

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 11, 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 Siefert and Commissioner Chandler. Commissioner Correll was excused. Also present was Pete Wagner, Zoning Administrator/Planner, Doug Seymour, Director of Community Development and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the July 14, 2015 meeting minutes. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

Significant Common Council Actions

Mr. Wagner updated the Commission on Common Council actions.

Sign Appeal Hearing

US Bank

130 W. Town Square Way

Tax Key No. 813-9044

Mr. Wagner read the public hearing into the minutes. He explained that US Bank is requesting to install one (1) wall sign per building elevation.

Mayor Scaffidi made three calls for public comment, hearing done, he closed the hearing.

Sign Appeal

US Bank

130 W. Town Square Way

Tax Key No. 813-9044

Mr. Wagner gave a brief description of the proposal stating that the applicant is requesting four (4) wall signs. Commissioner Chandler asked if there were any other standalone banks that had signs on each side. Mr. Wagner could not recall. Alderman Bukiewicz stated that he was not opposed to the extra signage.

Mr. DiFiore, Modern Signs, representing US Bank, stated that all the signs would be mounted directly to the walls. The north elevation would be facing a large parking lot and facing a large restaurant. The neighbors to the south and north all have four sided signage. The colors are the corporate colors, white with blue and red.

Alderman Bukiewicz motioned that the Plan Commission approve the sign plan submitted by Raymond Clark for the US Bank property at 130 W. Town Square Way allowing a sign variance for four (4) signs, one on each side of the building. Commissioner Chandler second. All voted aye, except Commissioner Siefert voted no.

**Sign Plan Review
US Bank
130 W. Town Square Way
813-9044**

Mr. Wagner gave a brief description of the proposal.

Commissioner Dickmann stated that 5a was a change in the sign plan and this monument sign is another change in the sign plan. He asked if there was anything extra that the Commission does not know about. Mr. Wagner stated no. Commission Chandler asked to show where the two monument signs will be located. He pointed out where the signs would be located.

Mr. DiFiore, Modern Signs, stated that they are allowed two monument signs, a primary and a secondary. The primary is allowed to be 8 feet tall. The secondary is allowed to be 6 feet tall, both conform to regulations. The chosen location for the secondary monument sign will meet setbacks, design standards and is outside the swale.

Commissioner Johnston stated that he would like to add a condition stating that the sign is located outside the bioswale.

Alderman Bukiewicz motioned that the Commission approve the sign plan submitted by Raymond Clark for the US Bank property at 130 W. Town Square way that the secondary monument is located outside the bioswale. Commissioner Dickmann second. All voted aye, except Commissioner Chandler, no. Motion carries.

**Certified Survey Map – City of Oak Creek
8040 S. 6th Street
813-9034**

Mr. Wagner explained that the City is requesting approval of a certified survey map for 8040 S. 6th Street that will create a new building lot and relocate an easement and dedicate public right of way.

Alderman Bukiewicz motioned that the Commission recommends to the Common Council that the certified survey map for the property at 8040 S. 6th Street be approved with the condition that all technical corrections are made prior to recording. Commissioner Siepert second. All voted aye. Motion carries.

**Plan Review
Ad-Tech Medical Instrument Corp, Inc.
10750 S. Oakview Parkway
Tax Key No. 955-1021**

Mr. Wagner gave a brief overview of the proposal.

Commissioner Chandler asked how the metal panels will impact the ISO clean room.

Mika Frank, Groth Design Group, stated that they wanted a predictable material and the metal cast is a premium, high end metal panel that you would see on class A buildings all over the world. The clean room is a building within a building and if the outside shell fails then the product will be compromised. Mr. Seymour stated that they visited a construction site at 833 E. Michigan Ave. which is one the premier office buildings under construction in downtown and that they are using a similar material. He added that close up you cannot tell that they are metal

panels, they have a texture to them, they are a high end product, staff was completely satisfied that the panels are consistent with the quality standards that we are looking for at OakView.

Jerry Franke, Wispark, stated that they have signed off and have approved the metal application for this building.

Commissioner Chandler asked about the future parking, Ms. Frank stated that it coincides with the future growth of the building.

Alderman Bukiewicz stated that he was very excited with the project. He asked Fire Department if they had any concerns, Assist Fire Chief Mike Kressuk stated not at this time.

Commissioner Dickmann motioned that the Plan Commission approves the site and building plans submitted by David Putz, Ad-Tech Medical Instrument Corp., Inc. for the property at 10750 S. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to issuance of building permits.
4. 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 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 all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Alderman Guzikowski second. All voted aye. Motion carries.

**Certified Survey Map
10304 S. Oakview Parkway
Tax Key No. 955-1011**

Mr. Wagner gave a brief overview of the proposal stating that the map will divide the property into one building lot and one outlet.

Nate Franke, Wispark, stated that the outlet will be for a detention pond.

Commissioner Johnston asked if the City needed a sign easement on the outlet. Mr. Seymour stated that we did not.

Commissioner Siepert motioned that the Plan Commission recommends to the Common Council that the certified survey map for the property at 10304 S. Oakview Parkway be approved with the condition that all technical corrections are made prior to recording. Alderman Guzikowski second. All voted aye. Motion carries.

**Certified Survey Map
10551 S. Oakview Parkway
Tax Key No. 955-1015**

Mr. Wagner gave a brief overview of the proposal stating that the map will divide the property into three building lots and two outlots.

Nate Franke, Wispark, stated that one outlot was for a detention pond and the other one is for a storm easement.

Alderman Bukiewicz motioned that the Plan Commission recommends to the Common Council that the certified survey map for the property at 10551 S. Oakview Parkway be approved with the condition that all technical corrections are made prior to recording. Commissioner Siepert second. All voted aye. Motion carries.

**Certified Survey Map
300 W. Oakview Parkway
Tax Key No. 955-1012**

Mr. Wagner gave a brief overview of the proposal stating that the map will divide the property at 300 W. Oakview Parkway into two lots and one outlot. Outlot 1 will be dedicated to the City and will become part of Mardeand Park adding 4 acres.

Commissioner Dickmann motioned that the Plan Commission recommends to the Common Council that the certified survey map for the property at 300 W. Oakview Parkway be approved with the condition that all technical corrections are made prior to recording. Commissioner Siepert second. All voted aye. Motion carries.

**Zoning Text Amendment – Section 17.0334
General Development Plan and Regulating Plan for the Drexel Town Square Mixed Use
Planned Development District
Multiple Addresses
Multiple Tax Key Nos.**

Mr. Seymour gave an overview of the amendments that the City is requesting that need to be clarified or updated or additions that need to be added.

- To update the figures to reflect the selected street pattern and lot configuration for the parcels based on the actual first generation development plan.
- To correct and/or clarify text and formatting errors within the document.
- To revise the land use regulations to eliminate the maximum 20,000 square foot restriction on offices within the Mixed Use sub-district.
- To revise the land use regulations to allow for additional retail (home furnishings, cosmetic shops, electronics and wireless telecommunications sales and service) in the Mixed Use and Perimeter Commercial sub-districts.
- To revise the land use regulations to allow restaurants (without drive-throughs) as permitted uses in the Residential sub-district (Emerald Row) to reflect the original plans for an accessory retail use along 6th Street.
- To revise the land use regulations to allow taverns and cocktail lounges as conditional uses in the Residential sub-district (Emerald Row) to reflect the original plans for an accessory retail use along 6th Street.
To create landscaping guidelines for developments within the Perimeter Commercial sub-district

Commissioner Chandler - Page three - removing the reference of 10,000 persons per day and changing it to 'high level of pedestrian activity'. Mr. Seymour stated that recognizing Drexel Town Square has a high level of activity without putting a number on it. Page 5, Large format Retail Sub District, the final line that says 10,000 pedestrians per day, so instead of that you are just going to replace it with a high level of pedestrian activity. Mr. Seymour stated that was correct.

Alderman Bukiewicz – Amendment four – Delete a small commercial or community use (such as a day care center) and replace with additional development consistent with the character of the Mixed Use Sub-area. Mr. Seymour stated that this does not change the use chart, and that if day care centers are something we should be entertaining and if it is not in the use chart, we can add that in for consideration. Alderman Bukiewicz asked for clarification of drive-through stating that they are okay on the outer use are they okay in the mixed use development, Main Street on the corners. Mr. Seymour stated that they are available for consideration as part of the mixed use district subject to certain guidelines. That would be a conditional use. Drive-through would not be allowed in the residential area.

Commissioner Johnston – Page 12 - regarding language for the driveways. 'To provide for adequate access to development parcels it may be necessary to allow driveway access points closer to street intersections than current City standards'. Commissioner Johnston would like to see this amended as part of the plan to read City standards.

Commissioner Dickmann – Had concerns with glazing and stated that it should be a separate discussion.

Arden Degner, 8540 S. Pennsylvania Ave. – Had concerns about construction for the mixed use development with the apartments above and business's below. Mr. Seymour stated that the buildings at Drexel Town square are engineered precisely to bear the loads that are being proposed. There have been no amendments in any way to revise any of the architectural standards, building standard, and engineering standards.

Alderman Bukiewicz – Number five amendment 'Provided alternative language on reclamation of large format retail areas'. Mr. Seymour stated that some of the language in the original document called for a posting or acknowledging that at some point in the future a large format retailer may not be in existence. Planning for that in the future has some validity and in doing so there is a clarification saying that we should count for that in our street and lot design so that in some point in time we can come back and subdivide that in additional retail or mixed use opportunity.

Commissioner Chandler – Page 25, asked why they are not both permitted uses. Mr. Seymour stated that restaurants with no drive through would have a far lesser impact than a tavern or cocktail lounge. And the ability for the Plan Commission and Common Council to review specific conditions and restrictions for taverns or cocktail lounges was something we felt appropriate given the fact that it is in residential area.

Commissioner Carrillo – Page 24-25 remove limitation of commercial, retail, and office uses in excess of 20,000 g.s.f., the proposal is to leave it open.

Commissioner Chandler – Asked why don't we leave it to read 20,000 and if something comes up, we approve it. Mr. Seymour stated that something has come up and has been reviewed by the City as part of the first generation development plan as well as some addition agreements that would have a medical office building in access of 20,000 square feet.

Jerry Franke, Wispark, stated that most zoning ordinances have a clause that allows the zoning administrator to make an interpretation other uses, since we don't know what uses will be in five years.

Alderman Bukiewicz motioned that the Plan Commission recommends to the Common Council that Section 17.0344 of the Municipal Code and its related documents be amended as presented after a public hearing. Commissioner Dickmann second. All voted aye. Motion carries.

**Plan Review – Zeniecki
4060 E. Elm Road
Tax Key No. 962-9960**

Mr. Wagner gave a brief overview of the proposal.

EK Constuction, LLC stated that the building will have overhangs, front and back and will have gutters. The owner indicated that he will be paving the driveway. The building will be light grey and the siding will be a little bit darker grey. The soffit will be white. There will be no signage.

Commissioner Siefert motioned that the Plan Commission approves the building plan submitted by EK Construction LLC for the property at 4060 E. Elm Road with the condition that all building and fire codes are met. Commissioner Guzikowski second. All voted aye. Motion carries.

**Sign Plan Review – Fire Station No. 1
255 E. Centennial Drive
Tax Key No. 860-9037**

Mr. Wagner gave a brief overview of the proposal stating that the proposed wall sign will be 246 square feet in area and be black in color. The sign meets sign regulations if the I-1, Institutional District.

Mayor Scaffidi asked why they changed color from red to black, Mr. Wagner stated it was because of visibility.

Arden Degner, 8540 S. Pennsylvania Ave. – asked if the sign was going to be lit. Mr. Wagner stated that there are lights on the building that will shine upon the wall.

Commissioner Siefert – Asked if the No. 1 could be moved to the bottom. Mr. Wagner stated that this is what the Fire Department is requesting.

There was discussion regarding a monument sign for future signage.

Alderman Bukiewicz motioned that the Plan Commissioner approves the sign plan submitted by Deb Burton on behalf of the City of Oak Creek for Fire Station No. 1 located at 255 E. Centennial Drive. Alderman Guzikowski second. All voted aye, except Commissioner Dickmann. Motion carries.

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconded. On roll call: all voted aye except Mayor Scaffidi. Motion carried. The meeting was adjourned at 7:27 p.m.