

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, June 10, 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, Mayor Scaffidi, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Commissioner Correll and Alderman Bukiewicz were excused. Also present were Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the May 27, 2014 Plan Commission minutes as revised. Commissioner Siepert seconded. Roll call: all voted aye. Motion carried.

Conditions and Restrictions

Panda Express

8041 S. Howell Avenue

Tax Key No. 813-9028

At the May 27, 2014 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for a restaurant with drive-through facility for a proposed Panda Express restaurant at 8041 S. Howell Ave.

It was discovered that the zoning classification (Drexel Town Square Mixed Use Planned Development District or DTSMUPDD) in the previous staff report was incorrect, and that the parcel is actually located in the B-4, Highway Business district. However, as restaurants with drive-through facilities are conditional uses in the B-4, Highway Business district, this process is still valid. As a reminder, site, building, landscaping, lighting, and signage plan review will occur at a later date.

Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review. If the Plan Commission is comfortable with the conditions and restrictions, the appropriate action would be to recommend that the Common Council adopt them as part of the conditional use permit.

Ms. Papelbon went through the conditions and restrictions, but stated that she will verify the Time of Compliance section. The rest of the conditions and restrictions are standard.

Mayor Scaffidi asked if it will be similar in appearance to the one on 76th Street. Ms. Papelbon stated that it will be similar.

Commissioner Dickmann asked if Panda Express will have to follow the requirements for the DTSMUPDD since it is located in B-4 zoning. Ms. Papelbon stated that for the architectural standards and other requirements, staff would make sure that the plans would meet the standards for both zoning districts in the event the parcel is rezoned into the DTSMUPDD.

Commissioner Siepert asked if the lighting would match the lighting of Drexel Town Square or will they have separate lighting fixtures. Ms. Papelbon stated that detailed lighting plans have not been submitted for this site at this time; however, staff believes there has been some

discussion about making sure the exterior lighting in the parking lot will match the rest of Drexel Town Square.

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 a restaurant with drive-through facilities located at 8041 S. Howell Avenue after a public hearing.

Commissioner Chandler seconded. Roll call: all voted aye. Motion to approve carried.

Plan Review
Drexel Town Square
361 W. Town Square Way
Tax Key NO. 813-9032

The Applicant is requesting site and landscaping plan approval for the Town Square at 361 W. Town Square Way. The review of these site and landscaping plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development.

Plan Requirements and Compliance

Under the terms of the adopted regulating plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval. The review process should:

- Allow for the successful implementation of the general urban design patterns as in the DTSMUPDD.
- Allow designers and developers reasonable flexibility in the creation of specific designs to meet current and future market and economic realities.
- Generate and sustain economic and social value as subareas develop and redevelop over time.
- Ensure high quality development that creates a vibrant, diverse, clean, safe, destination.
- Create meaningful community places for current and future users through the integration of buildings, site, and landscape features.
- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

The Town Square plans as presented generally conform to the DTSMUPDD general development plan and regulating plan. This development is considered a first generation proposal by the Plan, which allows for greater flexibility in the review of first generation development proposals.

Key Components

As mentioned in the general development plan and regulating plan, the Town Square is to be “the heart of the district with an open, flexible design allowing for year-round activities.” To that end, the submitted plans illustrate a variety of entertainment options that will be available to visitors. These include:

1. A 25' x 40' splash pad with ground sprays on the west.
2. Two in-ground chess/checkers boards on the northwest and southwest. These are scaled to be "life-sized" (64 x 18" x 18").
3. An area with built-in chess/checkers tables and seats along the east.
4. Oval with in-ground recessed area for ice skating rink on the south (center).
5. Sloped lawn area on the north (center) to be used for concerts, etc. The lawn will be connected to an irrigation system.

Throughout the Town Square will be benches, raised concrete planters with seating areas, trees, monuments/markers, annual and perennial landscaping, and decorative pavers. Proposed lighting elements include bollards, pole-mounted lighting to match those on Main Street, and uplighting for planters and flag poles (on the south side of the oval).

Parking

Parking is provided on the streets surrounding the Town Square; however, the number of stalls and final design are part of the public street plans that are outside the development limits for this application.

Landscape, Streetscape, Community Places, Signage & Lighting

With the exception of wayfinding signs previously approved by the Plan Commission, there are no plans at this time for additional signage on the Town Square.

A complete lighting photometric plan will be submitted at a later date. This plan will need to be approved by the Electrical Inspector prior to the issuance of permits, and will meet the outdoor lighting requirements of the regulating plan.

Sidewalks for this site are outside of the project scope for the development portion of the Town Square, and will be included in the street infrastructure design. These plans have not yet been finalized and will be reviewed by the Engineering Department throughout the process. Detailed landscaping and grading plans for the site will also be approved at a later date.

Summary Recommendation

Based on the information above, it appears that the submitted site and preliminary landscaping plans meet the requirements of the DTSMUPDD. If the Plan Commission is comfortable with conditions prepared by Staff, the appropriate action would be to approve the site plans. Such approval will allow the project to move forward coincident with construction in progress, and to meet estimated completion goals.

Mayor Scaffidi stated that he likes everything except the moveable chess pieces. He stated that in place of that he would like to see a covering in case of inclement weather, for example: an umbrella bar.

Commissioner Dickmann asked about who would make the determination regarding statues.

Jerry Franke, One West Drexel, Inc., stated that the Town Square component will not be built for a year from now as it will be one of the last components completed. He stated that would like to see an Oak Creek Knights "Walk of Fame," with students' names incorporated.

Matt Rinka, Rinka Chung Architects, stated that the statues are just placeholders. In terms of the chess and checkers - those could be different elements; a covered structure would be great. The idea was to put some placeholders noting that these would be activated areas other than the green lawn, which would be a great opportunity for concerts, festivals - that sort of activity.

The green lawn actually slopes down to the plaza space where the emblem (logo) is abstractly imprinted into the plaza, and there are steps that come back up toward City Hall. The idea is to create a sense of grandeur as people move down Main Street, approach the Square, and head south toward City Hall. There are planters by the splash pad that are at sitting height to create spaces where parents can sit, and also serve as a barrier to keep kids from running into the parking or street areas. This is the start of a design process, and we felt that this was consistent to what we had shown to the community about a year in a half ago.

Mayor Scaffidi asked (referring to the graphic) if the line down the center was a walkway. Mr. Rinka stated it was, and they are looking at pavers, colored concrete, stamped concrete, and other options. There are brick and colored pavers around the square where there will be opportunities for a public market. Mr. Rinka stated that he would love to see plug-in stations for electric vehicles as well as the market booths. The idea is to try and incorporate as many of the great ideas as possible.

Mayor Scaffidi asked if there is a bike rack. Mr. Rinka stated that they are working with Jerry and Doug on options for permanent bike racks that are actually covered. Appropriate locations - such as to the south of the hotel near the walkway that connects to the Meijer property, near Main Street, or near the phase one of the apartments on the west side - are being researched.

Jerry Franke stated that the flag poles will be arranged so that a canvas screen could be erected in between for a Friday movie night, for example. Restrooms may be incorporated into the mixed-use buildings on Main Street.

Commissioner Johnston stated that he agrees with the Mayor regarding the portable chess, and would like to see another use in that area. He stated that we want to make sure we create some sort of definition along that splash pad so that the kids aren't running wild, suggesting adding more planters to the area.

Commissioner Carrillo stated that the splash pad will be a huge attraction, and suggested that it could be made larger with a wall to prevent children from running into traffic. She stated that the splash pad looked pretty close to the edge, and also mentioned vertical bike racks are a good idea.

Jerry Franke asked if the splash pad could be flipped so that it would be located on the east side. Commissioner Johnston stated that the water lateral should be installed next week, which prevents relocation. Mr. Rinka stated that the splash pad is larger than the one at Bay Shore Town Center. Mayor Scaffidi stated that maximizing seating around the splash pad is key so that parents could sit and watch their children.

Alderman Guzikowski asked about how slippery the stamped concrete is when it gets wet or in winter. He also asked whether there will be water used for the ice skating rink. Mr. Franke stated that they are leaning towards using an artificial ice surface because the refrigeration for ice is cost-prohibitive for a limited-use period.

Mayor asked about whether you could use your own skates or would you have to rent skates. Mr. Franke stated that he would find out, since they do not want to rent skates.

Commissioner Chandler asked for more details about the stamped concrete. Mr. Rinka stated that details are forthcoming as the decision has not yet been made as to which materials will be utilized. However, whatever material is selected will be commercial grade and slip resistant. Mayor Scaffidi recommended that they work with the Brand Manager and Savage Solutions regarding the logo.

Commissioner Carrillo asked where the chess pieces would be stored. Mr. Rinka stated they would be very interested in having the library be engaged due to the proximity, and suggested that perhaps the pieces could be stored in the library. Mr. Franke mentioned that bocce ball has become very popular, and suggested that it could be incorporated into the Town Square activities.

Mayor Scaffidi stated that he would like to see parking meters installed in a few of the perimeter parking spots around the Town Square, with the money supplied to a charity. Mr. Franke stated that meters can go in after the fact.

Eric Schmidt, Graef, stated that Bay Shore Town Square installed meters and that they donate the money to local charities. He couldn't speak to how they set up the programs, but stated that meters could go in retroactively.

Commissioner Siefert asked who will maintain the Square. Mr. Franke explained that there is an Owners Association, and that owners will pay an annual assessment. There will be a professional property management company that manages both the common areas of the development and the programming of the space. The Town Square is privately owned and not a City owned park.

Commissioner Chandler asked if there will be a covering for the sitting area, if will there be a place to store items, and will there be handicap access to enjoy the entertainment on the Town Square. Mr. Rinka replied that covered sitting areas can be designed. There are no storage lockers, and using City Hall basement would be a security risk. Mr. Rinka explained that a typical ADA ramp would be 1:12, and the slope of the Town Square green lawn would be only a foot and a half across an entire block. He explained that there will be a hard surface in the front to allow for wheelchairs and setup chairs. Mr. Franke added that a couple of thousand people will be able to fit in the grassy area.

Commissioner Dickmann asked about maintenance, Mr. Franke stated that any underground piping whether it's for the splash pad or sprinkling system will not be the responsibility of the City. Commissioner Johnston reminded everyone that Town Square is privately-owned and not a City-owned park.

Commissioner Chandler offered some suggestions in lieu of chess or checkers (ex: ping pong table, electronic charging station). Mr. Rinka stated that they are looking at charging stations around the perimeter.

Commission Carrillo asked whether the Town Square will be "for rent," and asked how, for example, would a play be permitted. Mr. Franke explained that the ownership and management of the Square will be the responsibility of the Owners Association and management company, but it will be in their best interest to maximize the activity there.

Mayor Scaffidi asked about the accessibility of water. Mr. Rinka stated that is something they have to consider as a component.

Commissioner Johnston moved that the Plan Commission approves the site and landscaping plans submitted by Wispark, LLC for the property at 361 W. Town Square Way with the following conditions:

1. That detailed landscaping plans be approved by the Director of Community Development, upon recommendation of the City Forester, 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.

Alderman Guzikowski seconded. Roll call: all voted aye. Motion to approve carried.

Commissioner Carrillo moved for adjournment. Commissioner Siepert seconded. All voted aye. Meeting adjourned at 6:34 p.m.