

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 23, 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 Guzikowski, Commissioner Siepert and Commissioner Chandler. Alderman Bukiewicz and Commissioner Correll were excused. Also present: Pete Wagner, Zoning Administrator/Planner and Kari Papelbon, Planner.

Commissioner Dickmann moved to approve the minutes of the September 9, 2014 meeting. Commissioner Siepert seconded. Roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler voted aye. Mayor Scaffidi abstained. Motion carried.

**Significant Common Council Actions**

There were no comments or concerns from the Commission.

**Plan Review**

**WE Energies**

**10770 S. Chicago Rd. & 11060 S. Chicago Rd.**

**Tax Key Nos. 966-9999-002 & 965-9999-001**

Rick O'Connor, Project Manager, WE Energies, 7720 Milwaukee Avenue, Wauwatosa, WI stated that he was requesting approval for expansion of the coal storage area at the Oak Creek Power Plant. They are looking to double the size of the storage area from 15 acres to a total of 30 acres. It would increase the storage from 750,000 tons to 1½ million tons. Some additional equipment would need to be installed such as a coal stacker and a coal reclaimer. They will also need to relocate one of American Transmission Company's high voltage power lines to make room for the pile. A coal pile runoff basin will be constructed to collect the additional stormwater.

Mr. O'Connor explained the process of conveying the coal for use at the plant. In the event that the coal silos are filled in the plant, the coal goes to inside or outside coal storage. The coal storage becomes the buffer between the train delivery of coal and usage. Since the delivery of coal is inconsistent, this could lead to a surplus of coal that needs to be stored, or insufficient supply, in which case the stored coal would need to be used. WE Energies is looking to dispatch the Oak Creek and Elm Road units quite a bit more in the future, which will drive the additional need for coal at this site.

Mr. O'Connor stated that WE Energies is constrained to put all the coal handling within the railroad loop. Other locations on the site are precluded to being used as it would involve extensive high-voltage line relocations, using the coal storage stormwater runoff basin, and/or wetland designations. The proposed location is ideal because it is close to the train car dumper and the crusher tower where the coal is brought back.

Mr. O'Connor stated he hoped to receive all the permits and approvals from various agencies in the spring of 2015, when they will order the equipment. The equipment will arrive in 2016, with an operational system in 2017.

Mr. O'Connor stated they looked at several surrounding locations to determine if the coal piles would be visible (east end of Elm Road and from the new entrance of Highway 32). The coal pile will not be visible from these locations.

Commissioner Siepert asked about how the coal dust is handled. Mr. O'Connor responded the coal dust is regulated by WisDNR through dust collectors and dust suppression systems using water and chemicals.

Commissioner Chandler asked why the coal storage has doubled. Mr. O'Connor responded that WE Energies expects the market demand from these units to increase, and it is also due to inconsistent rail deliveries.

Commissioner Siepert asked about the increase in coal ash. Mr. O'Connor responded that the ash is utilized in concrete mixtures and various by-products.

Commissioner Dickmann moved that Plan Commission approve the site and building plans submitted by Pat Lawlor, WE Energies, for the properties located at 10770 & 11060 S. Chicago Rd., with the condition that all building and fire codes are met. Commissioner Siepert seconded. On roll call: All voted aye. Motion carried.

**Plan Review**  
**Wired Properties**  
**331 W. Drexel Avenue**  
**Tax Key No. 813-9031-000**

Blair Williams, Wired Properties, stated that the buildings being reviewed are two of the most prominent on Main Street in Drexel Town Square.

Mr. Williams stated his firm has worked very hard on arriving on a design that not only accomplishes fundamental objectives for the types of spaces they are trying to create for the consumer in the form of residential units on the upper floors and retail downstairs, but tried to maintain a series of sensitivities to how Main Street will feel over time and the pedestrian experience that will be created for the constituents of Oak Creek and visitors to this community.

Mr. Williams went on to describe the building layout, design consideration, materials and parking.

Commissioner Siepert stated his concern that the amount of parking may be a potential problem due to the amount of expected activity. Mr. Blair responded that based on his history of similar developments, he is comfortable with the parking count for the residential space. There are 14 one-bedroom apartments and not all of those residents will have two cars. There are 35 total two-bedroom apartments, and in his experience in other communities, some percentage will be occupied by single people and will typically not have two cars. There are 13 three-bedroom apartments, which are typically occupied by two people and much more likely to have two cars associated with them. They are allowing 1.5 spaces per unit. Based on these figures, Mr. Williams believes the amount of parking is contextually appropriate. Mayor Scaffidi stated he feels the plan captures what is needed for parking.

Commissioner Carillo asked how many retailers would be in each building. Mr. Williams responded that the buildings would have 10 to 13 retailers.

Alderman Guzikowski asked if there are any security concerns or if there needs to be Police Department presence or a location to be housed there. Mr. Williams has designed a place for the Police Department, if so needed.

Alderman Guzikowski asked what the target demographic is for the apartments. Mr. Williams responded that it fills a need for clientele who are looking for a more urban environment in the community in which they already live. This would include people who want to sell their home because they no longer want to do the upkeep and maintenance, but still want to live in the community. Also, this is an attractive location for people who relocate to Oak Creek and don't know yet where they want to live, corporate people who are coming to work with the major employers in the community, couples with split-location professions to have a central living location, and people who are in transition.

Alderman Guzikowski asked when construction might start. Mr. Williams responded that if there are favorable weather conditions, as early in spring as possible.

Commissioner Siepert asked about the requirements for handicap parking spaces. Steve Morales from Rinka Chung Architecture stated that they do meet the requirements for handicap parking.

In response to Commissioner Chandler's request for color descriptions, materials samples were distributed.

Alderman Guzikowski moved that Plan Commission approve the site and building plans submitted by Blair Williams, Wired Properties, for the property located at 331 W. Drexel Ave., with the following conditions:

1. That all building and fire codes are met.
2. That detailed plans for signage are reviewed and approved by the Plan Commission.
3. That details for the dumpster enclosures are submitted for review and approval by the Department of Community Development prior to the issuance of building permits.
4. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Chandler (nay).

**Temporary Use – Outdoor Storage**  
**J. Wenzell Enterprises (JWE)**  
**124 E. Rawson Avenue**  
**Tax Key No. 733-9005**

Mr. Wagner stated that this request, because of its duration (3 months) needed to come before the Plan Commission. It is for storage and assembly of monotube arms for the WisDOT project on Howell Avenue.

Commissioner Dickmann moved that the Plan Commission approve the temporary use permit for the outdoor storage and assembly of monotube arms on the northeast corner of the property located at 124 E. Rawson Avenue until December 31, 2014. Commissioner Siepert seconded. On roll call: all voted aye.

Commissioner Carillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7:05 p.m.