

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 12, 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 Siepert. Commissioner Chandler was excused. Also present: Kari Papelbon, Planner; Doug Seymour, Director.

Commissioner Dickmann moved to approve the March 22, 2016 meeting minutes. Commissioner Siepert seconded. On roll call: All others voted aye. Motion carried.

Ms. Papelbon started with a discussion of Significant Common Council Actions.

Plan Review

Andrew Goodman, GMX Rega OC, LLC
160 W. Town Square Way
TAX KEY NO: 813-9046

Ms. Papelbon provided an overview of the project for a 5-tenant restaurant building. Staff recommendation: That the Plan Commission approves the site and building plans submitted by Andrew Goodman, GMX Rega OC, LLC, for the property located at 160 W. Town Square Way.

Commissioner Dickmann questioned why there are only 4 dumpsters proposed for a 5-business complex. Andrew Goodman, GMX Real Estate Corporation, 3000 N. Dundee Rd North Brook IL, stated that they have sized the dumpster bins based on tenant needs. They will adjust the amount of scheduled pickups by demand.

Alderman Bukiewicz asked the tenants will manage deliveries. Mr. Goodman stated that most of the national chain stores will have deliveries through the front door because they are small establishments and don't require a large truck. The deliveries that will need a larger truck or semi will be managed during off-peak hours. The hours will adjust as needed.

Commissioner Johnston stated that the revised shared driveway design is suitable and good. It was redesigned to suit the needs of multiple businesses.

Mr. Goodman stated that there will be proper lighting and tenant-provided fencing for the outdoor patio areas.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Andrew Goodman, GMX Rega OC, LLC, for the property located at 160 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That the exterior stone veneer meets the minimum 4-inch thick requirement per Code.
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 detailed plans for tenant signage are reviewed and approved by the Plan Commission.
5. That the wall sign locations on the north, south, and west elevations, and the primary monument sign on the northern portion of the lot as proposed are approved. The wall sign location on the east elevation is NOT approved. The applicant/tenant may submit a sign appeal request for a wall sign on the east elevation.

6. That final photometric and lighting plans indicating the approved luminaire type, pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
7. That all mechanical equipment (ground, building, and rooftop) is screened from view.
8. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
9. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

Plan Review

Rodney Dent, Culver's Oak Creek

7841 S. Howell Ave.

Tax Key No. 782-9049-002

Ms. Papelbon provided an overview of the project, which is to modify the exterior building façade. No other site, building, or landscaping changes are proposed at this time.

Mr. Rodney Dent, Crowbar Rd East Troy WI, provided materials boards to the Commission.

Commissioner Dickmann asked for details regarding the main building material. Mr. Dent stated that most of the exterior will be replacing vinyl siding with fiber cement siding, which is an improvement and better product. This is also prototypical of the Culver's specifications. This (fiber cement siding) is going on every new building. The 4-inch veneer requirements are currently met with the cultured stone. They would like to stay with the cultured stone as it is cost effective and fits in with Culvers' national specs. The natural veneer will go over the current 4-inch veneer for cost effectiveness.

Commissioner Dickmann moved that the Plan Commission approves the building plans submitted by Rodney Dent, Culver's Oak Creek, for the property at 7841 S. Howell Ave., with the following conditions:

1. That the exterior stone veneer meets the minimum 4-inch thick requirement per Code.
2. That all building and fire codes are met.
3. That permits and approvals are obtained for all proposed new and replacement signs.

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

Plan Review

Kids 'n' Care

6901 S. 20th St.

Tax Key No. 737-9027-000

Ms. Papelbon stated that the Applicant is requesting building plan approval for an addition to the existing building at 6901 S. 20th St. The addition will match the existing building in materials (asphalt shingles, cement board siding, windows), colors (tan/brown), and central (first floor) height. No changes to the existing landscaping, lighting, parking, number of employees, or number of children are proposed.

Jeff Krueger, Turn Key Homes 7402 Poplar Dr. Waterford WI 53185, described the basic changes of removing the 4-foot knee wall and raising the roof to utilize the existing space. They will be matching all the current materials and not changing any exterior design or landscaping.

Naser Saleh, 51185 Lilac Ln., Greendale WI, stated that they will be using the expanded space for a quiet room and library – they are not adding any additional children.

Alderman Bukiewicz moved that the Plan Commission approves the building plans submitted by Kids 'n' Care for the property at 6901 S. 20th St., with the condition that the Applicant contacts the Fire Department and that all building and fire codes are met. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Plan Review

Richard Barrett, Barrett Visionary Development (Emerald Row)

7971 S. 6th St.

Tax Key No. 813-9062-000

Ms. Papelbon provided an overview of the proposed changes to the retail/café building at Emerald Row: to reconfigure the dimensions for a slight expansion of the building to 1,453 square feet and a maximum height of 21 feet, add a wrap-around dumpster enclosure on the north and west, and reconfigure the patio area and retaining wall. As a result of the changes, the patio area will be slightly smaller; however, the additional height allows for the inclusion of two aluminum overhead garage doors with glass lights on the south elevation and one on the east elevation. Therefore the interior dining and outdoor patio areas become merged, expanding the usable customer space and providing further activation of the public realm.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans submitted by Rick Barrett, Barrett Visionary Development, for the retail/café building and exterior dining area at 7971 S. 6th St., with the following conditions:

1. That all building and fire codes are met.
2. 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.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That detailed plans for signage are reviewed and approved by the Plan Commission.

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

Plan Review

Tom Pluster, Flag Center

7158 S. 13th St.

Tax Key No. 764-9993-001

Ms. Papelbon stated that the Applicant is requesting site, building, landscaping, and lighting plan approval for a proposed 2,140 square-foot retail building at 7158 S. 13th St. As this property is located adjacent to a residential district, a 20-foot landscape buffer in addition to the required 15-foot setback is proposed along the north to screen the drive, parking, and rear service area. No parking or structures are allowed or proposed in this buffer area. She then provided details of the proposed plans.

Justin Arndt, Zimmerman Architectural Studios, 8730 S. 13th St., stated that the material that is being used for the banners is a durable umbrella fabric, and the poles are exactly what are outside at City Hall. This material is made to last for years.

Tom Pluster, Flag Center, 2853 N 122nd St., Wauwatosa, WI, stated that the purpose of the banners is to provide sunscreen to the showroom floor. This is what they (Flag Center) do for a living, and they are using the same products they sell to their customers. He feels it makes a lot of sense to do

so as the sunbrella acrylic material is very heavy duty. They've used it for the last 23 years they've been in business. They use this material on multiple products they sell and it typically will last for 10 years with continuous upkeep. We make sure this looks absolutely pristine as this is the product we sell.

Mr. Arndt stated that that the banners will be changed out quarterly to go with seasonal changes: red & blue for patriotic, browns & rust for fall.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans submitted by Tom Pluster, Flag Center, for the property at 7158 S. 13th St., with the following conditions:

1. That all building and fire codes are met.
2. That all updated and 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.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That final lighting plans indicating the luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.
6. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
7. That the banners on the west and north elevations do not contain words, graphics, or advertising – they are decorative only.

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

Plan Review

Oak Creek-Franklin Joint School District

6901 S. 20th St

Tax Key No. 737-9027-000

Ms. Papelbon stated that the Oak Creek-Franklin Joint School District is requesting site, building, landscaping, and lighting plan approval for an alternative design for the proposed 9th grade campus building and site at 8640 S. Howell Ave. and 340 E. Puetz Rd. The alternate removes the auditorium portion of the building, and maintains the current location of the existing cell tower and associated building. New elevations show that the south elevation will be constructed with the same light and dark color bricks, architectural metal wall panels, and windows as the rest of the building.

Although the proposal includes some landscaping around the fenced tower area, the transformer and other ground-mounted equipment are not screened. Per Section 17.1010(f), ground mounted mechanical equipment must be screened. Staff recommends that additional evergreen plantings be incorporated around the entire perimeter of the cell area and transformers. Other comments from the City Forester regarding the proposed landscaping were submitted to the Applicant's consultants for their consideration.

No other changes to the original plans are proposed at this time. The proposed conditions of approval include the original conditions that are still valid.

Mr. Bob Vajgrt, Eppstein Uhen Architects, 333 W Washington Ave., Milwaukee, WI, stated that with the landscaping plan, they would like to replace the existing plastic fence with something else. They are still in the decision process, but they would like to use the same brick material they are using for the school to surround the dumpster and generator area.

Cathy Cramer, Oak Creek-Franklin Joint School District, 7630 S 10th St., Oak Creek, WI, stated that, with the recent developments affecting the existing cell tower, we have to keep our options open regarding the auditorium. The desire is to construct the auditorium, and if the relocation of the cell tower is ever possible, they have all plans developed. Based on the current construction schedule, they can't wait, but are hoping things will change in the future. They are also losing some financial savings by not being able to do this right away. At this point they are still looking at all their options and opportunities for the auditorium.

The school district appreciates all the cooperation from the City.

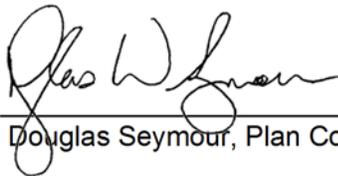
Alderman Bukiewicz moved that the Plan Commission approves site and building plans submitted by the Oak Creek-Franklin Joint School District for the properties at 8640 S. Howell Ave. and 340 E. Puetz Rd. with the following conditions:

1. That all revised plans (site, building, landscaping, lighting, etc.) are submitted for review and approval by the Department of Community Development prior to the submission of permit applications.
2. That all building and fire codes are met.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
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 the applicant provide all required reviews and approvals from the Wisconsin Department of Transportation for the proposed Howell Avenue access to the Department of Community Development and the Engineering Department prior to submission of occupancy permit applications.

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

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:13 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

4/26/16

Date