

MINUTES OF THE  
OAK CREEK SPECIAL PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 30, 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, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Commissioner Carillo was excused. Also present: Kari Papelbon, Planner.

**Plan Review**  
**Water Street Brewery**  
**7941 S. Howell Avenue**  
**Tax Key No. 813-9030**

Ms. Papelbon stated that this development will be governed by the General Development Plan and Regulating Plan for Drexel Town Square. She stated that the correct square footage is approximately 11,900 rather than what is contained in the Plan Commission report. Ms. Papelbon stated there is a limitation on the property with regard to some plantings. There are utility easements on the north and east, which prevent the planting of trees. Therefore, the plantings will be shrubs and flowers, but nothing with a significant root system that will interfere with the utility easements. Staff continues to work with the designer to make sure there is a thorough landscaping plan. Unless otherwise directed by the Plan Commission, the final landscape plans will be approved by the Director of Community Development prior to the issuance of building permits.

Mayor Scaffidi asked if there is a setback for proximity to the proposed bioswale. Ms. Papelbon stated that there is not a setback, but nothing can be placed within the bioswale. The bioswale has to incorporate certain types of plants, be designed for infiltration, and is part of the stormwater plan for Drexel Town Square.

Jerry Franke, WisPark, 301 W. Wisconsin Avenue, Milwaukee, stated that Meijer has some very strict restrictions on the suburban outlots of DTS, including the building heights. Although this development will exceed those height preferences, Meijer has been working very diligently to approve this.

Commissioner Chandler asked what the purpose is for the silos on the building. Matt Schmidt from the owner's group responded that the silo on the rooftop is decorative, and the other one is a functional silo that they will use for storage of grain for the brewing operations. Mr. Schmidt then described the brewing operations.

Commissioner Siepert asked if this is a 24/7 operation. Mr. Schmidt responded that the hours of operation are 11 a.m. to midnight during the week, and that they will open at 10 a.m. on Saturday and Sunday for brunch.

Commissioner Siepert asked how many employees they will have. Mr. Schmidt responded that the number of employees will be between 70 and 80 during their busiest times. Commissioner Dickmann asked if there would be designated parking for employees. RC Schmidt, Water Street Brewery, stated that the employees usually park in the stalls farthest from the door. He stated that there have been some issues with the easements and bioswale, and it has affected about 25% of the property and it has been shrunk down. The first plan had 201 parking spaces. Since then, because of the easements and the bioswale, the building keeps getting pushed back. They have not worked through all of the parking issues yet. Commissioner Johnston stated that approximately 10 parking spaces will be lost due to the bioswale. Mayor Scaffidi stated that since Drexel Town Square is a walkable site, the people patronizing this restaurant will also be walking from other places that have parking, and will not necessarily be using the parking designated for Water Street Brewery. Mr. Franke stated that the Meijer site has 750 spaces, and on Friday and Saturday nights when the restaurant is the busiest, there will be parking there.

Commissioner Dickmann asked if the signage will be approved by staff or brought before the Plan Commission for approval. Ms. Papelbon stated that as with the other uses that have been approved in Drexel Town Square, the Plan Commission has approved the signs thus far. She stated it is up to the Plan Commission to make that decision. Alderman Bukiewicz stated he would like the sign review to come back before the Plan Commission.

Alderman Bukiewicz asked if there would be a (Drexel Town Square development) monument sign at this corner property, or if it would be a berm. Mr. Franke stated that the monument signs will be at Delco Drive, at West Town Square Way, and at Main Street. Alderman Bukiewicz asked who will be maintaining that (landscaping). Mr. Franke responded that each of the suburban outlot owners maintain their own property.

Alderman Guzikowski asked when the restaurant will open. RC Schmidt responded they would like to be open June 1, 2015. Alderman Guzikowski asked if there was any consideration to installing a pedestrian walkway from Drexel Avenue. Ms. Papelbon responded that because there is too much of a grade change between the top of the parcel and sidewalk level, there will not be a pedestrian walkway.

Commissioner Chandler asked for an explanation of why there are so many parking spaces. RC Schmidt stated that on a busy night, the restaurant employs 40 to 50 people. He further stated his concern that if people see a full parking lot, they will go somewhere else. Even at 192 parking spaces, they will see it full and it may even spill over to other parking areas. Ms. Papelbon stated that with the revisions due to the easements and bioswales, there would be at least 150 spaces. Commissioner Chandler asked if there was enough space for 190 parking spaces. Ms. Papelbon stated she did not have an answer at this time. Commissioner Chandler asked when that information would be available. Ms. Papelbon stated it would depend on the coordination between the applicant and Graef Engineering on getting the bioswale design finalized. RC Schmidt also stated the parking would be determined by if he could pave over the easements as well as the bioswale considerations. Ms. Papelbon stated the easements were not going to change and can be paved over; however, room has to be left for landscaping. Also, there is a significant grade change there.

Commissioner Chandler asked what the other option would be if the applicant is not able to get back those parking spaces. Mr. Franke stated the only option he could think of is to move the building further to the west and make better use of the east side of the property. However, that does get away from the intersection cornering (urban edge) that the City wants to see at that site.

Commissioner Chandler asked why the applicant chose a historic look rather than a modern look. RC Schmidt responded that they try to fit their building style to fit the area. Because it was an industrial site (Delphi), he wanted to continue that feel into the style of the building (industrial).

Commissioner Chandler asked if the logo on the decorative silo would be considered a sign. Ms. Papelbon responded that the logo would be considered a sign.

Commissioner Johnston stated there is a water lateral that needs to be relocated. The existing lateral comes into the mid-house operations and the utility room.

Commissioner Johnston asked if brick could be used for the trash enclosure rather than wood. RC Schmidt stated that they didn't want that part of the site to look like the building, but rather an appendage that will be decorative. Commissioner Johnston stated that because it is visible from Drexel Avenue, he would like to see something other than a wood fence.

Commissioner Correll stated that if both properties (Meijer and Water Street Brewery) don't agree that there is going to be some shared parking, we are going to squeeze this until it doesn't work. Ms. Papelbon stated that even without using Meijer as an overflow lot, there could be a connection to the lot to the south allowing for shared parking if that is an acceptable solution. Mr. Franke stated that this property is under contract and he would have to talk to the purchasers. Given the complimentary use of the parking based on times of day, it should be able to be worked out.

Mayor Scaffidi stated that caution needs to be exercised with too much parking because during non-peak times of business, these are just parking spots and don't look good or serve any purpose. He further stated that ultimately, the applicant will have to find a solution to the parking that they are comfortable with. Ms. Papelbon clarified that with the current plan, the applicant is exceeding the capacity that is required by Code.

Mr. Franke stated that there is a chance that the use to the south could be shifted to accommodate one row of parking. The lot that remains between the Meijer fueling station and the parcel next to the Water Street Brewery is 2.15 acres. Mr. Franke further stated that there are 750 spaces at Meijer and another 25 spaces on the unnamed parcel to the south, and parking to the west. There will be plenty of parking. In an environment like Drexel Town Square, they are trying to get away from the mentality that everyone has to control their own parking area.

Commissioner Dickmann moved that Plan Commission approves the site and building plans submitted by RC Schmidt, WSB Oak Creek, LLC, for the property located at 7941 S. Howell Ave., with the following conditions:

1. That revised plans, illustrating parking spaces outside the bioswale, are submitted to the Department of Community Development prior to the submission of building permit applications.
2. That the stormwater and grading plans are revised to incorporate the design of the bioswale.
3. That all building and fire codes are met.
4. That detailed plans for signage are reviewed and approved by the Plan Commission.
5. That details for the dumpster enclosure are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
6. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
7. That details for the sconces on the building 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. Motion carried.

Commissioner Correll moved to adjourn. Alderman Guzikowski seconded. On roll call: All voted aye. The meeting was adjourned at 6:50 p.m.