

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 10, 2015

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siefert and Commissioner Chandler. Excused: Commissioner Dickmann and Commissioner Correll. Also present: Kari Papelbon, Planner; Mike Kressuk, Assistant Fire Chief; and Doug Seymour, Director of Community Development.

Commissioner Siefert moved to approve the February 24, 2015 meeting minutes. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Plan Review

US Bank

130 W. Town Square Way

Tax Key No. 813-9044

Ms. Papelbon provided an overview of the proposal.

Commissioner Siefert inquired about the number of handicap parking spaces. Jim Kaiser, PCA Architecture, 1881 Dixie Highway, Suite 130, Fort Wright, KY, responded that there should have been two spaces shown on the plans, per ADA requirements. They will add that second space.

Commissioner Chandler asked what the seven parking spots on the east side will be used for. Mr. Kaiser responded that those spots are strictly for employee parking, and that is why there is not a sidewalk shown from those spaces to the front door. They do not want customers to park back there. The employees will have to walk down the drive lane, but they will extend that front sidewalk all the way to the curb. Commissioner Chandler stated her concern about the safety of the employees. Mr. Kaiser stated they could add a sidewalk for employees. The reason the sidewalk is not included now is because they did not want to encourage customers to park back there. Commissioner Chandler asked Ms. Papelbon if that was acceptable. Ms. Papelbon responded it would be up to the Plan Commission if that would be a condition of approval to require a sidewalk. Staff did note that the plans did not show a pedestrian crossing, and that they would have to go through the drive lane in order to get to the front. Ms. Papelbon stated it would be a good idea if the sidewalk could be extended as Mr. Kaiser stated they would be willing to do. Alderman Guzikowski stated he also has concerns about pedestrian safety. Mayor Scaffidi suggested a natural pathway for walking steps from the employee parking to the front of the building. He suggested there be some way to incorporate the landscaping with the walkway.

Alderman Bukiewicz asked if the sidewalk is put on the south side, would they still meet the green space requirements. Ms. Papelbon stated the applicant is showing in excess of what is required for landscaping adjacent to buildings.

Alderman Bukiewicz asked if the Fire Department is okay with the turning radius. Asst. Chief Kressuk stated they are looking at the main entrance in and the entrance at Water Street Brewery to cut down from the south. He stated there is a good access road along the west side front of the building. It is over 20' in width. They also have good space at the back. Asst. Chief Kressuk asked how tall the overhang is from the building on the north side. Mr. Kaiser responded typically they are at 10.6' above the pavement. Asst. Chief Kressuk stated that there is roughly 21' which would be considered a Fire Department access road, except the potential overhang of trees and the drive-through. Asst. Chief Kressuk stated that they could work that out with the applicant with landscaping work to allow good access on the north side.

Asst. Chief Kressuk stated that he located two fire hydrants. One is on Howell Avenue and one is on Town Square Way. He requested a meeting with the applicant to discuss hydrants so that they would be in compliance with the City's ordinance. The Code states that any portion of the building cannot be any further than 300' from a hydrant by normal access paths, meaning roads and sidewalks. Asst. Chief Kressuk stated that issue could be worked out with the applicant.

Commissioner Chandler asked where the mechanicals were located. Mr. Kaiser responded that they are

located next to the building on the east side. The mechanicals are condensing units and are very small. They are essentially using residential systems. Commissioner Johnston asked if the gas and electric meters on the east side of the building are going to be screened from Howell Avenue. Mr. Kaiser responded they could be. There would be shrubs and a couple of trees in that area so it should be landscaped fairly well.

Commissioner Johnston asked if an FDC is needed. Asst. Chief Kressuk responded that the building is not sprinklered.

Commissioner Siepert asked if there is going to be a sidewalk all the way around so people can walk from one place to the other. Ms. Papelbon responded there will be sidewalks on the north side of Town Square Way. Commissioner Siepert asked how pedestrians will access the front of the bank from that sidewalk. Mr. Kaiser stated they could add a sidewalk to the bank if necessary, but they expect the majority of their customers will use the drive-through. Commissioner Siepert stated that the idea for Drexel Town Square is for people to walk around and visit and stay. Mr. Kaiser stated if that is going to be consistent throughout the development, they can add a sidewalk connecting the sidewalk on Town Square Way. Ms. Papelbon stated that she is not sure there is enough room to work with as there is a bioswale on the west side of the property. Mayor Scaffidi asked if there was some way to get access to Water Street Brewery for pedestrians. Mr. Kaiser stated they could extend the sidewalk that is in front of the bank to the drive-through lane and cut across the landscape peninsula. Mayor Scaffidi asked if Water Street Brewery plans to connect into that. Jerry Franke, Wispark, 301 W. Wisconsin Avenue, responded that they would have to take a look and see what they can come up with. Alderman Bukiewicz proposed a small pedestrian walkway such as the one that connects Landmark Credit Union and Buffalo Wild Wings. Alderman Bukiewicz reminded the Commission that there is a ring of sidewalk around Drexel Town Square on Howell and Drexel Avenues, and Water Street Brewery has a connection to Howell Avenue. There is walkability and for the safety of the pedestrians, they may want to walk around on the outside. Alderman Bukiewicz stated that the downtown area is being planned for walkability, but the outside of the site has a more traditional access.

Commissioner Johnston stated that the bioswale does take up the entire entryway, so it would be very challenging to put a sidewalk in there. He does not think there is enough room with the bioswale and grading and roads to get a sidewalk through there.

Commissioner Chandler asked if they met the glazing requirement of 30%. Ms. Papelbon stated on two sides it would be 30%. On the north and south sides it is 20%, but there are some other options that the applicant has to meet that requirement through the use of other building treatments. Mr. Kaiser stated they are using clear glass, frosted glass as well as spandrel glass, which will be a colored glass. While they don't meet the 30% requirement, they are trying to compromise by giving the appearance that they do have more than a percentage of glass; it just isn't all clear glass. This is not a typical retail establishment where you have customers coming up to the window to see goods that are being sold. They are 129.4 feet from the building to property line along Howell Avenue, and another 25 feet to Howell Avenue.

Commissioner Chandler asked what safety measures are in place. Mr. Kaiser responded they use the State of California financial law regarding lighting of ATM machines, and other parking lot lighting is proposed as well. Alderman Bukiewicz stated that the City's Electrical Inspector will review the lighting plans to ensure they meet the requirements.

Commissioner Chandler asked if there are any location conflicts with this bank. Ms. Papelbon responded that that is not addressed in the Code. Commissioner Siepert asked if this was the best location for the bank. Mr. Kaiser responded that US Bank already owns the land. He stated that US Bank does very extensive analyses to determine the market before they start building on the site. They make sure there is a demand for the market. Mr. Seymour stated that the City has made a very conscious decision to let the market dictate whether or not we have too many similar establishments. The City would have to tread very lightly with legalities if they choose to restrict access to the marketplace based on the number of competitors that are already in the marketplace.

Commissioner Chandler recommended that the sign review go before the Commission. Commissioner Carrillo concurred. Commissioner Johnston also recommended that they remove condition #2 which

concerns the sidewalk coming around the side of the building. Ms. Papelbon stated if there is going to be some type of pedestrian walkway between the employee parking stalls and the front of the building, she recommended leaving condition #2 in the motion, but rewording it. Alderman Bukiewicz recommended that staff works with the applicant to provide safe access from the employee parking to the front of the building.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Jim Kaiser, PCA Architecture, for the US Bank property located at 130 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That an updated site plan showing a pedestrian connection around the building to the entry are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
3. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
4. That updated detailed lighting plans are submitted for review and approval by the Department of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
5. That detailed plans for signage are reviewed and approved by the Plan Commission.
6. 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.
7. That all mechanical equipment is screened from view.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:44 p.m.