

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, DECEMBER 8, 2015

Alderman Bukiewicz 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. Mayor Scaffidi and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator; and Tom Rosandich, Fire Chief.

Commissioner Dickmann moved to approve the November 24, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Sign Plan Review

Liberty Corporate Preserve

10100 S. 27th St. & 2440 W. Corporate Preserve Dr.

Tax Key Nos. 927-9036 & 927-9037

Zoning Administrator/Planner Pete Wagner provided an overview of the proposed master sign plan.

Paul Galbraith of Somerset Properties, S. 27th St., stated that he is starting to see some activity in the front office buildings. There are two tenants in there right now, the Air Force and Northwestern Mutual Life. There is a significant amount of vacant space, but now that the market is coming back and a lot of good things are happening in Oak Creek, they have tenant interest. Mr. Galbraith is attempting to formally adopt this plan so that he can commit to tenants on what he can offer them in the terms of signage. Primarily along S. 27th St. is where most tenants would like to be identified as occupants of the building. They may occupy the eastern side of the building, but would like identification on the western side.

Commissioner Dickmann commented that he likes the option that endcap tenants may have additional wall signs. He inquired whether the tenants have to come back before the Plan Commission if they meet the requirements. Mr. Wagner responded that they would not have to come back before the Plan Commission. The master sign plan will say that this is an acceptable option for endcap tenants.

Commissioner Siepert asked about the number of signs based on the number of tenants. Mr. Galbraith responded that it varies based on the building. For the building facing 27th Street, they are asking for four signs on the 27th Street, and four signs on the west.

Commissioner Chandler asked if the tenant signs are illuminated. Mr. Galbraith stated yes, in red and white.

Alderman Guzikowski stated that he likes the plan going forward and it is well thought out. He is in favor of it.

Commissioner Chandler asked about the size of the tenant signs. Mr. Wagner responded that they cannot exceed 100 square feet.

Commissioner Carrillo asked if the tenants would be using their company logos along with the words on the signs. Chad from Innovative Signs responded that if tenants have a company logo, it is allowed as long as it is within the 100 square feet and the colors have to remain within the red and white application as well. Commissioner Carrillo stated her concern about the size and font of the lettering not being consistent. Mr. Galbraith responded that the size of the lettering will be between 12 to 24 inches and would be sufficient to be seen from S. 27th Street.

Commissioner Carrillo inquired about the consistency of font lettering and if the monument sign font would match that of the building signs. Mr. Galbraith responded that they did not call out a specific size in the plans, but the lettering on the building signs will probably not match the monument sign. Commissioner Carrillo stated that the font and size of the lettering on the individual business signs would be different from one another. She wanted to make the Commissioners aware of this before they voted. Alderman Bukiewicz stated that this is necessary and in this day and age, the advertising is necessary. If it helps a particular business to use their particular font style, he is for the variation.

Commissioner Dickmann moved that the Plan Commission approves the master sign plan submitted by Jaime Dieman for the Liberty Corporate Preserve located at 2440 W. Corporate Preserve Drive and 10050 S. 27th Street. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Plan Review

WE Energies

10770 S. Chicago Road

Tax Key No. 966-9999-002

Planner Kari Papelbon explained that the applicant will be presenting a PowerPoint Presentation on the proposal.

Richard O'Connor, WE Energies Project Manager, 7720 Milwaukee Ave., Wauwatosa, explained that WE Energies is asking for approval on multiple modular buildings for the Coal Storage Expansion Project. They would like to add office space and a locker room facility for the 9-10 employees working on the project. The proposed warehouse will be used for repair parts and storage of equipment. The final building would be a pump house that takes the drainage water from the coal pile to the onsite wastewater treatment area.

Arden Degner, 8540 S. Pennsylvania Ave., Oak Creek, stated that he did not like that they are using trailers for these buildings. Mr. O'Connor responded that these modular trailers will only be onsite until 2021. Their contractor that is doing the coal handling operation will be using these trailers. When they are done, the trailers will be removed. Ms. Papelbon noted that they are not temporary trailers per Municipal Code. They are going through the site plan review process for that reason and because they do have a foundation. Ms. Papelbon also wanted to bring to the Commission's attention that all of the structures do not meet the architectural standards for building materials as they are made out of metal. This will need $\frac{3}{4}$ majority approval by the Plan Commission. Staff recommendation is for approval with the condition that all building and fire codes are met. Chief Rosandich stated that these trailers on a site like this are fairly common, and they have worked out a very good fire plan over the years when this site was under construction. It is no issue for the Fire Department. Alderman Bukiewicz stated he does not have an issue with these trailers, and he is in full favor of this.

Alderman Bukiewicz stated that as far as the $\frac{3}{4}$ majority approval of the metal architectural materials, he does not have a problem with it due to the fact that this is an industrial site and it is offset from the road.

Commissioner Johnston requested utility plans for the restrooms and showers. Mr. O'Connor stated he would provide that to the Commission.

Alderman Bukiewicz moved that Plan Commission approves the site and building plans submitted by Rick O'Connor, WE Energies, for the property located at 10770 S. Chicago Rd., with the condition that all building and fire codes are met. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Temporary Use Permit Amendment

WEPCo & MP Systems

9000 S. Nicholson Rd.

Tax Key No. 862-9991

Mr. Wagner provided an overview of the request for an outdoor storage yard through November 30, 2016. This would be the continuation of same use that was approved by the Plan Commission earlier this year. The applicant would continue to use the location as a job reporting site/laydown area for supplies and personnel for an electric rebuild project along Nicholson Road that will begin in January 2016. Equipment stored outdoors includes job trailer, scrap dumpster, metal dumpster, port-a-john, bucket trucks, pole trailer, two trailers, hen stringing wire, pick-up truck, and 2-3 personal cars. Materials stored outdoors include utility poles, spools of cable, transformers, and a gravel pile. These materials are located behind a screened fence behind the existing buildings.

There will be approximately four crews, consisting of three trucks and trailers, arriving on site starting between 6:30-7:15 am to load their vehicles and move to the project sites. They will return around 4 pm to unload equipment and materials. This will occur Monday through Friday. No work will be done on weekends. There have been no complaints from regarding the use of the property in 2015.

Maria Koerner, 3210 Fence Line Rd, Franksville, explained that due to additional projects along Nicholson Rd. and pole replacements, this makes the travel time and safety for the crews easier if the storage location is close. This extension will be more than sufficient to complete the scheduled projects.

Commissioner Dickmann asked if November 2016 was an adequate time extension. Ms. Koerner responded that it should be more than adequate.

Alderman Verhalen spoke in favor of the project, reiterating that there have been no complaints and they have been a good business partner for the city.

Alderman Bukiewicz made note that he is a former Pieper Electric employee, and will be abstaining from the vote to avoid any conflict of interest.

Commissioner Siepert moved that Plan Commission approves the Temporary Use Permit for the outdoor storage of equipment and materials in the specified locations as illustrated on the site plan until November 30, 2016. Commissioner Chandler seconded. On roll call: all voted aye, excluding Alderman Bukiewicz, who abstained. Motion carried.

**Rezone/Conditional Use Permit
Drexel Partners, LLC
600 W. Drexel Ave.
Tax Key No. 782-9000**

Ms. Papelbon informed the Commission that facilities with drive through facilities are considered conditional uses in the B-2 zoning district. Details on tenants, delivery times, employees per shift, and building details are currently in development. Ms. Papelbon provided information regarding the parking requirements. General retail, sales and customer service requirements are 1 stall per 150 square feet of gross floor area plus 1 stall per employee. Drive-through restaurants require 1 stall per 50 square feet of gross dining space. The proposed number of stalls is 32 for this site plan. The tenant is currently engaged with the City, which could potentially increase the shape and size of the current parcel. If this would happen, it would need to come back to the Commission for site planning and landscaping approval.

Jason Luther, Luther Group (applicant), 7116 W. Wells, Wauwatosa, WI, stated that he could not disclose the name of the future tenant due to the conceptual letter of intent. What is in the parking proposal they feel will work for the prospective tenants, and still plan to come back in the future for site plan approval.

Commissioner Siepert asked about the volume of traffic. Mr. Luther responded that those numbers are not available at this time. He stated that their peak time would be in the morning, but spread out through the day. Commissioner Siepert stated his concern about the amount of traffic in the morning and around 5 p.m. Mr. Luther stated that they have a right in/right out onto Drexel Ave. that presents a good opportunity for the flow of traffic. They are not putting all of the traffic back into the intersection itself. Mr. Luther stated that the tenant they are talking to would not have a strong business at around 5 p.m.

Alderman Bukiewicz stated that this lot is laid out better than most lots he has seen for a drive-through. He stated that he is in favor of moving this forward.

Alderman Bukiewicz moved that that Plan Commission recommends to the Common Council that the property at 600 W. Drexel Ave. be rezoned from M-1, Manufacturing, to B-2, Community Business, with a Conditional Use for a drive-through facility, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (January 12, 2016). Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Conditional Use Permit Amendment
Azura, LLC
8760 S. Mayhew Dr.
Tax Key Number to be determined

Ms. Papelbon provided an overview of the request to extend Section 11 of the Conditions and Restrictions for the CBRF approved by the Common Council on January 20, 2015. This section required the commencement of operations for Phase I within twelve (12) months of the date of adoption of the ordinance approving the Conditional Use Permit. Phase II was to begin within thirty-six (36) months of the date of adoption of the ordinance. Staff recommends extending the deadline for commencement of construction for Phase I to December 31, 2016. Phase II would be required to begin within 36 months of the date of adoption of the ordinance amending the Conditional Use Permit (January 2019).

Matthew Lyons, Azura, 3190 S. Wadsworth Blvd., Lakewood, CO, stated that budgetary constraints have delayed this development. They originally planned on starting in the summer of 2015. They are now hoping to start in the spring of 2016, and they just wanted to make sure that they are covered in case there are any more delays.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council approve a conditional use permit amendment extending Section 11, Time of Compliance to a deadline of December 31, 2016 for Phase I for the property located at 8760 S. Mayhew Dr. after a public hearing and subject to conditions and restrictions. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Temporary Use Permit
Sharon Dull
6819 S. Howell Ave.
Tax Key No. 734-9997

Mr. Wagner provided an overview of the proposed temporary use to operate a private bus service storage yard where buses will be parked and maintained. Mr. Wagner also explained that the site plan shows bus parking on non-paved areas, which is not allowed by Municipal Code. All parking must be on a paved surface. Employee parking is proposed on the east side of the property; staff recommends restricting parking so that vehicles are no closer to Howell Avenue than the existing house on the property. Existing fencing will be extended north to the property line.

Eric Lenz spoke on behalf of the owner, Sharon Dull. Mr. Lenz stated that Ms. Dull is selling this property. The temporary use is being requested until the environmental issues are taken care of, and then the property can be sold.

David Maier, Badger Coaches, Madison, WI, stated that they have wanted to be in Oak Creek for some time. Their location in downtown Milwaukee is not sufficient for their needs. He hopes to be in a position to close on this property by spring of 2016. This is why he thought the temporary use permit would be enough to carry them over until that time.

Commissioner Dickmann asked if there are pick-up points around this site. Doug Fasnell, Badger Coaches General Manager - Milwaukee area, 7612 S. 70th Street, Franklin, responded that they do pick-ups wherever the customer requests. It is convenient for them because they are five minutes down the road from Mitchell Airport and they can do pick-ups there. They are also close to the expressway for traveling to Chicago for pick-ups. This site would not be used as a pick-up or drop-off site for customers. This site is strictly for maintenance and storage of buses.

Commissioner Chandler asked for clarification of the fencing issue. Mr. Wagner explained there is currently fencing behind buildings C and B to the south. This would limit the visual impact along Howell Avenue. Mr. Wagner stated that it is up to the Plan Commission to determine the percentage of opacity of that fence. The applicant agreed to work with his contractor on the issue of required opacity.

Commissioner Dickmann reminded the Commission that there is fast-moving traffic on Howell Avenue. It will be a quick glance as people are going by, and therefore it doesn't need to be 100% opaque. Also, the wind needs to pass through the fence so it does not act as a big flag.

Commissioner Johnston asked the applicant if there are any concerns about the parking being behind the house frontage. There are about 20 parking stalls for cars. Badger Coaches representatives stated that is not going to be an issue.

Commissioner Johnston asked if keeping the buses parked on a paved surface is a problem for them. Mr. Fasnell stated they would prefer their buses to be parked on a paved surface. Because of the time of year, they have to wait to do that. Until the environmental issues are taken care of, they do not want to pave it, and then have to dig it up and pave it again. He stated he would prefer the whole back area to be paved.

Alderman Guzikowski stated this is a good use for the property. His would like to see as much opacity as possible. Alderman Guzikowski asked what type of fence they would be using. Alderman Bukiewicz stated that that is up to the Commission to decide.

Alderman Guzikowski asked if there would be a gate on the fence. Mr. Maier responded that there currently is a gate there. Behind Building C there is a chain link fence with a gate that pulls across to secure the property from the back. They could put the slats in that fence. Mr. Maier stated that whatever the Commission decides for the rest is fine. Alderman Bukiewicz stated that he would be fine if they just did a good job installing slats in the chain link fence.

Commissioner Chandler asked what the maximum number of buses there would be on site. Mr. Fasnell stated at the most, there would be 30 on site. However, because the buses are frequently out of town, there may be only 10 at any given time being stored there. Security measures will include fencing, lighting and cameras.

Commissioner Dickmann asked if Mr. Wagner should work with the applicant to determine the opacity of the fence since he has the most experience with this. Alderman Bukiewicz agreed. He stated he does not like wind screens and feels the slatted fence is appropriate. Mr. Wagner recommended that the Plan Commission give a percentage of opacity in Condition 1.

Commissioner Johnston moved that the Plan Commission approves the temporary use permit for the operation of a private bus service storage yard, to be used for outdoor storage and maintenance of motorcoaches in specified locations as illustrated on the site plan with the following conditions:

- 1) Install screening on existing fencing and extend screened fencing north of building C with 85% or greater opacity, to the north lot line.
- 2) Employee parking stalls located along the southeast part of the property closest to Building B, in front of fenced area, will not extend further east than the house, as shown on the modified site plan.
- 3) All motor coaches must be parked behind the screened fence and on a paved surface.

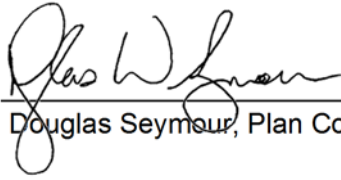
4) Permit expires May 8, 2016.

Commissioner Siepert seconded.

Ms. Papelbon asked for clarification in Commissioner Johnston's motion in number 1 that the full length of the fence would be 85% or greater. Commissioner Johnston concurred. Commissioner Siepert concurred. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:16 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

12-18-15

Date