

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 22, 2016

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, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

Commissioner Dickmann moved to approve the March 8, 2016 meeting minutes. Commissioner Siefert seconded. On roll call: Commissioner Correll abstained. All others voted aye. Motion carried.

Rezone

City of Oak Creek

County properties (EXCLUDING C-1, Shoreland Wetland Conservancy; FW, Floodway; and FF, Flood Fringe Districts) to P-1, Park District

Ms. Papelbon stated that the purpose of this item is to identify a few of the parcels that are owned by the County and to rezone them so that they reflect Park District zoning.

Mayor Scaffidi clarified that this is not an attempt or a first step to do something else. This is a process that should have happened a long time ago. These are parcels that were always intended to be parkland. They will be parkland, but now they will be properly zoned. The current zoning did not reflect that. This corrects that action. Due to some legislation, it called into question some of these parcels and how they were designated. The County was heavily involved in this. The City wants to make sure that these parcels are zoned correctly.

Commissioner Siefert asked if these parcels will be identified with signage. Ms. Papelbon responded that there has been no proposal to add any signage to any of these properties. They will remain as-is until something is brought forth.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the properties at 7170, 9161, and 11065 S. Howell Ave.; 100 E. Rawson Ave.; 620 & 625 E. Drexel Ave.; 915, 920, & 925, E. Forest Hill Ave.; 1225 & 1235 E. Puetz Rd.; 571, 1101, 1201, 1203, 1830, & 1835 E. Ryan Rd.; 9135 & 9501 S. Nicholson Rd.; 9170 S. Shepard Ave.; 9681 & 9849 S. 15th Ave.; 9860, 9908, 9950, 9960, 9980, 10040, 10145, & 10170 S. Pennsylvania Ave.; 3221 E. Fitzsimmons Rd.; 2231, 2300, 2515, 2801, & 2920 E. Oakwood Rd.; 715 W. Oakwood Rd.; and 2815 E. Elm Rd. EXCLUDING C-1, Shoreland Wetland Conservancy; FW, Floodway; and FF, Flood Fringe Districts be rezoned to P-1, Park District, after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Plan Review

Drexel Partners, LLC

600 W. Drexel Avenue

Tax Key No. 782-9000

Ms. Papelbon provided an overview of the proposal for a 2-tenant building that includes a restaurant with drive-through and medical office. She stated that the original dumpster location

was proposed behind the building and attached to the building. The proposed new location would be on the northwest side of the upper parking spaces. It is up to the Plan Commission to determine whether that change is acceptable.

Commissioner Dickmann asked if the cabinet on the building will be moved when the dumpster enclosure is moved. Commissioner Johnston stated that it is an electrical transformer and will stay in place.

Commissioner Chandler asked for clarification of the 75% visible perimeter regulation, and if that requirement is met or not. Ms. Papelbon responded that 75% of the visible perimeter of the building must be constructed with brick, decorative masonry, or glass. Because different materials are proposed, they would have to be approved by a $\frac{3}{4}$ majority of the Plan Commission. It is also up to the Commission to determine whether or not the proposed materials would fulfill the 75% perimeter.

Commissioner Chandler asked about the concern of the thickness of the stone and if that is for fire protection purposes. Ms. Papelbon responded that it is a minimum building material requirement per the Code, which specifies a minimum of 4-inch thick brick or stone veneer.

Alderman Bukiewicz stated that it is a nice looking building and it fits the corner. However, there are traffic concerns. The setbacks are there so future sidewalk issues can be addressed. Alderman Bukiewicz stated that it looks like a pretty open area to get access to. His concern is that the emergency vehicles can get around the back side where the drive-through would be for equipment. Asst. Chief Kressuk responded that the northwest corner of the structure merges into what appears to be a drive-through lane. That would not be a Fire Department access road. The road immediately north of that, although it does not meet the NFPA requirements for width, would still serve as access for the Fire Department outside of the strict definition of an access road.

Alderman Bukiewicz asked if there are any fire hydrant issues. Asst. Chief Kressuk responded that once the plans come to the City, the Fire Department will review fire protection for the entire site. Once the suppression needs are determined, they move on to the hydrant and hydrant locations. That generally drives how many hydrants may be needed and what their proximity is to the building. That is something that will be discussed with the developer as the building plans come through.

Commissioner Chandler asked for clarification on the rooftop mechanicals and mechanical boxes on the outside of the building. Peter Damsgaard, Groth Design Group, 4500 N. Marlboro, Shorewood, Wisconsin, stated there would be three HVAC units on the roof that are fully screened by a parapet wall. There will be an electrical transformer at the rear of the building, and it will be fully screened.

Commissioner Johnston stated his concern that they are dropping the curb and gutter around most of the parking lot. They have it coming into the site. It is a little odd that they dropped the curb and gutter. This is across the street from Drexel Town Square and he feels curb and gutter finishes off the parking lot. It prevents people from driving off the edge, and prevents snowplows from tearing up the grass. He stated that he would like to see that continued along the site. There are stormwater issues here and he doesn't want any drainage running off the site getting out into the road and going down Drexel or running off into the floodplain. The Developer has the grading all draining back to the site which creates the v-ditch parking lot with catch basins in the middle of the parking lot. Those continually fail. That is a maintenance issue for them in the future. Commissioner Johnston stated they would be better off to spend

the extra money on curb and gutter. This is not a requirement, but an item that the City needs to push for. Commissioner Johnston stated he has spoken to the developer about this matter.

Mr. Damsgaard stated they have provided infrastructure on the south to Drexel. He recognizes that there is potential for the storm sewers to fail. They feel they have appropriately graded the site to maintain stormwater runoff.

Jason Luther, 7116 W. Wells, Wauwatosa, stated they would be happy to work with staff on this (curb and gutter). He suggested the option was that they look at it as an alternate. If pricing comes in line, they may be able to accommodate that change. They are in agreement that, from a design standpoint and a fail-safe for the drainage, they would like to see it happen. Ultimately, however, they built this around an economic model that they need to be cognizant of. However, they are happy to look at that as an option.

Arden Degner, 8540 S. Pennsylvania Avenue, stated that this is a prime urban property across from Drexel Town Square. The previous structure was there 50 years. This building is going to hopefully be there that long, but not if they use the proposed metal panels and wood. Mr. Degner asked where the sidewalks are going to be so people can access this. He stated that this proposal does not meet the City's urban requirements across from the main urban center of the City. This has to be updated and improved.

Commissioner Chandler asked if the applicant would have to return for signage approval. Mr. Damsgaard stated that at this time all they are proposing is a monument sign. The tenants will be responsible for their signage.

Mayor Scaffidi stated he would support this proposal because of the vast improvement from what is at the location now.

Commissioner Chandler inquired about the thickness of the stone as it relates to the Plan Commission recommendation. Ms. Papelbon referred to condition number 1 that states the exterior stone veneer must meet the 4-inch thick requirement per Code.

Commissioner Correll asked if the applicant had an issue with the 4-inch requirement versus the 3-inch proposal. Mr. Damsgaard stated that, for budget reasons, they would prefer the 3-inch stone. Ms. Papelbon stated they are starting to see this "thinstone" material come up in other applications. She stated it is up to the Commission to determine what is going to be the procedure going forward.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans submitted by Drexel Partners, LLC, for the property at 600 W. Drexel Ave., with the following conditions:

1. That the exterior stone veneer is a minimum of 3 inches thick.
2. That the plans are revised to meet the minimum 30% open space requirement (revise calculations).
3. 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.
4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
5. That all building and fire codes are met.
6. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.

7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
8. 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, except Commissioner Chandler, who voted no. Motion carried.

**Conditional Use Permit Amendment
Badger Coaches, Inc.
6819 S. Howell Avenue
Tax Key No. 734-9997-000**

Mr. Wagner provided an overview of the request, which is for an amendment to the existing conditional use permit to allow a private bus service storage yard on the property.

Mayor Scaffidi stated his concern that the previous operation had vehicles parked east of the fencing. He stated that on the diagram, those areas are crossed out. Mayor Scaffidi asked if that requirement would stay the same. Mr. Wagner responded that that was part of the temporary use permit which goes through May of 2016. They are limited to the areas that were not crossed out on the map.

Commissioner Siepert asked if the back parking is going to be paved as there is gravel back there now. Doug Fassnow, 7612 S. 70th Street, Franklin, responded that they would like to be able to pave that whole back area.

Commissioner Siepert asked if the whole area in the back is going to be screened to prevent people from coming onto the property. Mr. Fassnow stated that the property is completely surrounded by woods in that area. A fence would be an option if they would need that.

Commissioner Correll recommended that a deadline be imposed on the asphalt process. Mr. Wagner stated that before any vehicles can be parked in that area, they would need to pave it first.

Commissioner Correll stated his concern about the parking in the front. Mr. Fassnow explained that the parking in the front is for employee parking (bus drivers). Mr. Fassnow stated that all the buses are kept in the back of the property.

Commissioner Dickmann asked if screening is proposed for the front of the property to screen the parked vehicles. Mr. Fassnow stated they would be interested in putting fencing up or possibly a berm. If they had to go around the side a little, they could do that too.

Commissioner Dickmann asked what type of bus maintenance would be done at this site. Mr. Fassnow stated that they are not set up for any major engine work. They would be doing preventative maintenance at this site, such as tires, brakes, shocks and anything electrical on the buses.

Commissioner Correll moved that the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment allowing for the operation of a private bus service storage yard at 6819 S. Howell Avenue after a public hearing. Alderman Guzikowski seconded. On roll aye, all voted aye. Motion carried.

Plan Review
Jim Roszina
10510 S. 13th Street
Tax Key No. 954-9009-000

Mr. Wagner provided an overview of the proposal, and explained that this property is unique due to the split-zoning condition. Commissioner Chandler asked if the aesthetics of the proposed building match the house or the other buildings. Mr. Wagner responded that this building does match the house and the other accessory buildings.

Commissioner Correll moved that the Plan Commission approves the site, landscape, and building plans submitted by Jim Rozina for the property at 10510 S. 13th Street and that all building and fire codes are met. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Temporary Use
West View Garden Center
7501 S. Howell Avenue
Tax Key No. 782-9036

Mr. Wagner provided an overview of the proposal, which is for a temporary garden center on the property. This is the sixth year for the proposed use. Mr. Wagner then explained that there is an additional condition recommended this year (#4) due to the discovery of items left on the property last year.

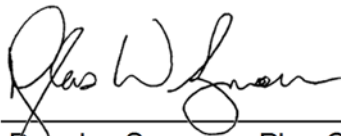
Alderman Bukiewicz moved that the Plan Commission approves the temporary use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 15, 2016.
3. Allow one sign no larger than 32 square feet.
4. That the property is returned to its original condition.

Commissioner Correll 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 7:00 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/12/16

Date