

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

Alderman Dan Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Carrillo, Commissioner Johnston, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Mayor Scaffidi and Commissioner Correll were excused. Also present: Doug Seymour, Director of Community Development; Kari Papelbon, Planner; and Michael Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the April 12, 2016 meeting minutes. Commissioner Siefert seconded. On roll call: All voted aye except for Commissioner Chandler, who abstained.

Ms. Papelbon provided an overview of the Significant Common Council Actions.

Common Council concurred with the Mayor's reappointment of Chauncey Chandler and Wally Dickmann to the Plan Commission for a three year term expiring in 2019.

**CSM**

**Nick Wimmer, Wimmer Communities**

**6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St.**

**TAX KEY NOs: 736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001, 736-8011**

Ms. Papelbon provided an overview of the request and advised that a right-of-way vacation needed to be added to the CSM as required by the County before recording. Ms. Papelbon added that the staff recommendation did not include 6955 S. 13<sup>th</sup> Street due to a typographical error and it must be included. No other changes are proposed with this CSM.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Nick Wimmer, Wimmer Communities, for the properties at 6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St. be approved, with the following conditions:

1. That all easements are included on the map prior to recording.
2. That all technical corrections are made prior to recording.

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

**Plan Review – Wimmer Communities, Centennial Park**

**Ownership: Arbors at Centennial Park, LLC, 5300 S. 108<sup>TH</sup> St., #103, Hales Corners, WI 53130  
401 E. Centennial Dr.**

**TAX KEY NOs: 860-9046-000**

Ms. Papelbon explained that the applicant is requesting modifications to the east and northwest entrances off Centennial Drive. The proposed plan will expand the width of the driveways slightly, relocate the community mailboxes and add several parking stalls near the mailboxes for improved traffic flow.

Alderman Bukiewicz opened up the discussion to the Commission for questions/comments.

Commissioner Chandler inquired as to the layout prior to the requested change specific to the parking, and also the reason for the changes to be made.

Nick Wimmer, 5300 S. 108<sup>th</sup> St., #103, Hales Corners, WI 53130, responded that at the west entry there was no parking, so this will add additional parking spaces in the area where residents pickup their mail. At the east entrance there was visitor parking and that will be relocated. This will create greater visibility and easier turning off of Centennial Drive.

Commissioner Dickmann asked if the changes were made due to citizen requests or if Wimmer Communities wanted the change. He added that he did like the changes due to the safety aspect.

Mr. Wimmer replied that they worked with the post office regarding the community mailbox kiosks and found that the change would be more effective and that adding parking stalls near the kiosk would help alleviate traffic concerns.

Commissioner Johnston added that Wimmer Communities are willing to save the berm and not reduce the screening. There will be no change in stormwater with this project and it complies with all standards.

Commissioner Siepert moved that the Plan Commission approves the site and landscape plans submitted by Wimmer Communities for the Centennial Park property at 401 E. Centennial Dr., with the condition that all building and fire codes are met.

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

**Rezone & Planned Unit Development – HSI Oak Creek Partners, LLC, on behalf of Mary Voelker, Margaret Munson, and Life Creek Church, Inc.  
7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave.  
TAX KEY NOs: 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon provided an overview of the request for rezoning and planned unit development. Ms. Papelbon explained that HSI plans to do this project in two phases. Phase I would include the retention pond, the parking area, buildings, the pool, clubhouse and gazebo area on the south. Phase II would include the retention pond, the buildings and the parking areas on the west side.

A CSM will be required to combine the properties as currently these features cross property lines. There will be no departures from zoning. Engineering is working with the applicant to address curb and gutter issues along with a Traffic Impact Analyses study for the area. Ms. Papelbon explained that if the Plan Commission recommends approval of this request, staff will prepare conditions and restrictions for presentation at the May 10, 2016 Plan Commission meeting.

Tony DeRosa, HSI Properties, 18500 W. Corporate Drive, Brookfield, WI 53045, provided a presentation. He explained that they have scaled back the project from 400 (four-hundred) units to 290 (two-hundred ninety) units and shifted the density north off of Drexel and increased setbacks on the south and the east side. He explained that all streets within the development will be private meaning the maintenance of them will be the responsibility of the property owner. He advised that garbage collection will also be privatized.

Mr. DeRosa explained that this is a privately financed project with no TIF. Mr. DeRosa is hopeful that if approved construction on the first phase would start this fall.

Commissioner Dickmann asked if the streets are privately financed, do they still have to meet public standards.

Commissioner Johnston explained that they do not have to meet the City public standards.

Commissioner Siefert questioned fire department staff how they worked out accessing the property for calls as well as vehicles parking and blocking access roads.

Assistant Fire Chief Kressuk explained that they do have to meet national fire codes for access roads and this will be part of the review process for them. He explained that there are preliminary plans at this time and as the plans change the fire department will be updated. Kressuk explained that they have been working with HSI and if the roads do not connect they are discussing extending them slightly to make them more accessible and beneficial for fire department vehicular travel. He stated that they would work with the site managers to maintain open access roadways.

Alderman Bukiewicz asked about fire hydrants and if the buildings would have sprinklers.

Assistant Fire Chief Kressuk responded that there will be ongoing discussion as to placement of hydrants because any modifications to the roadways, sidewalks or building locations will affect the location of the fire hydrants. Kressuk advised that HIS reps did meet with the fire department to discuss these items.

Commissioner Siefert inquired about signage for the development.

Alderman Bukiewicz responded that it is too early to discuss that item.

Ms. Papelbon responded that signage would not be discussed until site plan review.

Commissioner Dickmann inquired if there would be any problems with purchasing the land.

Mr. DeRosa responded that they don't anticipate any issues in buying the property; it's more about working through the approval process. Once they work through the approval process a closing on the property would take place.

Alderman Bukiewicz opened the floor to public comment.

Glen McCoy, 7739 S. Pennsylvania Avenue: Mr. McCoy asked if they could put in a swale to fix the drainage issues that he still has today after the property abutting his added ten inches of fill and this redid the whole wetlands. He asked that they consider a roundabout or speed bumps in the road plan to deter speeding. Mr. McCoy asked if the roadway that was west boundary of the church could be reinstated so as to provide a third route in/out of the area. He also commented that the road by the clubhouse is only a half road that only goes to the edge of the apartments and does not meet up with the other road that goes out by the church.

Paul Goepfert, 2629 E. Honeysuckle Drive: Mr. Goepfert stated that he is opposed to this project and against rezoning due to the traffic bottlenecks that this will cause. He stated that while it is a great concept, it would be more beneficial in another area of the city.

Arden Degner, 8540 S. Pennsylvania Avenue: Mr. Degner commented that all of the apartment buildings are at the same elevation. He also handed out a statement that he wanted to be included in the record. The statement included the suggestion to mandate HSI Oak Creek Partners to escrow for future road repairs, sand bagging in the event of flooding, the installation of traffic controls, installation of deceleration and acceleration lanes on Pennsylvania and Drexel Avenues, and the installation of desalination equipment due to the runoff of ice melt.

Mr. DeRosa explained that the buildings are not at the same elevation. The site drops from south to north. A grouping of four buildings is a certain elevation and as you go further north it continues to drop.

Alderman Bukiewicz explained that the agenda item this evening is only for the rezoning of the property.

Commissioner Siefert inquired if there are plans to widen Pennsylvania Avenue north of Drexel and if it would fit in with the development.

Commissioner Johnston responded that is a consideration in the five year plan. There's the matter of getting funding and working with South Milwaukee on this widening which will go all the way to Rawson Avenue.

Commissioner Siefert asked if there were plans for a third entrance/exit on the west side.

Mr. DeRosa stated that at this point they are not considering that.

Alderman Bukiewicz stated that there is an issue with the land on the west side of the property.

Commissioner Johnston stated that area has wetlands on the west side.

Glen McCoy, 7739 S. Pennsylvania Avenue, stated that originally when the Korean Church was built a road was vacated and that there is room on the property to have a third exit.

Alderman Bukiewicz stated that road would be shared with the Life Creek Church and that there would need to be a mutual agreement between the developers and the church.

Commissioner Dickmann questioned the need for the two phases of building, and asked whether Phase II would wait until all the units in Phase I were rented out.

Tony DeRosa stated the plan would be to go from Phase I right into Phase II. Phase II would be subject to market conditions, but believed there would be no issues with renting the units and they would go right away.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council approves the rezoning of the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. to Rm-1 (PUD), Multifamily Residential Planned Unit Development after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (May 10, 2016).

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

**Plan Review – Drexel Town Square Hotel Group, LLC**

**Ownership: Drexel Square Hotel Group, LLC, 5629 NW Rio Grande Blvd., Los Ranchos, NM 87107**

**7980 S. Market St.**

**TAX KEY NO: 813-9033-000**

Ms. Papelbon provided an overview of the project for the proposed TownPlace Suites hotel to be located at 7980 S. Market Street.

Commissioner Siefert questioned the height of the building, and whether the fire department would be able to reach the roof with their ladder truck. He also asked if the height was in line with airport requirements.

Ms. Papelbon stated that this would be a 4-story building with roof elements. There are no limits or height restrictions within this PUD.

Doug Seymour, Director of Community Development, responded that there is a maximum height of 120 (one-hundred and twenty) feet for compliance with FAA regulations, and this project is well within that limit.

Assistant Fire Chief Kressuk advised that the fire department would be able to facilitate and access the roof appropriately.

Commissioner Chandler inquired if the representatives were in attendance and if they could provide samples of the materials that they will be using and if there would be any verbiage on the canopies.

David Plank & Ethan Skeels, Kahler-Slater, 111 W. Wisconsin Ave., Milwaukee, WI 53203

David Plank responded that there is no signage on the canopy.

Commissioner Chandler questioned if glazing and required material percentages have been met.

Ms. Papelbon responded yes.

Alderman Guzikowski questioned details of the building plan to include lighting and the monument sign.

Ms. Papelbon responded to those questions and showed the various areas and items on the renderings.

Ethan Skeels responded that both areas of the one story portion of the building along Market Street have pendant lights that are located between the storefronts that add a little street lighting. The entryway will also have some of these lights. They are hoping to break ground in July.

Commissioner Dickmann questioned the east entranceway's location to the lobby.

Ms. Papelbon provided the rendering of the area and showed the route through the hotel.

Commissioner Carrillo requested information on the outdoor patio plans.

Mr. Skeels responded that one of the patios will have two outdoor gas grills for the guests to utilize, and added that the patio that opens to the pool will have a fire pit. Commissioner Siepert asked about the tapered roof design and the reason for it.

Mr. Skeels responded that the building design is supplied via Marriott and their Town Place Suites design is part of the brand they have established for the hotel chain. This

prototype just came out in December of 2015 and will be one of the first of this design to be built in this country.

Mr. Seymour added that architecture is a very subjective thing, and that in relation to the prior approved plan for the Four Points, staff feels this is much more appropriate for Drexel Town Square.

Commissioner Chandler questioned if signage would be reviewed at this time.

Ms. Papelbon responded that the only sign that is being reviewed at this time is the monument sign. The representatives provided their "general sign location plan," so, in other words, they are proposing to have wall signs on the north, west and east which are approvable/acceptable locations for the PUD. There are no other signage details at this time.

Alderman Bukiewicz commented that he likes the architecture and it is a standout building for a hotel and the materials are durable and will look great. Alderman Bukiewicz asked where the air handlers and heating equipment will be located and if there will be an emergency backup generator as well as where they will place snow removed from the areas.

Mr. Skeels responded that the dumpster enclosure will be face brick to match the brick on the building along with a metal slats. Mr. Skeels added that in regards to the snow removal and storage along the east of the property there is an easement that has been executed with Meijer. There is also an area south of the dumpster area that will not be heavily landscaped that will provide an additional area for snow storage. Mr. Skeels advised that there will be no mechanical equipment on the lower roof and any equipment that is required on the upper roof will be placed inside the attic spaces that are created by the roof forms and vented through them. Mr. Skeels advised that that they do not have an emergency generator.

Alderman Bukiewicz questioned if they will meet all fire codes. Mr. Skeels responded that they would.

Commission Dickmann questioned vegetation being used for screening equipment.

Mr. Skeels responded that their landscape architects with Graef have been involved since the beginning and have selected plants that will be durable and are proper screening materials.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Drexel Town Square Hotel Group, LLC, for the property located at 7980 S. Market 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 detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of permit applications.
4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
5. 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.
6. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
7. 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.
8. 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.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. Roll call: All voted aye. The meeting adjourned at 7:15 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

5/10/16  
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Date