

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 29, 2014

Mayor Scaffidi called the meeting to order at 6:16 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Carrillo and Alderman Guzikowski. Also present were Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Assistant Fire Chief Mike Kressuk.

Plan Review
Liberty Property Trust
10020 S. Reinhart Dr.
Tax Key No. 927-9038

The Applicant is requesting site, building, landscaping, and sign plan approval for a proposed 172,000 square-foot distribution building at 10020 S. Reinhart Drive. Painted, insulated precast wall panels comprise a majority of the building materials. Decorative accents include variations in color, prefinished metal wall panels and overhangs at the entrances, metal coping along the roofline, and several windows. Knockout panels allow future tenants to add windows as needed. The elevations do not show rooftop mechanicals; however, any mechanicals will be required to be screened.

The location of the building meets all required setbacks. Truck docks will be located on the west side of the building, which will face the existing truck docks on the neighboring parcel to the west. Dumpsters will also be located on the west side of the building adjacent to the center truck dock. The dumpsters will be enclosed with painted precast wall panels to match the building and plywood slats on the gate. A 10-foot-tall precast privacy wall with mixed landscaping is proposed on the southern elevation to screen the truck docks from Corporate Preserve Drive.

Parking has been provided on the east side of the building, with three access points off of Reinhart Drive, in accordance with the general development plan approved in 2007. A total of 135 parking spaces are proposed, which exceeds the minimum requirement of 1 space per 5,000 square feet of warehouse space (35 spaces).

According to the general development plan, an evergreen planting buffer is required to screen the parking from Reinhart Drive. A mix of shade trees, ornamental trees, evergreens, shrubs, ornamental grasses, and perennials is proposed. Landscaping is also proposed between the building and the parking lot in accordance with Section 17.

One 8' x 5' 4" monument sign has been proposed on the north side of the central access drive off of Reinhart Drive. This sign will match the existing monument sign on the lot to the west. Landscaping will be provided along the bottom of the sign. A permit for the sign will be required.

There are a few minor technical corrections that will be required: Corporate Preserve Drive on the east side of the building should be Reinhart Drive, and all sheets should depict the correct square footage for the proposed building. Detailed stormwater and grading plans for the lot will be required by the Engineering Department prior to the issuance of building permits. The Applicant should contact the Fire Department for requirements for multiple occupancy buildings.

Mayor Scaffidi asked Assistant Fire Chief Kressuk if he had any concerns on the building. Assistant Fire Chief Kressuk stated that he had no comments on this structure, but encouraged the applicant to contact the Fire Department early on in the process.

Mayor Scaffidi asked what the timeline for construction would be.

Neil Driscoll, Liberty Property Trust, stated that they have selected a general contractor and plan to have equipment on site and delivery of at least the floor in June. A complete delivery is anticipated very close to Thanksgiving.

Commissioner Johnston commented that this is a planned development, which is part of TIF 7, and will complement the existing buildings. Doug Seymour provided additional details, stating that the setbacks for the parking from Reinhart Drive are less than the typical 40 feet, and that this lot is part of the general development plan that was approved as part of the planned unit development in 2007. This proposal is in accordance with the general development plan, the site has been prepped, and is consistent with the existing development.

Alderman Bukiewicz moved that the Plan Commission approve the site, building, landscaping, and sign plan for the property at 10020 S. Reinhart Dr. with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all technical corrections are made prior to the issuance of building permits.
3. That all building and fire codes are met.
4. That all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department prior to the issuance of building permits.
5. That the lighting plan is approved by the Electrical Inspector.

Commissioner Johnston seconded. All voted aye. Motion to approve carried.

Commissioner Carrillo moved to adjourn. Alderman Bukiewicz seconded. Meeting adjourned at 6:23 p.m.