

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, FEBRUARY 24, 2015

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Excused: Commissioner Dickmann and Commissioner Correll. Also present: Kari Papelbon, Planner and Mike Kressuk, Assistant Fire Chief.

Commissioner Siepert moved to approve the February 10, 2015 meeting minutes. Alderman Guzikowski seconded. On roll call: All voted aye, except Mayor Scaffidi and Commissioner Chandler who abstained. Motion carried.

Minor Land Division

RJ Bast, Go Riteway

7433 S. 10th St.

7380, 7444 & 7460 S. 13th St.

Tax Key Nos. 764-9006, 764-9020, 764-9007, 764-9052

Ms. Papelbon provided an overview of the proposal, and stated that the Commission may want to add the condition for including wetlands and flood fringe on the CSM.

Daniel Daily, 7463 S. 13th Street, asked if the bus company is going to be allowed to have ingress/egress on 13th Street. Ms. Papelbon stated that access wouldn't change with this CSM proposal; however, with their future plans it might. Since 13th Street is a County highway, the County would have to review the plans for ingress/egress for those properties.

Commissioner Johnston asked that the removal of the building on the property be shown on the CSM as a technical correction.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by RJ Bast, Go Riteway, for the properties at 7433 S. 10th St., 7380 S. 13th St., 7444 S. 13th St., and 7460 S. 13th St. be approved with the condition that any technical corrections are made prior to recording, and that all wetlands and floodplains are delineated prior to recording the CSM. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Plan Review

Kwik Trip

7880 S. 10 St.

Tax Key No. 783-9073

Ms. Papelbon provided an overview of the proposal. Discussion ensued regarding vehicle access. Troy Mleziva, Real Estate Manager, 1626 Oak Street, La Crosse, Wisconsin, stated the primary access point for ingress would be the south entrance/exit. Vehicles requiring diesel fuel heading westbound would use the shared access drive with Superior Die, and exit onto 10th Street at the north entrance/exit. Alderman Bukiewicz asked if the applicant has been in contact with Superior Die regarding the shared access drive. Mr. Mleziva responded that they will be finalizing an easement agreement with Superior Die as part of the closing.

Alderman Bukiewicz asked the applicant to describe the screening (fence) on the south side of the property. Ms. Papelbon stated that it is vegetative screening, not a fence. Mr. Mleziva explained that the landscape plan does not include a fence. It is a combination of bushes, trees and shrubs.

Mayor Scaffidi stated his concern that the detention pond will become a debris collector, and stated that the City expects that area to be maintained.

Mr. Mleziva stated that the CNG enclosure will be fenced off with an architectural aluminum panel. It will be a full privacy panel painted a dark neutral color. There is a row of landscaping around it as well.

Commissioner Siefert asked if the public would be able to access the CNG enclosure. Mr. Mleziva responded that it is controlled access for employees only. The CNG dispensers are located at the diesel fuel dispensing area for the public.

Commissioner Johnston stated that the east half of the storm water pond is only 2' deep, so there is a strong potential to have the whole east half just be cattails. It doesn't meet the requirements for MMSD or WisDNR. The Engineering Department is working with the applicant to get that resolved. One of the suggestions is to remove some of the parking stalls near the east end of the pond. That would give room to expand the pond. The revision received by the Engineering Department showed a retaining wall along the south edge of parking, with one over on the right-of-way line as well. That is not what the Engineering Department was hoping to see there in getting grass to grow and getting that sloped out with the pond.

Commissioner Johnston informed the applicant that when the traffic signals go in at 10th & Drexel, the south entrance is going to become a right-in/right-out only. Alderman Guzikowski asked when the traffic signals will be installed. Commissioner Johnston responded that will be evaluated this year to determine needs, and then it is a matter of budgeting for the signal installation.

Alderman Guzikowski stated his concern that the monument sign not block anyone's view at the traffic signal. Ms. Papelbon responded that there is a vision triangle requirement on all properties. Staff will ensure that the monument sign will not be in that vision triangle. Commissioner Johnston reminded the Commission that there is an Oak Creek Northbranch Industrial Park sign there. Mayor Scaffidi stated that could be moved.

Alderman Bukiewicz asked if the stormwater pond is a retention or detention pond. Commissioner Johnston stated they have to get to a detention pond to meet water quality standards. The west half is 4' deep. That is what the Engineering Department is trying to get the applicant to extend so that that depth is across the whole frontage.

Commissioner Chandler asked if there was a place for truck parking. Mr. Mleziva responded that they have a load zone designated to the north of the store for deliveries, but no stalls for trucks. They do not anticipate overnight truck parking.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Leah Berlin, Kwik Trip, for the property at 7880 S. 10th St., with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment is screened.
3. That stormwater and grading plans are submitted for approval by the Engineering Department prior to issuance of permits.
4. That updated landscaping plans be submitted to the Department of Community Development for review and approval prior to the issuance of building permits.

Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

**Rezone
City of Oak Creek
9770 S. 20th Street (portion of)
Tax Key No. 903-9041 (portion of)**

Ms. Papelbon explained that the rezone is proposed to bring the entire property into the same zoning district.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that a portion of the property at 9770 S. 20th St. be rezoned from I-1, Institutional to M-1 (PUD), Manufacturing Planned Unit Development after a public hearing. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Alderman Bukiewicz seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:33 p.m.