

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 26, 2016

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 Siepert and Commissioner Chandler. Commissioner Dickmann and Commissioner Correll were excused. Also present: Kari Papelbon, Planner.

Commissioner Siepert moved to approve the January 12, 2016 meeting minutes. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**Sign/Building Plan Review**  
**MattressFirm**  
**320 W. Town Square Way**  
**Tax Key No. 813-9048**

Ms. Papelbon explained that the difference between this application before the Plan Commission and the last meeting was that the applicants have decided to remove the proposed wall sign on the north elevation, restricting the signs to both the east and west elevations as staff recommended and was recommended by the Plan Commission.

Steve Ignarski, Prairie Sign & Lighting, 11108 42<sup>nd</sup> Avenue, Pleasant Prairie, Wisconsin stated that MattressFirm wants a sign without the swoosh, and wants to push for bigger signs.

Commissioner Chandler asked for more information on the color of the signs. Mr. Ignarski responded they would be white LED white flex faces. The swoosh is a yellow vinyl graphic with white LED. However, the applicants wishes to install the signs without the swoosh with larger lettering.

Commissioner Carrillo stated that she understands the applicant wants the signs without the swoosh and bigger lettering. Her concern is that when the swoosh is removed, it becomes really large in that area and it overpowers the PetSmart sign, which is smaller and contained within that square. Commissioner Carrillo stated that the sign is more appealing with the swoosh, even though it is adding a little color to the sign because it looks more balanced in that area. Mayor Scaffidi stated he concurred with Commissioner Carrillo.

Alderman Bukiewicz stated that the overall length without the swoosh is longer. Alderman Bukiewicz stated his personal preference that the sign with the swoosh looks better. If the applicant wants it gone, however, he is okay with that.

Mayor Scaffidi asked for a consensus from the Commission.

Commissioner Siepert stated he likes the sign without the swoosh. Ms. Papelbon noted that the applicant has pointed out that the sign on the east elevation is right-justified, rather than being centrally placed.

Alderman Bukiewicz moved that the Plan Commission approves the sign plan submitted by Steve Ignarski, Prairie Sign and Lighting, on behalf of MattressFirm for the property at 320 W. Town Square Way with the following conditions:

1. That one (1) wall sign on the west elevation without the swoosh (maximum height of primary sign = 40 inches) and one (1) wall sign on the east elevation (maximum height of primary sign = 37.8 inches) in the locations shown on the plans approved April 28, 2015 are approved.
2. That one (1) internally-illuminated secondary monument sign (6'0" x 6'0") on the south portion of the property as shown on the plans approved April 28, 2015 that the sign is strictly in block letters with panels for both tenants is approved.

3. That a permit application for all signs is submitted to the Inspection Department.

Commissioner Siepert seconded. Ms. Papelbon asked for clarification on the motion - whether the block letters are for all signage or just the monument sign. Alderman Bukiewicz responded that the block lettering applies to all of the signs.

On roll call: Commissioner Johnston - no; Commissioner Carrillo - no; Alderman Bukiewicz - aye; Mayor Scaffidi - aye; Alderman Guzikowski - no; Commissioner Siepert - aye; Commissioner Chandler - no. Motion failed.

Mayor Scaffidi stated that the Plan Commission's direction to the applicant is that they want the swoosh incorporated into the signage.

Ms. Papelbon stated that she wanted to ensure that the Plan Commission understood that this action means they have not approved the signs at all. This would require the applicant to come back again for sign review. Mayor Scaffidi stated that is what happens when there are "no" votes. Ms. Papelbon then clarified that this is a complete "no" vote on all of the signs. Mayor Scaffidi confirmed this understanding, and advised the applicant to come back before the Plan Commission in two weeks with the signage that the City is looking for. The motion was made for the signage without that. The motion was denied. There will be a fresh meeting with a fresh motion with the signage that the Plan Commission has asked for. Ms. Papelbon stated that staff would work with the applicant to proceed.

**Plan Review**  
**Oak Park Place**  
**1980 W. Rawson Ave.**  
**Tax Key No. 736-8995-001**

Ms. Papelbon provided an overview of the proposed plans for Phase I of the Oak Park Place development. This phase includes a 2-story (split) building with 42 units of memory care (single-occupancy) and 40 units of assisted living (three 2-bedroom units, 37 single-occupancy units). The plans have been slightly revised from the concept plan to comply with setbacks to future S. 20th St. right-of-way, all parking stalls are centralized (57 shown, 54 required per Conditions and Restrictions). One correction required – the building setback to the south property line should be revised to 30 feet. One monument sign is proposed on the south, but exceeds the height limit by 4 inches. Per the City Engineering Department, the referred location for the sign is outside the vision triangle as measured from the future 20<sup>th</sup> St. right-of-way. However, if the proposed location is approved, the sign will be required to be moved when S. 20<sup>th</sup> St. is expanded.

Ms. Papelbon then showed the proposed renderings, and asked the applicant to provide the perspectives for each. She then explained that the use of composite products requires a  $\frac{3}{4}$  majority approval of the Plan Commission, and that Code requires a minimum of 65% of the total exterior wall area of a multifamily residential building to be comprised of brick or decorative masonry material. Masonry and composite materials calculations are shown on Sheet A5.0. It will be up to the Plan Commission to determine whether the proposed materials and percentages are acceptable.

Daniel Lemery, 6915 S. 20<sup>th</sup> Street, stated his concerns about the sidewalk and sewers. He inquired about widening 20<sup>th</sup> Street. Commissioner Johnston responded that, at this time, there are no plans to widen 20<sup>th</sup> Street. There are also no plans to install sidewalks on 20<sup>th</sup> Street or Rawson Avenue.

Jean Villwock, 7029 S. 20<sup>th</sup> Street, stated that the land across from her is filled with foundry sand. She asked if the WisDNR has a problem with this area being disturbed. Commissioner Johnston stated that that will be up to the developer to go over all the processes for environmental concerns.

Commissioner Johnston stated that the applicant is pushing the building to the east because in the event that 20<sup>th</sup> Street is widened, it is proposed to expand the east and not to the west. That is how the right-of-way is laid out now. They [applicants] are honoring the proposed right-of-way and pushing the building further east.

Mayor Scaffidi asked if the applicant was aware of the soil conditions on the site. Shawn McKibben, Oak Park Place, Madison, Wisconsin stated they have done a Phase I environmental study on this already. They did not see anything in the study regarding the sandy soils. Although they have not done soil borings yet, he does not anticipate any issues with that.

Asst. Chief Kressuk commented on the hydrant placement. The Fire Department has been working with the civil engineer for this firm regarding this. They have come up with some solutions. They have been very receptive to the Fire Department's requests. They are very close to having hydrant coverage surrounding that structure.

Asst. Chief Kressuk stated that regarding the name, Oak Creek has Oak Park apartments and now the proposed Oak Park Place community living. When a call is received by the dispatch center, there are a couple of pieces of key information. One is the street address and number, but the other is a common name that is also a part of the CADD system. If someone is calling but doesn't know the address, they will use the common name for the establishment. That is a key element to the City's dispatch system. Sometimes the name is the only identifier for the facility. Asst. Chief Kressuk stated that he brought this up for information that there is a potential for confusion with two facilities having the same name. There are some considerations that work in the favor of the applicant in this case. The numbering scheme is different. Oak Park Apartments have a different numbering scheme because of their location in the City than Oak Park Place. Asst. Chief Kressuk did speak with the applicants, and is well aware that there is branding - this is the name of their company and the name they would like to use. The Fire Department is willing to work with the applicant to come up with a solution.

Alderman Bukiewicz stated that this is a nice-looking complex. He is glad to hear, for the residents' sake, that the road will be planned to go to the east. One of his concerns is getting the emergency vehicles in the development. Asst. Chief Kressuk stated that they have taken a look at the access around the structure. The applicant has provided a ring road around the entire facility. That is a very advantageous situation along with the parking up front. One of the key elements they worked with was the placement of the Fire Department connection to the sprinkler system. They have a relatively large area in the northwest corner that includes a pad and a load dock-type situation. The applicant was very receptive to working with the Fire Department on these issues.

Alderman Bukiewicz asked if anyone would be entering on the far north entrance because, for the most part, people are going to use the southern entrance. That is going to be a two-way in and out. There will be people making a left-hand turn towards 20<sup>th</sup> Street and that might be a problem. Commissioner Johnston stated that, given the alignment that they have there, at times there could be an issue with traffic backing up on 20<sup>th</sup> Street, and making a left move out of there could be challenge. There is nothing in the plans right now for that intersection with this project. Alderman Bukiewicz proposed restricting left-hand turns. Commissioner Johnston suggested revisiting this issue once the facility is up and running. Mr. McKibben stated that the employee shift changes do not typically coincide with typical rush hours. The first shift is 6 AM to 2 PM, and the second shift is 2 PM to 10 PM.

Commissioner Siefert asked about the need for the proposed retaining walls. Mr. McKibben explained that the retaining walls are about 3-4 feet tall, and are being installed because of the changes in grade.

Commissioner Siefert asked about the white part of the building that is shown on the north elevation. Mr. McKibben explained that that is a community room/auditorium type space. That area sticks out from the rest of the building about 3 feet.

Commissioner Chandler asked if they meet all the requirements for percentages of building materials. Ms. Papelbon responded that those are the two considerations for the Plan Commission. The use of composite materials requires a  $\frac{3}{4}$  majority approval of the Plan Commission. The other portion is whether or not the composite material will be considered by the Plan Commission as a masonry material to meet the 65% minimum. Ms. Papelbon reviewed the materials: composite materials, stone veneer and brick veneer. Mr. Kruser explained that where it's 65% for the whole building, it is about an even split for the stone and the brick.

Commissioner Johnston stated that the applicant should work with City engineering staff because there

are some unique stormwater issues that will have to be worked through when the construction plans are drafted. Commissioner Johnston asked what the intended use was for the sidewalks on the back of the building that connect to the ring road. Mr. Kruser responded that one use is to get people out of the building in case of an emergency. For those residents that would like to take a walk, the fire lane will be used very little so that will be a way for them to walk around the site. Commissioner Johnston asked if residents can get access back to the sidewalk on the front of the building or if they have to walk through the parking lot. Mr. Kruser responded that there is not a connection back out to the front.

Commissioner Chandler asked why the monument sign does not meet the requirements. Mr. Kruser stated the height was supposed to be adjusted to 6', but is listed as 6'4". The sign should probably be 10 feet from the future right-of-way, and it is not. They (applicants) are trying to position it near the corner of Rawson and 20<sup>th</sup>. If they push it further east, there is a nice mature tree that they would like to leave, so they want to relook at location. Rather than having that at an angle, they can look at having it perpendicular to Rawson so that it can be seen a face on each side in either direction.

Commissioner Chandler asked if the Plan Commission was being asked to vote on the monument sign this meeting. Ms. Papelbon stated that if the Plan Commission approves of a sign that meets the maximum height requirements, City staff can work with the applicant on siting it. Overall, the design would need the Plan Commission's approval. Ms. Papelbon suggested adding a condition saying one monument sign at a maximum height of 6 feet is approved.

Alderman Guzikowski asked whether sidewalks would be installed if the road is ever widened in the future. Commissioner Johnston responded that it would be anticipated that sidewalks would go along with that road. Right now, they (applicants) are trying to preserve some of the trees along 20<sup>th</sup> Street. In the future, if sidewalks go in, those trees go down and the road gets widened out, this will be a major project.

Arden Degner, 8540 S. Pennsylvania Ave., stated that the WisDOT has arranged for sidewalk across Rawson Avenue. That road is marked across the access lane from the southbound road for a sidewalk. However, nothing has been done. Mr. Degner suggested that this item only be approved with sidewalks on Rawson Avenue to continue and to allow passage of individuals.

Mr. Degner stated that further north on 20<sup>th</sup> Street there are sidewalks on both sides south of College Avenue up to the 6800 block. Mr. Degner asked that the Plan Commission continue that kind of access.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Shawn McKibben, Oak Park Place, for Phase 1 of the licensed elderly community living arrangement with a capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwellings in excess of four (4) dwelling units per structure development at 1980 W. Rawson Ave., with the following conditions:

1. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. That all building and fire codes are met.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
6. That final lighting details are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.
7. That all exterior materials are approved as proposed.
8. That one monument sign with a maximum height of 6 feet as proposed in the renderings is approved, and the location will be determined by City staff and the developer at a later date.

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

**Certified Survey Map  
Apple Tower Development  
8380, 8400, 8432 S. 27<sup>th</sup> Street  
Tax Key Nos. 831-9027, 831-9026, 831-9025**

Ms. Papelbon explained a version of this map was reviewed and approved by the Plan Commission and Common Council in October and November of 2015. Based on conversations among the landowners, City Staff, and purchasers of Lot 1, a revised map was submitted showing only the division of one building lot with the remaining land as one outlot. Lot 1 is anticipated to be the future location for the Villa Healthcare facility, which received a rezone and Conditional Use Permit in 2015. With the exception of some clarifying language and a condition explaining the process required for the development of Outlot 1, the proposed conditions of approval are the same as were approved for the previous CSM.

Commissioner Johnston asked if the conditions of approval were going to be notes on the CSM for clarifications for Outlot 1, and would there be an objection for a note to be placed that the wetland delineation was not completed for Outlot 1. Ms. Papelbon responded that there is a wetland delineation required to be completed prior to development in condition number 4.

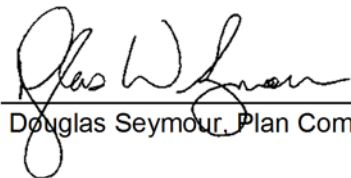
Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8380, 8400, and 8432 S. 27<sup>th</sup> St. be approved with the following conditions:

1. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.
2. That a new Certified Survey Map or Subdivision Plat is submitted for review and approval by the Plan Commission and Common Council prior to the development of Outlot 1.
3. That the officially mapped street pattern for S. Orchard Way is depicted on the map prior to recording. Compliance with dedication of this street pattern per Municipal Code is required at the time a Certified Survey Map or Subdivision Plat is submitted for the development of Outlot 1.
4. That a wetland delineation be completed on Outlot 1 by a Wisconsin DNR-approved professional prior to development of Outlot 1. Should the survey indicate the presence of wetlands, a new CSM or Affidavit of Correction shall be submitted to the City of Oak Creek for review and approval per Municipal Code.
5. That deferred special assessments are paid in full prior to recording.

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 6:53 p.m.

ATTEST:



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Douglas Seymour, Plan Commission Secretary

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Date 2/2/16