

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 14, 2015

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 Bukiewicz, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present: Kari Papelbon, Planner.

Commissioner Dickmann moved to approve the June 23, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Correll, who abstained. Motion carried.

**Conditional Use Permit Amendment
Wheaton Franciscan Healthcare, Inc.
8000 & 8020 S. Howell Ave.
Tax Key Nos. 814-9047-000 & 814-9048**

Ms. Papelbon provided an overview of the reason for the amendment, which is to correct the legal description.

Ron Boecker, 27040 Pioneer Road, Wind Lake, spoke briefly about the project he is proposing at 8020 S. Howell Ave.

Alderman Bukiewicz asked if this is strictly a walk-in clinic. Mr. Boecker responded that as a primary care physician clinic, it is a walk-in clinic. They will be providing imaging services, cooking clinics, wellness clinics, and other types of educational forums.

Alderman Bukiewicz moved that the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment correcting the Legal Description section in the Conditions and Restrictions affecting the properties at 8000 and 8020 S. Howell Ave. after a public hearing. Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**Plan Review
Wheaton Franciscan Healthcare, Inc.
8020 S. Howell Ave.
Tax Key Nos. 814-9048**

Ms. Papelbon provided an overview of the proposal.

A question arose regarding fencing proposed on the south property line. TJ Morley, Eppstein Uhen Architects, 5235 N. Idlewild, Whitefish Bay, stated that the fence is an effective way to screen; landscaping is a viable option. Ms. Papelbon stated that the landscaping would be on the interior portion of the fence. She stated that the fence was added to ensure that the parking lot lights would not transfer over to the residential properties.

Commissioner Chandler asked if the dumpster is on the same side as the entrance. Mr. Morley responded that it is on the backside of the property.

Alderman Bukiewicz asked about the siding materials. Mr. Morley responded that it is a cement board, prefinished product, so it has a very long warranty (50-years).

Commissioner Siefert asked if the setback from Howell Avenue is the same as the veterinary clinic next to this property. Tony Bartlow, Eppstein Uhen Architects, 311 N. 89th St., Wauwatosa, responded that he thinks it is a little bit closer to Howell Ave. Ms. Papelbon responded that the proposed setback for the clinic is 27 feet.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Ron Boecker, Wheaton Franciscan Healthcare, Inc., for the property at 8020 S. Howell Ave. with the following conditions:

1. That an amendment to the Conditional Use Permit affecting the property is approved by the Common Council prior to issuance of a building permit.
2. That all building and fire codes are met.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to submission of building permit applications.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
6. That the materials for the dumpster enclosure be changed to masonry to match the building.
7. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
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.

Official Map Amendment SW ¼ of the NW ¼ of Section 16

Ms. Papelbon provided an overview of the proposal.

Discussion ensued clarifying the reason for this amendment as it relates to connecting streets and the proposed storm water pond.

Commissioner Siefert asked if lots on the south side are landlocked. Ms. Papelbon responded that if they were ever to develop at the back, there would be access off of Forest Hill through the existing driveway, or the City would have to look at proposals as they come forward.

Kalvin Klimeck, Pioneering Engineering, 3902 Highway B, Johnson Creek WI, responded that Lauree Lane is still going to be platted to go to Glenfield Drive. Everything south of Glenfield and west of Lauree Lane will not be landlocked. The City will own from Lauree Lane down to the common property line. There are two lots that will have to be sacrificed for stormwater management.

Commissioner Dickmann inquired about the Fire Department's preference of connecting roads. Ms. Papelbon responded that they would prefer all of them to be connected as on the officially mapped street pattern.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Official Map for 0.56921 acres in the Southwest ¼ of the Northwest ¼ of Section 16, Town 5 North, Range 22 East be amended as discussed/illustrated after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**Sign Plan Review
US Bank
130 W. Town Square Way
Tax Key No. 813-9044**

Ms. Papelbon provided an overview of the proposal.

Commissioner Chandler asked why there are three clearance signs proposed for the drive-through. Ernie DiFiore, Modern Signs, 1727 Armitage Court, Addison, IL, stated there are three signs (one for each lane). Ms. Papelbon responded that there is no change in height on the canopies, and she has seen other banks that do not have more than one clearance sign. Ms. Papelbon's recommendation is one sign for the canopy.

Commissioner Correll moved that the Plan Commission approves the sign plan submitted by Raymond Clark for the US Bank property at 130 West Town Square Way with the following conditions:

1. That the wall signs on the west and east elevations, the primary monument sign on the east portion of the lot, the ATM signage, and one (1) clearance sign on the canopy are approved.
2. That a permit application for the signs be submitted for review and approval by the Inspection Department.

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

Cancellation of Meeting

Mayor Scaffidi explained that the Common Council canceled their second meeting in July, and that it made some sense to have the second Plan Commission meeting in July canceled as well.

Commissioner Siepert moved to cancel the July 28, 2015 Plan Commission meeting. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:45 p.m.