

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 22, 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 Siepert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Assistant Fire Chief Mike Kressuk; and Pete Wagner, Planner/Zoning Administrator.

Commissioner Dickmann pointed out that on Page 14 of the September 8, 2015 minutes, his comment should reflect the following correction: "That the idea was that at that time when the comprehensive plan was prepared that the City made some areas agricultural until some major projects came through that we could take a closer look at that area." Commissioner Dickmann moved to approve the September 8, 2015 meeting minutes with that change. Alderman Guzikowski seconded. All voted aye, except Commissioner Siepert, who abstained. Motion carried.

Plan Review

Charcoal Grill Restaurant

111 W. Ryan Road

Tax Key No. 906-9010-002

Ms. Papelbon provided amended plans to the Commission. She explained the project and that the amended plans reflect the concerns brought up in the staff report.

Mayor Scaffidi asked if the footprint of the building was to change. Ms. Papelbon responded that it will with the addition of the seating areas and the cooler.

Commissioner Chandler asked about the fire pits and the overhead doors. Tom Stelling, Stelling & Associates, 181 W. Chestnut Street, Burlington, Wisconsin, responded that the canopy will be enclosed with overhead doors. There will be some exterior walls added to support the overhead doors. The ceiling and everything that is there will stay. The doors do not enclose the gas pit. The gas pit is completely open air.

Commissioner Chandler asked if there is anything special that has to transpire from the Fire Department's perspective because of the gas fire pits. Asst. Chief Kressuk responded that for the purposes of the Plan Commission, all fire codes will have to be met. This does present a unique challenge, but they will work with the developer and owner to fall within the confines of the code for what they want to do. It is not going to require anything unusual, but they will have to adhere to codes which may include some additional fire suppression. The building is already sprinklered. With an outdoor seating area, there may be some challenges with fire protection. Mr. Stelling stated that the outdoor area does not necessarily require it.

Commissioner Siepert asked if the wood storage on the southeast end is enclosed. Mr. Stelling responded that it is in a bin but is open to the air.

Alderman Bukiewicz asked if the Ryan Road exit will be closed off. Mr. Stelling responded that it has already been pinched off by WisDOT.

Alderman Bukiewicz asked if they are going to landscape up to the 25' setback line. Mr. Stelling responded that they don't know exactly what WisDOT is going to do. As they finish up their project (they are still working on that corner), they took the opening and came back and cut a new access point. They have a new access point so the access onto Ryan Road comes across the properties to the west with a cross-access agreement to the curb cut. They are still rebuilding that area. He does not know where they are going to end up. Alderman Bukiewicz stated that he hopes they take care of that driveway so no one thinks they can get access there. Mr. Stelling responded that if WisDOT does not, they will.

Alderman Bukiewicz asked if they are going to match the rock face block and asked if it was a painted building. Mr. Stelling responded that it is a painted block. It is a powder blue. Unfortunately, they can't change the color because of the blue roof. They would be really limited as to what they could do there. They are doing a color match on the existing paint and it will be painted.

Alderman Bukiewicz asked if there was employee parking on the south side. Mr. Stelling responded that right now, this is all the parking that was there originally. When they took out the drive-thru lanes, and put in the cooler space and three dumpsters, they had enough for two parking stalls. He would imagine there would be staff parking. Mr. Stelling further stated that as part of the agreement that they turned in, the property to the south where there is a cross-access easement will allow them to park extra if they run over onto his property.

Alderman Bukiewicz asked about screening the mechanicals on the rooftop. Mr. Stelling responded that they are still working on their inside layout. Right now, it looks like most of the kitchen equipment will be on the back side, which if you're coming up Howell Avenue could pose a problem. They have an opportunity of bringing it out to the back wall that could be painted and almost made invisible. Mr. Stelling stated that if when they get it there and the City needs something done with it, they would like to address it then. Alderman Bukiewicz asked if it is a tin roof. Mr. Stelling responded that it is a standing seam metal roof on a wood truss structure. Alderman Bukiewicz stated that the City does require that it be screened. Mr. Stelling stated that all of the HVAC sits on top of this roof right now or one of the roofs down the other way. They have a well in there. If you go to the front elevation, there is a well and inside there are the rooftop units that feed down through the unit to the floor plan. There is actually a duct. It is all heated and cooled through the floor.

Commissioner Dickmann stated that he is really glad to see something unique going into that building because it has been vacant for some time. Commissioner Dickmann asked if, in addition to the cooler for the kitchen materials, they have another beverage cooler? Mr. Stelling stated that the smaller one is behind the bar. The larger one is broken into both freezer and cooler.

Commissioner Dickmann stated that he has been to places where you sit outside, but it is partly closed up with half walls, but they have high propane heaters. Mr. Stelling stated that that is something they would look at if they needed to.

Commissioner Dickmann inquired about the existing safe. Mr. Stelling stated that there is not a safe in this bank building. The ATM and drop box will be removed.

Alderman Guzikowski stated that this is a great use for this space.

Mr. Wagner stated that there is a large cargo box on the site on the west end of the property. He asked if they would be utilizing that as part of the reconstruction of the interior. Mr. Stelling responded that that is not their cargo box. He believes it is part of the WisDOT project. Mr. Stelling stated he would check with the owner to verify that this is correct. Mr. Wagner asked Mr. Stelling to be sure he follows up with him on this matter.

Commissioner Johnston stated that on the site plan, there is a cross-access easement on the southeast corner. He asked if they are planning on putting in a driveway. Mr. Stelling stated that they are not planning on putting it in there. The easement was on the original Alta survey. There is paperwork in place, but the driveway was never done. That is not part of their plan at this point.

Commissioner Johnston stated that he finds the parking spaces a little tight between garbage and dining. He would rather see that as a landscaped area. Mr. Stelling stated it would probably be employee parking.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Jeff Marsh, Charcoal Grill Restaurant, for the property at 111 W. Ryan Rd. 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 the plans are revised to include all existing and proposed building materials and details (type, color, dimensions, etc.).
4. That a detailed landscaping plan is submitted to the Department of Community Development for review and approval prior to submission of building permit applications.
5. That final lighting details are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.

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

Plan Review

Bliffert Lumber

6826 S. 13th Street

Tax Key No. 735-9998-002

Mr. Wagner provided an overview of the proposal.

Eli Bliffert, 6826 S. 13th St, stated that the cedar shake is above the porch and will be replaced.

Commissioner Siepert asked about the signage. Mr. Bliffert responded that they would be putting a sign on there and will send it back to the Plan Commission for approval. At this point, they are not sure what kind of sign they will have.

Commissioner Dickmann stated that in order to put a sign on the building, they will have to be very creative. If they want to put a sign on the building, he does not know how they will do it. He does not see how this will work.

Alderman Bukiewicz asked if they planned on respraying the building. Mr. Bliffert responded that it will all be the light gray color and cedar trim. Nothing on the exterior will remain. It will all be replaced.

Alderman Bukiewicz asked about the landscaping. Mr. Bliffert responded that they stripped all of that out. They have had to run sewer and water, and gas main. That has made a mess up front. As they are finishing up, they will re-landscape everything.

Commissioner Chandler asked about moving the entrance. Mr. Bliffert stated that behind the current Bliffert sign, there is an enclosed porch. Now the entrance will be to the right of the Bliffert sign where the windows are. They are not now ADA compliant, so the front façade will come down and there will be a ramp going the length of the building so they are wheelchair accessible.

Commissioner Dickmann moved that the Plan Commission approves the building façade modifications for Bliffert Lumber, located at 6826 S. 13th Street. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:31 p.m.