bank
6462 S. 27th Street
Tax Key No.: 715-9019**

Mr. Wagner explained to the Commission that the applicant was seeking a variance from Municipal Code Section 17.0706(j)(2), which states that individual tenants in buildings with internal entrances shall only be permitted a wall sign. The item was held at the last Plan Commission since there was not a representative present to answer questions.

Commissioner Chandler requested information on how the sign would be lighted. Mr. Mark Lampe, 1655 Blue Ridge Boulevard, Elm Grove, explained that the letters would be backlit with red and light would be behind the green as well. Commissioner Chandler questioned if this was standard for Tri City Banks. Mr. Lampe explained they were in the process of changing all of the locations to match, and Roundy's has given them the approval to put it on the building.

Commissioners Siepert and Bukiewicz stated that they approve of the request and feel it is necessary for customers to know the bank is in the building.

Commissioner Dickmann mentioned the main bank is closed on Sundays, so it is a good idea to have the sign. They meet all of the requirements for an appeal.

Commissioner Bukiewicz moved that the Plan Commission approve the request for variance from Section 17.0706(2) and allow Tri City Bank to erect a 38 square-foot tenant sign on the façade of the building located at 6462 S. 27th Street.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.

**Certified Survey Map – Tyson Tlachac and David & Maura Keane
9921 S. Shepard Avenue and 635 E. Fitzsimmons Road
Tax Key Nos.: 923-9022 & 923-9025**

Ms. Papelbon explained to the Commission that the applicants were requesting approval of a certified survey map that would reconfigure a portion of the lots at 9921 S. Shepard Avenue and

635 E. Fitzsimmons Road. Following the reconfiguration, both lots will exceed the minimum lot size requirement of 12,000 square feet. The reconfiguration brings Mr. Tlachac's western property boundary in line with the western property boundaries of the two lots to the south, which also border the Keane's eastern property boundary.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Tyson Tlachac and David and Maura Keane for the properties at 9921 S. Shepard Avenue and 635 E. Fitzsimmons Road be approved subject to any technical corrections being made prior to recording.

Commissioner Siefert seconded. Roll call, all voted aye. The motion to approve carried.

Conditions and Restrictions – John Schlueter, Weasler Number 1, LLC
7265 S. 1st Street
Tax Key No.: 765-9054-001

Ms. Papelbon explained that at the March 25, 2014 meeting, the Plan Commission recommended that the Common Council approve a conditional use permit for an indoor commercial recreation facility for Chasing Tales, Inc. at 7265 S. 1st Street. Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review.

Commissioner Dickmann questioned if a future sign request would come before the Commission or would it be handled by the Planning Department. Ms. Papelbon explained there was no sign plan required for this development, so just a sign permit would be required.

Commissioner Johnston questioned if the tenant was only occupying part of the building would the conditions and restrictions impact anything else that would go into the building. Mr. Wagner explained the only negative impact would be for adult entertainment in the M-1, which would not be allowed to operate near where children were located. Commissioner Johnston questioned if the conditions and restrictions would negatively impact a use with the parking. Mr. Wagner stated there would not be a negative impact.

Mayor Scaffidi noted the applicant was in attendance at the meeting to answer questions.

Ms. Cindy Zielinski, Chasing Tales, Inc., commented that she did not receive a copy of the conditions and restrictions. Commissioner Dickmann questioned if there were any concerns with the conditions and restrictions. Ms. Zielinski commented she did not see anything of concern in the restrictions.

Commissioner Dickmann moved that the Plan Commission recommend that the Common Council adopt the conditions and restrictions as part of the conditional use permit for an indoor commercial recreation facility located at 7265 S. 1st Street after a public hearing.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.

Plan Review – Carlo Pedone, Trattoria diCarlo
8469 S. Howell Avenue
Tax Key No.: 828-9029

Ms. Papelbon explained that the applicant was requesting site, building, and landscaping plan approval for an addition to the existing building on the property at 8469 S. Howell Avenue. The

41'9" x 18' 6 ½" (774 sf) single-story addition will be located on the northwestern portion of the existing building and meets all required setbacks.

The addition will contain dishwashing stations, storage, and coolers. The plans indicated that the addition will be constructed of EIFS. EIFS is not permitted as a primary exterior building material, but is allowed as an accent material comprising a maximum of 25% of the visible perimeter of the building. The Plan Commission may modify the standards in this section of the Code by ¾ majority vote, although it should be noted that the addition is not within the visible perimeter.

Commissioner Chandler questioned if the driveway would be at least 18' wide with the reduction of the proposed three feet (for the addition). Ms. Papelbon stated it was not clear exactly how wide the driveway is on the plans, but the requirement to remain at least 18' wide would be part of the approval. Assistant Fire Chief Kressuk explained the Code does describe the Fire Department access road necessary widths. It is reduced at the location of the building. As part of the review process with the owner, the Fire Department will talk with the owner and work with them to make sure that they can accommodate that portion.

Alderman Bukiewicz commented that he calculated there would be five parking spaces lost, and the EIFS would be visible from the north end. When they talk about perimeter what side are they talking about? Ms. Papelbon explained the visible perimeter is what you can see from Howell Avenue, so this would not be in the visible perimeter as laid out by the Code. There is landscaping located along the property line. It would be behind the visible perimeter as laid out in the Code. As far as the EIFS is concerned, the color will match the existing building.

Alderman Bukiewicz questioned if we know that for sure or is it only speculation on the color. Ms. Papelbon replied that the applicant stated the EIFS will match the existing color of the building. Alderman Bukiewicz commented it will not appear brick, it will just match the brick color of the building.

Mr. Carlo Pedone stated they would be losing two parking spots with the addition, right behind the building. Mayor Scaffidi stated they have a significant number of extra parking spots on the site at this time.

Commissioner Chandler questioned why they chose EIFS since it is not an approved item. Mr. Pedone stated he thought it would be approved. He was under the impression there was a certain percentage of EIFS they could put on the building. This is not an addition to the dining room - they are just trying to make it a little more comfortable for the employees to work in a high traffic area.

Mayor Scaffidi stated that he did not have a problem with the material and commented it should look as good as it can, given the fact there is slight chance that someone approaching from the north would see that part.

Commissioner Dickmann commented the addition on the north end is less than 25% of the total perimeter and does meet the requirements.

Commissioner Johnston pointed out another building proposed sometime in the future on the lot to the north that would hide the addition from Howell Avenue.

Commissioner Chandler questioned if there were any plans for sprinklers and fire alarms. Mr. Pedone stated everything would meet the code as far as sprinklers and fire alarms.

Commissioner Bukiewicz moved that the Plan Commission approve the site, building, and landscaping plans submitted by Carlo Pedone, Trattoria diCarlo, for the property located at 8469 S. Howell Avenue with the condition that all building and fire codes are met.

Commissioner Siefert seconded. Roll call, all voted aye. The motion to approve carried.

Certified Survey Map – Wispark, LLC
641 W. Oakwood Road, 10303 S. Howell Avenue, 10711 S. Howell Avenue
Tax Key Nos.: 975-1004, 955-1002-000, 974-1003-000

Ms. Papelbon explained to the Commission the purpose of the proposed certified survey map was to adjust property lines and acreages in a CSM previously approved last month. All of the proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Commissioner Chandler questioned the reason for the change. Mr. Jerry Franke, Wispark, LLC, explained there was an error made on the previous submittal and they caught it before recording.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map submitted by Wispark, LLC, for the properties at 641 W. Oakwood Road, 10303 S. Howell Avenue, 10711 S. Howell Avenue be approved subject to any technical corrections being made prior to recording.

Commissioner Dickmann seconded. Roll call, all voted aye. The motion to approve carried.

Plan Amendment: Park and Open Space Plan

Mr. Wagner explained to the Commission that the Common Council approved the 2013 Park and Open Space Plan last year. Since that time, the development of Drexel Town Square has evolved. The west end is going to be dedicated as a future park. The intent of this park is to enhance the existing wetlands and provide a recreational trail that will accommodate pedestrians and bicyclists.

Staff was unaware of the ownership and use of this area, and as a result this park was not included in the plan. Now that the future use and ownership of the open space has been determined, staff is proposing the amendments before you at this time.

Commissioner Correll asked for clarification that the wetlands were part of the Drexel Town Square and nothing was slated to go in that area. It is going to be created into what is called a park area to get the dollars, and they are not losing or giving up any space that was there. Mr. Wagner confirmed that was the case.

Alderman Bukiewicz commented this really shines on the development of the 80 acres of an old industrial site. This is opening up to the public the wetlands as a nature trail.

Commissioner Chandler questioned if there were special requirements to get the grant such as size or special use. Mr. Wagner explained it would need to be included as a recognized open space and park area for the City as part of the grant.

Commissioner Siefert questioned if the grant money would cover the whole park or only a portion. Mr. Wagner explained a good portion of the park would be paid for by park impact fees.

Arden Degner, 8540 S. Pennsylvania Avenue, questioned if Lake Vista was still included in the park plan. Mr. Wagner stated it was still included as part of the Park Plan. Mr. Degner stated it was amazing to go from an industrial site to park land. He hoped the taxpayers would not have to finance the park.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the 2013 Parks and Open Space Plan be amended as proposed.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. Roll call, all voted aye. The meeting was adjourned at 6:37 p.m.