

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 9, 2016

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Carrillo, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert, Commissioner Chandler and Alderman Bukiewicz. Commissioner Johnson and Commissioner Dickmann were excused. Also present: Kari Papelbon, Planner.

Commissioner Siepert moved to approve the January 26, 2016 meeting minutes. Commissioner Guzikowski seconded. On roll call: Commissioner Correll abstained, all other Commissioners voted aye.

Sign/Building Plan Review
Steve Ignarski, Prairie Sign and Lighting, LLC,
for MattressFirm
320 W. Town Square Way
Tax Key No. 813-9048

Mayor Scaffidi referred to Kari Papelbon for her confirmation that the applicant has answered all Commission questions and concerns, and have come back with a proposal that the Commission will be satisfied with. Ms. Papelbon agreed this has been met including the swoosh element that was discussed. Proposed signs are smaller than the PetSmart signs, and no sign on the north elevation is proposed. The signs meet the requirements.

The applicant could not attend this meeting and was excused by Mayor Scaffidi.

Commissioner Chandler asked if one of the sign pillars had been removed or eliminated. Ms. Papelbon clarified that the change was in the initial proposal on the north elevation. This is no longer being proposed, and there is no change to the building itself.

Commissioner Correll moved that the Plan Commission approves the Sign Plan Review submitted by Steve Ignarski, Prairie Sign & Lighting, on behalf of MattressFirm for the property at 320 West Town Square Way with the following conditions:

1. That one (1) wall sign on the west elevation (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 with panels for both tenants is approved.
3. That a permit application for all signs is submitted to the Inspection Department.

Alderman Bukiewicz seconded. Roll call: all voted aye. Motion carried.

Plan Review
Blair Williams, Wired Properties
7979 S. Main St.
Tax Key No. 813-9053

Ms. Papelbon explained the proposed building materials for the proposed canopy structures, wall, and planter boxes, which include wood slats and beams, translucent polycarbonate roof panels, and steel tube columns and outriggers. Polycarbonate panels are not specifically listed in the approved General Development Plan for Drexel Town Square; however, "other creatively used high quality and durable building materials" that enrich the pedestrian experience are encouraged. A three-quarter majority approval by the Plan Commission is required for the use of the polycarbonate material, and staff recommends full approval of that use.

Ms. Papelbon stated that there have been changes to the original approved plans. Landscaping has been reduced to allow an expansion of the outdoor dining area and the pocket park. A revised detailed plan will be required showing the modifications. Pedestrian access was relocated and will cut through the dining area. Staff has expressed concerns for the pedestrian access in this location - if restricted by a podium, gate, or some other obstruction, this will cause confusion. Staff has proposed a condition that the access path remains open and unobstructed at all times.

The lighting plan proposed for the outdoor seating area includes recessed downlighting and clear (not colored) string lights. There will also be recessed downlighting on the underside of the large canopy structure. Staff recommends that the exterior lighting be reduced or turned off during non-business hours.

One parking lot island that is directly across from the outdoor seating area has been changed to pavers. If the paver area is approved by the Plan Commission, staff recommends that they incorporate a bicycle parking area to complement the existing bike and pedestrian infrastructure in Drexel Town Square.

Commissioner Chandler asked the applicant if he could provide more information about the pedestrian access and bike path.

Blair Williams, 2237 Lake Dr., President of Wired Properties, explained that the expectation will be that the pedestrian access points from the parking lot to 6th St. remain unencumbered. It is intended to be a public access point to get to the urban grid. Our expectation is that it will remain free and unencumbered from a gate or any condition. The path will bisect the two seating areas.

Alderman Bukiewicz commented that he has no problem with the polycarbonate materials being used, and that he likes the idea of adding the bike racks.

Mr. Williams clarified that the pedestrian walk has been pushed back so it will be under a covered canopy. There should be no gate, and the path between the dining areas is estimated to be 8-10 feet versus a traditional 5-foot sidewalk. This will divide the dining into two sections and clearly establishes a route for the public to identify.

Ms. Papelbon brought to the Commission's attention that BelAir's Water Street location also has an outdoor seating area that is bisected by a pedestrian path leading to an apartment building. The only concern is that this area stays unencumbered to avoid pedestrians being confused on whether they can pass through this area, and to avoid any congestion it may cause by placing a podium or staff there. Mr. Williams shared that there will be three different ways to enter the restaurant, and has assured that the public has ready means to access the building.

Commission Siefert questioned some of the landscaping plans, to which Mr. Williams stated that they will be submitting a full landscaping plan to the Commission as needed with all the details. These details may include space in the pocket park for games and additional ways to keep the area active around the square. Details are still in the works and will be presented for approval.

Alderman Guzikowski commented that this building will be a complement to the location and a good mix to be put at the Square. He also agreed with the building material proposal listed.

Alderman Bukiewicz questioned the pitch on the roof and what they're doing for rain runoff. Steve Morales, Rinka-Chung Architecture, 756 N. Milwaukee St., Milwaukee, explained that there are gutters on the facility, and water will shed to the sides and run to the back, which will then hit the storm sewers.

Commissioner Chandler asked for information on the landscaping change, which Mr. Williams addressed as turning passive landscaping into activation of space that can be used by the public.

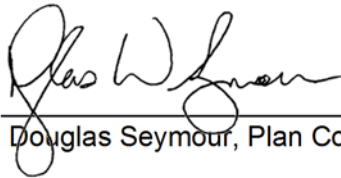
Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Blair Williams, Wired Properties, for modifications to a portion of the building and exterior dining area at 7979 S. Main St., with the following conditions:

1. That the pedestrian access path between the public sidewalk and parking lot remain open and unobstructed at all times.
2. That the proposed paver area immediately across from the outdoor dining area incorporates bicycle parking.
3. That lighting in the exterior dining area and pocket park be reduced or turned off during non-business hours.
4. 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.
5. That all mechanical equipment (ground, building, and rooftop) is screened from view.
6. That all building and fire codes are met.
7. That updated detailed lighting plans are submitted for review and approval by the Department of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That detailed plans for signage are reviewed and approved by the Plan Commission.

Alderman Guzikowki seconded. 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 6:23 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

2-16-16

Date