



PLAN COMMISSION MEETING AGENDA

TUESDAY, May 24, 2016
AT 6:00 PM

- 1) ROLL CALL
- 2) Minutes of the May 10, 2016 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM PUBLIC HEARINGS
 - a) COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Business" to "Planned Industrial" for the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. (Tax Key Nos. 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994). Follow this item on Twitter **@OakCreekPC#OCPCSelfStorage**.
- 5) NEW BUSINESS
 - a) COMPREHENSIVE PLAN AMENDMENT – Consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Business" to "Planned Industrial" for the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. (Tax Key Nos. 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994). Follow this item on Twitter **@OakCreekPC#OCPCSelfStorage**.
 - b) TEMPORARY USE - Review a request for a temporary use permit submitted by Matt Sauer, Farm & Fleet of Oak Creek, for temporary outdoor display of merchandise on the property at 501 W. Rawson Ave. (Tax Key No. 765-9046). Follow this agenda item on Twitter **@OakCreekPC#OCPCFarmFleet**.
 - c) PLAN REVIEW – Review site and building plans submitted by Joe Ehlinger, PPG Industries, for an addition to the existing facility on the property at 10800 S. 13th St. (Tax Key No. 975-9999-002). Follow this item on Twitter **@OakCreekPC#OCPCPPG**.
 - d) CONDITIONAL USE PERMIT – Review a request submitted by Joe Frederick and Brian Schoenleber for a conditional use permit for a Community Based Residential Facility on the property at 7801 S. Pennsylvania Ave. (Tax Key Nos. 779-9010-000). Follow this item on Twitter **@OakCreekPC#OCPCCBRF**.

- e) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Gary Steinhafel, Steinhafel's, Inc., for the property located at 9191 S. 13th St. (Tax Key No. 877-9009-001). Follow this item on Twitter @OakCreekPC#OCPCSteinhafels.

6) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, or in writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at Oak Creek City Hall, 8040 South 6th Street, during operating hours (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 10, 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, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator; Doug Seymour, Director of Community Development; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the April 26, 2016 meeting minutes. Commissioner Siepert seconded. On roll call: Mayor Scaffidi and Commissioner Correll abstained. All others voted aye. Motion carried.

**Conditions and Restrictions
HSI Oak Creek Partners, LLC**

**7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave.
Tax Key Nos. 779-9991-001, 779-9006, 779-9007, and 779-9008**

Kari Papelbon recounted that the Plan Commission recommended the rezone and Planned Unit Development for approval at the last meeting. Plan Commission is now reviewing the Conditions and Restrictions proposed by Staff. Ms. Papelbon called attention to several sections of the Conditions and Restrictions where she requested input from the Commission. First was the issue of time of compliance. Code requires that a building permit be issued within twelve (12) months of approval. Due to the multi-phase nature of this project, the applicants have requested an extension to eighteen (18) months from the time of Council approval to obtain a building permit for Phase I. In addition, the applicant is requesting 48 months from the time of Council approval to obtain a building permit for Phase II. Ms. Papelbon requested the Commission's input on the requests for extension on the time of compliance.

Alderman Bukiewicz noted that he did not have an issue with extending the time of compliance for either phase, adding that there are many factors that can affect whether or not a building project stays on schedule. Commissioner Dickmann likewise did not have an issue with the request for extension, however he expressed concern that the applicant might build Phase I and not follow through with Phase II. Ms. Papelbon confirmed that this could be the case. Commissioner Dickmann inquired whether there could be language included to prevent building Phase I only. Ms. Papelbon clarified that if the applicant does not obtain a building permit within 48 months for Phase II, they would need to return to the Plan Commission for approvals before moving forward. The majority of the project is in Phase I, including the public amenities such as the pool, clubhouse, proposed gazebo, and walking paths, as well as most of the apartment buildings. Alderman Bukiewicz pointed out that it is in the developer's best interests to complete both phases because it provides a greater capacity to meet the financial objectives of the development. Commissioner Correll commented that he did not see an issue with the extension for either phase. Commissioner Chandler inquired of the applicant why the time of compliance would not be set for twelve months, and extended if necessary.

Tony DeRosa, HSI Oak Creek Partners, LLC, 18500 W. Corporate Drive, Brookfield:

Mr. DeRosa noted that the reason they are requesting the Phase I extension to eighteen

months right away is because even though pulling together all of the phases of the planning and architecture of the project may leave them in a position to start early, commencement of the project might be affected by weather constraints. They are attempting to anticipate possible delays from the start of the project, rather than having to come back at a later point to request more time, as this may further delay the process.

Kari Papelbon raised the issue of item 7B of the Conditions and Restrictions, which addresses the maximum accessory building height of seventeen feet, as the applicant is proposing a clubhouse height that would exceed this maximum. Mr. DeRosa explained that the clubhouse would have some taller features, such as a small tower. The outside appearance of the clubhouse would resemble a two-story building, but would actually be one-story with an open-air concept. He feels that the building would definitely lack architectural interest if limited to seventeen feet. Commissioner Chandler inquired as to the actual proposed height of the clubhouse building. Mr. DeRosa indicated that the building is still in the architectural design phase, and he did not have an answer at this point. Commissioner Johnston asked whether the clubhouse height could be excepted out of the Conditions and Restrictions, leaving the seventeen-foot height language to apply to the other buildings in the development. Ms. Papelbon noted that this would be a consideration for the Plan Commission, but that the height of the gazebo might also be in question. Mr. DeRosa indicated that he did not believe the gazebo would exceed seventeen feet, but could not confirm the actual proposed height at this point. He added that he would be comfortable modifying the Conditions and Restrictions to except out the clubhouse building, keeping other accessory buildings at the seventeen feet maximum. Ms. Papelbon requested that the Plan Commission assign a maximum height of the clubhouse. This language would be included so that the Common Council has something concrete to consider.

Kari Papelbon introduced item 4M of the Conditions and Restrictions, explaining that the applicant has requested some flexibility regarding completion of landscaping prior to occupancy. The applicant would like to be able to use the buildings as they are completed. Ms. Papelbon explained that she has spoken with the Inspection department, and this is doable. Staff had some concerns about this request, and would like an agreement in place regarding what landscape elements and other required improvements would be required prior to occupancy. The exact language is not yet in place, but there will be ongoing discussion with staff on this item. Mayor Scaffidi added that it seemed problematic to have residents moving in and using the space while other areas are still under construction. Ms. Papelbon noted that this would be the reason for stipulating exactly what was required prior to occupancy. Mr. DeRosa explained that at the time a portion of the project was completed and the buildings were ready for occupancy, it may be a time of year that is not conducive to installing landscape elements.

Commissioner Dickmann inquired whether a Traffic Impact Analysis was being done on the project. Mr. DeRosa answered that they are currently working on the analysis.

Mayor Scaffidi called for any public comment:

David Kubicek, 7911 S. Long Meadow Dr., Oak Creek:

Mr. Kubicek explained his issue is the additional traffic on Drexel Avenue that will be generated by these apartments, and the impact it will have on the safety of the intersection at Drexel Ave. and the proposed entrance to the apartment community, which is across the street from the entrance to his subdivision. This intersection is located just east of the crest of the hill on Drexel; he is concerned that cars traveling eastbound attempting to bypass cars making a left-hand turn into the apartment subdivision as they are approaching the crest of the hill would

naturally use the right-hand lane. Because of the proximity of this intersection to the crest of the hill, a motorist could potentially cause an accident if they are passing on the right and there is another car turning right into the subdivision across the street, especially at the posted speed of 35 mph. There is not enough time for a passing motorist to see what is coming over the crest of the hill and react appropriately. Mr. Kubicek made several suggestions to alleviate this situation. His first suggestion was to lengthen the right-hand turning lane into his subdivision to give motorists more time. Secondly, he suggested widening eastbound Drexel to three lanes to isolate one lane for left-turn only into the apartment subdivision, a second lane heading east towards Pennsylvania Ave., and a third right-turn only lane into his subdivision entrance. Lastly, he suggested that the speed limit be reduced to 25 mph. Mayor Scaffidi thanked Mr. Kubicek for his comments and added that this would be considered a Traffic and Safety issue.

Thomas Sprague, 2201 E. Oak Ridge Ln., Oak Creek:

Mr. Sprague also expressed concern with the additional traffic that would result from this development. He noted that the traffic is already excessive at rush-hour, and it is difficult for residents to exit north out of the subdivision that is across from the proposed apartment complex entrance to make a left-hand turn onto Drexel Ave. heading west. He explained that he does not know why the City hasn't done a Traffic Impact Analysis prior to consideration of this apartment complex, as he feels that this development will increase traffic to such a level that motorists exiting his subdivision will be taking risks in order to turn left out of the subdivision onto Drexel. Mayor Scaffidi noted that the City is well aware of the increased traffic on Drexel and is consistently looking at traffic impact. Mr. Sprague also suggested that the City impose a "No Right Turn on Red" for southbound motorists on Pennsylvania Ave. making a right-hand turn onto westbound Drexel Ave. He felt that this would help create larger gaps between cars heading westbound on Drexel, and allow more opportunity for cars making a left-hand turn out of his subdivision to merge with traffic on Drexel. Mayor Scaffidi noted that his suggestion was a bit outside the scope of this agenda item, but again would be a consideration for the Traffic and Safety Commission.

Arden Degner, 8540 S. Pennsylvania Ave., Oak Creek:

Mr. Degner expressed his disapproval of this project, noting that it is surrounded by floodway and flood fringe. He further objected to splitting the development into phases, as he felt that HSI might defer future phases to another builder. Mr. Degner reiterated comments made at the Plan Commission meeting on April 26, 2016, wherein he requested escrow for repairs of retaining walls and interior roads, 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.

Kari Papelbon noted a suggestion brought forth about adding curb and gutter to the site plan, though this would not be required by Code. She inquired whether the Plan Commission would like to add that item as a recommendation or requirement for Council consideration. Commissioner Johnston stated that he felt that curb and gutter are needed in an upscale development to protect the roadways and to prevent people from parking on the grass, as well as to define the main access road into the development. He added that going back after the fact to add these elements is very difficult. Mr. DeRosa noted that HSI is comfortable with adding curb and gutter along the main streets. He noted that there may be some areas directly in front of the buildings that are not curbed, but these areas tend to be more heavily landscaped. Commissioner Dickmann inquired whether this should be added to the Conditions and Restrictions. Ms. Papelbon answered that there will be the opportunity to add this to the conditions of approval at site plan review.

Commissioner Siepert inquired as to whether the interior roadways would meet the City standards in terms of thickness, and also asked what type of material would be used. Mr. DeRosa answered that asphalt will be used. He asked Commissioner Johnston's input on any required specifications for interior roads. Commissioner Johnston clarified that Commissioner Siepert's question is actually whether or not the interior roadways would meet the public road standards. Mr. DeRosa noted that they would not be meeting those standards. Commissioner Siepert expressed concern that, at some point, the interior roads would be turned over to the City for repair which would be costly, and felt that the standards should be considered. Mr. DeRosa responded that the roadways would be privately-owned streets built to private standards, and that there is no intention of these roads ever being turned over to the City.

Mayor Scaffidi called for a motion. Kari Papelbon noted that an error had been made on the original staff report and suggested that she read the staff recommendation into the record which could then be adopted as a motion: that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of 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. Alderman Bukiewicz moved as stated by Ms. Papelbon. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Plan Review

Mark TeGrootenhuis, HSA Commercial

7901 S. 6th St.

Tax Key No. 813-9056-000

Kari Papelbon explained this is a proposed facility for Froedtert - Drexel Town Square Health Clinic. Review of the proposal will be subject to the Drexel Town Square General Development Plan and Regulating Plan. The health clinic includes a proposed three-story building on the north and northeast corner parallel to Drexel Ave., and a proposed four-story parking garage on the west portion of the property. Access to the clinic is provided by three driveways: north from Drexel Ave., east from 6th St. (main entrance), and shared access with Emerald Row Apartments on the south side of the property. Staff has several concerns with controlling access to the north driveway, as this is intended solely for deliveries and emergency vehicle access. Ideas have been proposed to restrict access to this driveway, including a security gate at the turnaround island located between the parking garage and the main building. This is intended as an emergency turnaround. The proposed security gate only covers a portion of the drive. Staff is proposing that the gate extend across the entire driveway to the building to limit unauthorized access. They are also working with the Fire Department regarding controls for the gate. Staff has also proposed narrowing the service drive near the parking garage on the northeast side. This would help to physically deter unauthorized access.

In addition, the plans show the south access drive has six parallel on-street parking stalls, while the General Development Plan shows parallel parking along the entire access drive. Staff recommends including an option in the plans to incorporate this parking configuration. Estimated overall parking on the site is 5 spaces per 1,000 gross square feet (equivalent of 460 parking stalls). Taking into consideration planned future build-out of the property, the applicant is proposing 225 surface stalls and 425 stalls in the parking structure, for a total of 650, which exceeds the requirement.

Ms. Papelbon also mentioned the proposed pedestrian walkways located on the east adjacent

to the outdoor patio area, on the north side of the main entrance on 6th St., as well as internal walkways. Deliveries will be made to the single-lane loading dock. Dumpsters and a generator will be located behind a wall designed to match the building, however there is a gap between the end of the wall and the building which leaves a portion of the loading dock exposed. Staff recommendation is to conceal this area by either increased landscaping or by extending the wall to close the gap. Conditions of approval suggest that the final landscaping plans be subject to approval by the Director of Community Development.

Ms. Papelbon discussed the building design guidelines for each elevation as outlined in the Plan Commission Report, making the correction that the south elevation has precast panels at 40%, aluminum panels at 27%, gray tinted glass at 23%, clear glass at 5%, and spandrel glass at 5%. Renderings of the future build-out areas were displayed.

Mayor Scaffidi asked Ms. Papelbon to clarify the parking along S. 6th Street in front of the building. Ms. Papelbon responded that the parking is actually on the access street between the property and the Emerald Row Apartments. Mayor Scaffidi inquired how many parking spots this would be and why we would want street parking there. Ms. Papelbon responded that six spots are shown on the rendering, but the plans in the PUD show parking along the entire access drive. Mayor Scaffidi's concern was that motorists or emergency vehicles traveling down that access road would not have enough room alongside parked cars, and called upon Assistant Fire Chief Mike Kressuk for comment.

Chief Kressuk noted that access roads are regulated by Code, and are clearly marked in facilities such as these. He indicated that this access road may not be the designated Fire Department access road, but would still need to meet any width requirements. The Fire Department would work with the developer to ensure that any access roads would meet the proper standards. Commissioner Dickmann expressed concern over the proximity of the access road to the railroad trestle. Chief Kressuk noted that the Fire Department would advocate for as much access as possible to both the facility and the parking structure, and that this access road would give emergency personnel an additional point of access to the Urgent Care center on the west end of the building. Commissioner Johnston added that there should be more than enough space for emergency vehicles even with parked cars present. He felt that the access off Drexel Ave. for emergency vehicles and deliveries is concerning, but access by medical center staff or people exiting the parking structure would be discouraged. His other concern is that motorists traveling east toward the railroad trestle would not expect to have vehicles turning right onto the access road off Drexel Ave. prior to 6th Street, and may not have enough reaction time. Commissioner Correll questioned how the City would control that access. Commissioner Johnston replied that gating the entrance is one solution, but not the most desirable as it would also impede any emergency traffic.

Commissioner Chandler requested that the applicant provide more information on the screening of the loading dock and rooftop mechanicals.

T.J. Morley, Eppstein Uhen Architects, 333 E. Chicago St., Milwaukee:

Mr. Morley explained that the screening for these areas is pre-cast concrete panels designed to match the building. The gap referred to earlier by Kari Papelbon is basically an emergency egress. If the gap were to be closed off, there would only be one way to get out of that access area. He reiterated that there has been discussion to add landscaping to that area to conceal the gap while still providing access to these service areas. With regard to screening of the rooftop mechanicals, Mr. Morley explained that the panels are constructed out of ribbed aluminum resembling the appearance of louvers, which provides some visual interest. That

same material is used as accent in other areas to provide a cohesive look.

Alderman Guzikowski raised the issue of the access road with a right-turn only coming off eastbound Drexel Ave. into the facility. He inquired whether there would also be a corresponding left-turn only lane on westbound Drexel Ave. Ms. Papelbon responded that there would not as there is no gap in the existing island. Alderman Guzikowski then asked what would be the easiest way to access the facility approaching westbound on Drexel Ave. Chief Kressuk noted that any westbound traffic would need to bypass the facility and make a U-turn to enter from the south using that emergency access drive. Emergency vehicles would need to follow this same protocol for south entry to that access point.

Alderman Bukiewicz asked about snow removal – whether plowed snow would be removed by truck from the location, and with the site being approximately 95% impervious with no retention ponds, how the applicant plans to manage stormwater.

Mark TeGrootenhuis, HSA Commercial, Chicago, IL:

Mr. TeGrootenhuis answered that stormwater from the site is managed by the existing detention pond to the south. Commissioner Johnston added that the site was incorporated as part of Drexel Town Square, so all stormwater goes to the existing ponds, but added that staff is working with the applicant to resolve issues with the access drive off Drexel Ave., as this area has historically been prone to flooding. The intent is to keep stormwater within the site rather than running off into the street, which could tax the existing system. With regard to Alderman Bukiewicz's question on snow removal, Mr. TeGrootenhuis noted that snow removed from the parking deck would be stacked between the railroad and the western edge of the parking structure. To the south, they anticipate stacking snow at the north edge of the detention pond.

Commissioner Chandler inquired whether the parking structure was open to the general public. Mr. TeGrootenhuis stated his understanding is that the parking deck is public. Doug Seymour noted that the agreement with the property owner states that the parking structure would be available for public use for special events upon written request by the City.

Mayor Scaffidi called for a motion. Alderman Bukiewicz made a motion that the Plan Commission approves the site and building plans submitted by Mark TeGrootenhuis, HSA Commercial, for the property at 7901 S. 6th St. with the following conditions:

1. That all building and fire codes are met.
2. That the screen wall be connected to the building or that additional landscaping is provided to screen the loading dock.
3. That staff comments regarding the north (gate extension, width reduction) and south (parallel parking) access drives are incorporated into revised plans.
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 detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of permit applications.
6. That the wall sign location on the south elevation as proposed is approved. The wall sign location on the east and west elevations are NOT approved. The applicant/tenant may submit a sign appeal request for wall signs on the east and west elevations.
7. That all mechanical equipment (ground, building, and rooftop) is screened from view.
8. 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.

9. 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.
10. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

Mayor Scaffidi noted that he would be turning the meeting over to Alderman Bukiewicz at 7:40.

Zoning Text Amendment 17.0316, B-6, Interchange Regional Retail District

Kari Papelbon explained the reason for this text amendment proposal is to create a new zoning district to recognize the regional draw created by destination retailers, the requirements of which may differ from the City's existing Zoning Code. Many of the elements of this proposal apply only to destination retailers in excess of 250,000 square feet. These types of retailers may require greater visibility for customers to provide appropriate and safe access to those locations.

Commissioner Siefert inquired whether the City has looked at other existing areas which might qualify for the proposed new B-6 zoning. Ms. Papelbon noted that, at this time, the B-6 designation is specific to this location. Other areas might be considered in the future, but Doug Seymour reiterated that the only properties which would be considered for this zoning classification would be regional destination retailers at 250,000 square feet or more. The City would not pre-emptively zone properties B-6.

Ann Lampe, 8436 S. Howell Ave., Oak Creek:

Mrs. Lampe raised a concern about the minimal setbacks in this zoning district, leaving the surrounding property owners with less privacy. She also noted her attendance at a prior meeting in November of 2015 which addressed changes to the strategic plan (sic) to make this area Mixed Use, which would also include residential areas. This is a departure from the strategic plan (sic) which was accepted by the City in December. She does not feel that this zoning change is appropriate relative to the new elementary school positioned across the street. She pointed out that in spite of an entrance to the proposed IKEA site from 27th St., visitors traveling to Oak Creek from out of town are going to be exiting off the freeway west on Drexel, and will use the first point of access to the store, which will be the 20th St. entrance between the school and the retailer site. She also expressed concern that the residential uses along Drexel Ave. might not remain residential, as they are predominantly rental properties owned by the same entity that owns the retailer site.

Doug Seymour responded that the IKEA store is just one element of the overall Mixed Use area, which does not necessarily have to include residential. At the time of the school was zoned Institutional and the Comprehensive Plan was changed, there were sixty acres of land planned for a substantially different use than the previous park use. Those sixty acres have the potential to generate a significant amount of traffic. Mr. Seymour acknowledged that the access road to the retail site would not be the type of access road that one would typically see in the vicinity of a school; however, the Traffic Impact Analysis being done for the entire Drexel Avenue Corridor will take into account the allowable range of uses for that area to provide safe access to all of

the planned uses. Mr. Seymour displayed an aerial rendering showing the location of the IKEA store relative to the school, noting that the IKEA site is approximately 1,000 feet north of the school driveway. The peak times of business will not coincide with peak times for school traffic, with the heaviest traffic for the IKEA store occurring during the weekends.

Dan Bukiewicz commented that the school district is working with the City to install a fence to protect the school areas from traffic. He added that pickup, whether by bus or car, will be in the school parking lot. There will not be street pickup as seen at other elementary school locations.

Mayor Scaffidi also noted that as a measure to keep students safe, the City is absorbing the \$20,000 expense to construct a fence around the school property. He added that the school Superintendent has been involved in discussions about the IKEA from the very beginning, and was comfortable with the location of the store relative to the school.

Ryan Maughan, 1830 W. Drexel Ave., Oak Creek:

Mr. Maughan feels that putting an IKEA at this site is in conflict with the Mixed Use designation in the 2020 Comprehensive Plan. He also commented that the maps released to the public (on display during the meeting) do not show the houses along Drexel Ave. He felt that this is a misrepresentation of what is actually located in that space, and gives the impression that this development will not impact a residential area. Mayor Scaffidi responded that the City did not release those maps, but that the Commissioners are well aware of the seven houses located south of the store site. Mr. Maughan also expressed concern that all traffic has to travel past the school to get to the IKEA site, and even though the peak times for each building do not overlap, there are after-school activities at the school that he felt would be impacted by traffic to the store site.

Nick Schmidt, 7842 S. 13th St., Oak Creek:

Mr. Schmidt expressed his opinion that Oak Creek is growing too fast, and urged members of the Commission to do their due diligence in making major decisions that will benefit the City. Mayor Scaffidi responded that the Commissioners spend a great deal of time reviewing Plan Commission materials prior to meetings.

Mayor Scaffidi called for a motion. Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that Section 17.0316 of the Municipal Code be amended to create a new Interchange Regional Retail Zoning District, after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Mayor Scaffidi turned the meeting over to Alderman Bukiewicz.

**Rezone
Walden OC (Northwestern Mutual)
1830R W. Drexel Ave.
Tax Key No. 784-9021-000**

Kari Papelbon displayed a rendering of the area proposed to be rezoned to the new B-6, Interchange Regional Retail District.

Commissioner Correll inquired if the zoning for this property were to stay at its present classification, what type of development would be excluded by the zoning change. Ms.

Papelbon responded that the zoning district specifically outlines what will and will not be allowed in the proposed zoning district. This takes into account large destination retailers such as IKEA that are in excess of 250,000 square feet, as well as other uses below that threshold.

Nick Schmidt, 7842 S. 13th St., Oak Creek, commented that the area in question, as well as most of the surrounding property, is owned by Northwestern Mutual, and again urged the Commissioners to uphold the best interests of the City, rather than Northwestern Mutual. Alderman Bukiewicz responded that he feels this development, as well as many of the land deals done in the past, will greatly benefit the residents of Oak Creek.

Alderman Bukiewicz called for a motion. Commissioner Correll moved that the Plan Commission recommends to the Common Council that the property at 1830 R W. Drexel Ave. be rezoned from P-1, Park District, to B-6, Interchange Regional Retail District, after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye, with the exception of Mayor Scaffidi (who was not present for the vote).

Plan Commission Consultation Discussion of Code Requirements and Applicable Zoning Districts Craft Distilleries, Wineries, and Breweries

Pete Wagner opened discussion, noting that with the growth of the City, one thing that has not been addressed is microbreweries and distilleries. Currently, our Code allows for brew pubs, such as Water Street Brewery, which allow patrons to purchase and consume the manufactured product on-site. The Code, however, does not allow for a distillery or brewery that manufactures and sells the products elsewhere. Mr. Wagner is looking for the Plan Commission's view on whether the City should pursue making additions to the Code to allow for this type of operation. Mr. Wagner commented that the Planning Department currently has an intern who did a great deal of research on how business around the state and other parts of the country regulate and define these types of establishments. Her findings were that there are no consistent regulations. The terms "micro" and "artisan" are discretionary terms that are not well-defined from one community to the next.

Mr. Wagner pointed out that there is some interest in bringing a microdistillery to the City. Mr. Wagner noted that staff is comfortable with identifying microbreweries and microdistilleries based on the facility size and production quantity. This would deter larger manufacturers from wanting to settle on small sites in Oak Creek. The smaller manufacturers, however, have a purpose in our commercial districts as destination establishments that gather a favorable response from a community wanting to patronize their local manufacturers. Mr. Wagner noted that in an effort to control the quantity of product being manufactured, facilities would be limited to using no more than fifty percent of the site for production. The remaining portion would be used for retail operations or tasting rooms.

Commissioner Correll felt that limiting the size of the overall operation is the easiest way to keep production levels in check, rather than by number of barrels produced. Mr. Wagner commented that there is no continuity between the term "microbrewery" and the allowed number of barrels produced. He agreed with Commissioner Correll that the best way to limit the level of production at a local distillery is by controlling square footage. If a larger facility is required as a company grows, they might be forced to move their operations to a manufacturing district. Commissioner Carrillo commented that many of the local microdistilleries around the City are limited by the amount of production as opposed to square footage. If a facility is manufacturing their product around the clock, there could be other, larger impacts to the surrounding area,

such as unpleasant smells, or a high volume of truck traffic. Limiting their production is going to cut down on those types of nuisances. Mr. Wagner responded that limiting by production quantity would be difficult to enforce. Using square footage parameters in tandem with quantity restrictions will go a long way to ensuring that these types of businesses do not get too large that they pose other logistical issues in our commercial districts. Kari Papelbon added that existing microbreweries/distilleries limited by quantity have the capacity to manufacture their product up to a certain amount, but that does not necessarily mean that they will reach that limit. Imposing that threshold would allow a business room for expansion before they would need to move from a commercial to a manufacturing district. Alderman Guzikowski and Commissioner Siepert voiced their support of using both square footage and production limitations in the Code requirements. Pete Wagner added that other communities limit the square footage based on a percentage of the overall size of the facility. For instance, production might be limited to no more than fifty percent of the building, with the remaining portion used for retail operations or a tasting room.

Adam Murphy, 9843 S. 27th St., Franklin:

Mr. Murphy is interested in opening a distillery in Oak Creek. He explained that one of the reasons why there are differences in regulations from state to state is that distilleries are controlled at the federal level, while tasting rooms are controlled at the state level. The State of Wisconsin requires that a tasting room for a distillery be on-site, while other states allow tasting rooms off-site. Wisconsin uses a three-tier distribution format - sales outside of the tasting rooms need to go through distributors, then retailers. He feels that a tasting room is critical to the success of a microdistillery – approximately 10-32% of sales are generated through the tasting rooms. In this case, there is a 100% return on the product as there is no distributor or retailer taking a portion of the profits. His concern in bringing a microdistillery to Oak Creek is where the City would allow it to be located. He mentioned several sites as possibilities, but those locations would not necessarily draw customers in, particularly in an industrial area.

Alderman Bukiewicz added that discussion on this topic is timely as there is great interest in bringing these types of businesses to the area. His opinion is to limit by square footage, but that it is important to allow for expansion. Pete Wagner noted that at this point, the Staff's objective is to provide information to the Commission for consideration prior to any requests for Conditional Use.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:11 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

5/17/16

Summary of Significant Common Council Actions

1. APPROVED a motion to authorize staff to take preliminary steps to create Tax Incremental Financing District No. 12 for the property at 1830R W. Drexel Avenue (2nd District).
2. APPROVED Ordinance No. 2806, creating Section 2.80 of the Municipal Code to create a standing Joint Review Board.
3. APPROVED a motion to concur with the Mayor's appointment of Alderman Kenneth Gehl to the standing Joint Review Board.
4. APPROVED Resolution No. 11708-051716, approving the Tax Incremental Finance District No. 12 Finance Development Agreement with IKEA Property, Inc.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: May 24, 2016

PROJECT: Comprehensive Plan Amendment – Kelly Gallacher, Self Storage Ventures, LLC

ADDRESSES: 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave.

TAX KEY NOS: 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994

STAFF RECOMMENDATION: No recommendation. However, if the Plan Commission determines that the proposed Comprehensive Plan Amendment is appropriate, the following motion is provided:

That the Plan Commission adopts resolution 2016-01, amending the Comprehensive Plan and Planned Land Use map for the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. to reflect the change in land use from Planned Business to Planned Industrial, following a public hearing and adoption by the Common Council.

BACKGROUND: Kelly Gallacher, Self Storage Ventures, LLC, is requesting that the Planned Land Use category and map in the Comprehensive Plan for the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. be changed from Planned Business to Planned Industrial in anticipation of purchase for a self-storage facility. Although it is important to note that this request is for a change to the Comprehensive Plan, it is appropriate for the Commission to have an understanding of the type of development that is being proposed for the site, should the change to the Comprehensive Plan occur.

The applicant is proposing to develop a self-storage facility at this location. Traditionally, self-storage facilities (like several in Oak Creek) have been low-slung metal buildings with exterior garage doors that are often painted in different colors. This development would be a combination of self-storage which would be accessed through the interior of the buildings without individual garage doors, much like you might see in any one of the City's business parks. Those buildings would be constructed to meet the City's architectural standards. A portion of the development would also have the more traditional self-storage units that retain exterior access, although they would also be subject to architectural standards and would be concealed within the interior of the development. More details can be provided by the applicant.

The Comprehensive Plan currently identifies the subject properties for Planned Business development, the designation for which "includes high-quality indoor retail, commercial service, and some office land uses, with generous landscaping and limited signage." Several communities consider self-storage facilities to fall under the definition of commercial service. In fact, one of the options that was discussed was to amend the City's zoning code to allow self-storage facilities as a conditional use permit in commercial (presumably B-4, Highway Business) zoning districts rather than or in addition to their current status as conditional uses in the M-1, Manufacturing zoning district. Staff research has indicated that similar facilities are treated as special or conditional uses in commercial zoning districts in neighboring communities like Franklin, Muskego and New Berlin.

According to the Comprehensive Plan, Planned Industrial includes "high-quality indoor manufacturing, assembly and storage uses with generous landscaping, high quality building design, and limited signage." This definition is very similar to that of Planned Business (the current designation of the properties).

Existing development in the immediate surrounding area is a mix of single-family residences, small-scale businesses, and MATC to the west; commercial businesses and residential uses to the north (Milwaukee); open land and the Cudahy Nature Preserve to the east; and St. Joseph's Cemetery and commercial businesses in a small business park to the south. Zoning districts in the area include Rs-3, Single Family Residential; M-1 Manufacturing; I-1, Institutional; P-1, Park; B-2, Community Business; and B-4, Highway Business (see attached zoning map). The subject properties are currently zoned B-4, Highway Business. It should be noted that a change in the Planned Land Use category and map does not preclude specific proposals from obtaining rezoning, conditional use, or other local approvals.

Generally, staff supports the concept of a mix of uses in the area. However, staff is apprehensive about the ultimate development of this corner, whether it be business (as currently designated) or planned industrial (as proposed). As identified in the Comprehensive Plan, the corner of Howell Ave. and College Ave. is a major entryway to a major corridor. Whatever the end use on the property, extensive attention must be paid to the treatment of the site, the architecture, and landscaping to ensure that the “sense of entry” is maintained and enhanced.

Residential properties (even though they are zoned M-1, Manufacturing and are identified as Planned Business by the comprehensive plan) exist across Howell Avenue (west) from the subject parcels. While staff recognizes the presence of M-1 zoned parcels in the immediate area, those parcels have not been developed with manufacturing uses. Both business and manufacturing or industrial uses have the potential to have outdoor lighting, noise, traffic, and other conflicts with residential uses. These conflicts would be addressed during subsequent reviews and can be mitigated, but the concerns remain.

Environmental concerns arise with the presence of a large DNR-identified wetland that significantly constrains the middle of the proposed parcels. Wetland information available indicates that this is an emergent/wet meadow and will need to be delineated. But aside from the basic requirements to identify the boundaries and comply with all DNR regulations for protections and/or buffers, the location and size of the wetland create a challenge for the development of the site, whether business or manufacturing. Staff also has concern for potential environmental contamination or destruction with future business or industrial uses. Like the potential conflicts with residences, however, the environmental concerns can be mitigated during subsequent reviews.

Finally, the question of whether the site is appropriate for industrial use rather than some other use has been something staff has considered extensively with this application. Recognizing that this is not an application for rezoning or for a specific use, it must be understood that changing the Comprehensive Plan to allow for future industrial uses means that any permitted manufacturing use could be located on this corner. Does it make sense to have, for example, food manufacturing or construction machinery manufacturing and repair on these properties? Would there be the same reaction to a proposal for the manufacture of greeting cards as to the manufacture of industrial gases? These are all currently permitted uses in the M-1, Manufacturing district. Granted, the physical constraints of the property – size, access, environmental – would naturally limit the type of industrial use that could logically locate on the property. But small-scale manufacturing is still a possibility, as would be a conditional use for outdoor storage or a parking lot or an indoor recreation facility.

If the Plan Commission concludes that industrial uses are not appropriate for the site, what is appropriate? As mentioned above, the Comprehensive Plan states that the properties are appropriate for small-scale businesses. The existing B-4 zoning would allow that to occur. Yet the properties have sat vacant for years with no interest in development consistent with the B-4 zoning district, other than the occasional gas station or car wash. The Plan Commission is being asked to make the determination as to whether the land should remain identified in the Comprehensive Plan for business use, and possibly remain vacant, or be identified in the Comprehensive Plan for planned industrial use, with the understanding that there are several concerns to address in future development plans.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the Comprehensive Plan. Approval of these changes to the Comprehensive Plan would potentially allow manufacturing/industrial development of vacant property.

In summary, staff acknowledges the unique site characteristics of this property that have thus far limited its development options. At the same time, we concur with the identification of this corner as a gateway to the City and have concerns that a manufacturing zoning that may follow a planned industrial land use designation would not be consistent with the City's vision. Oak Creek is somewhat unique in that self-storage facilities are only allowed as conditional uses in manufacturing zoning districts. It has been demonstrated that, given the proper development standards, today's self-storage facilities can be successfully integrated into commercial zoning

districts. Perhaps it is worthwhile to consider an amendment to the City's zoning code to reclassify self-storage facilities as conditional uses in the B-4 Highway Business zoning district. This would retain the Commission's (and ultimately the Common Council's) ability to consider and properly regulate this type of use without exposing this gateway to the City to unintended and potentially undesirable manufacturing uses allowed in a planned industrial district.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

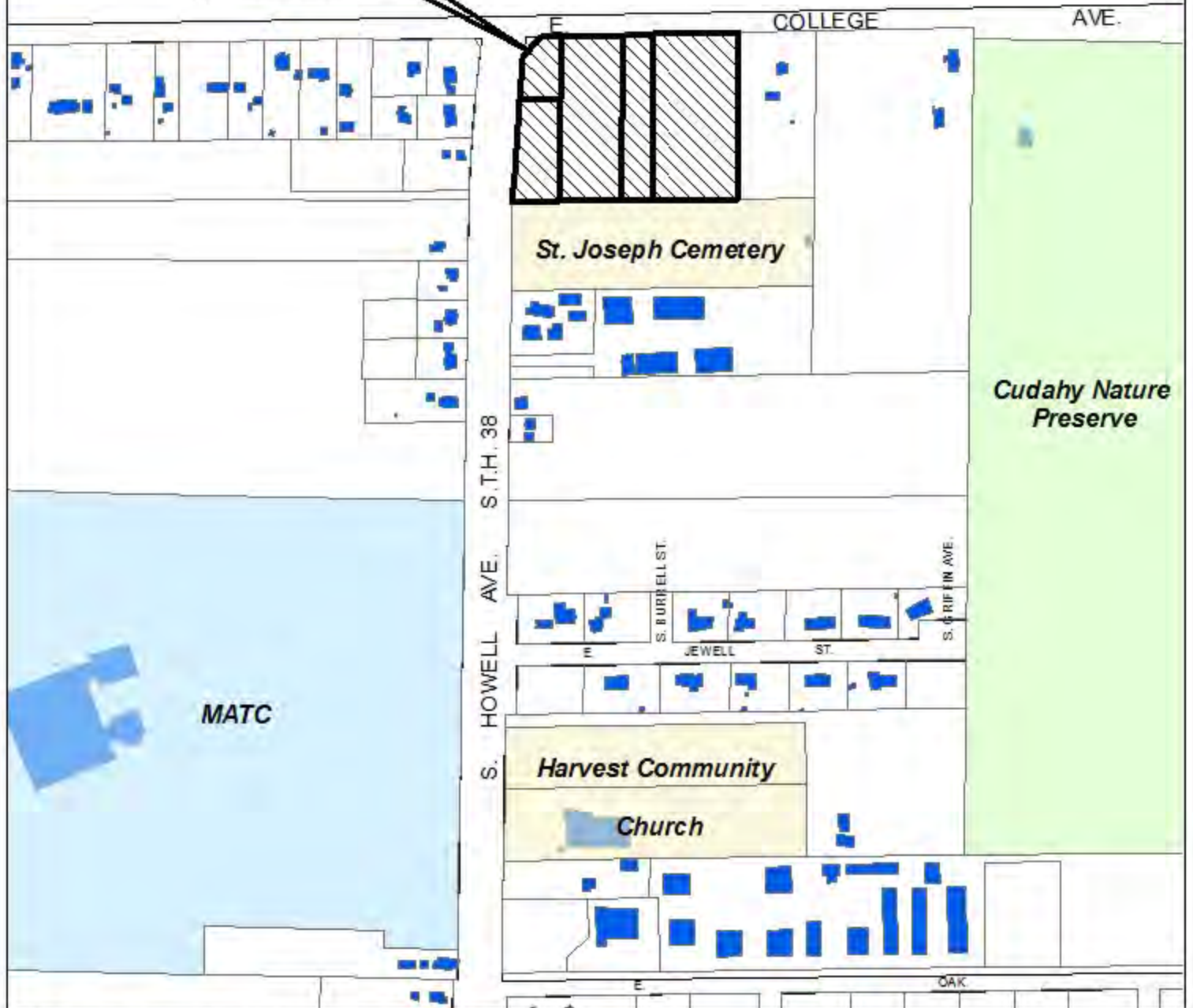


Douglas Seymour, AICP
Director of Community Development

COMPREHENSIVE PLAN AMENDMENT - PLANNED LAND USE CHANGE

City of Milwaukee

Parcels Proposed to Change



This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development

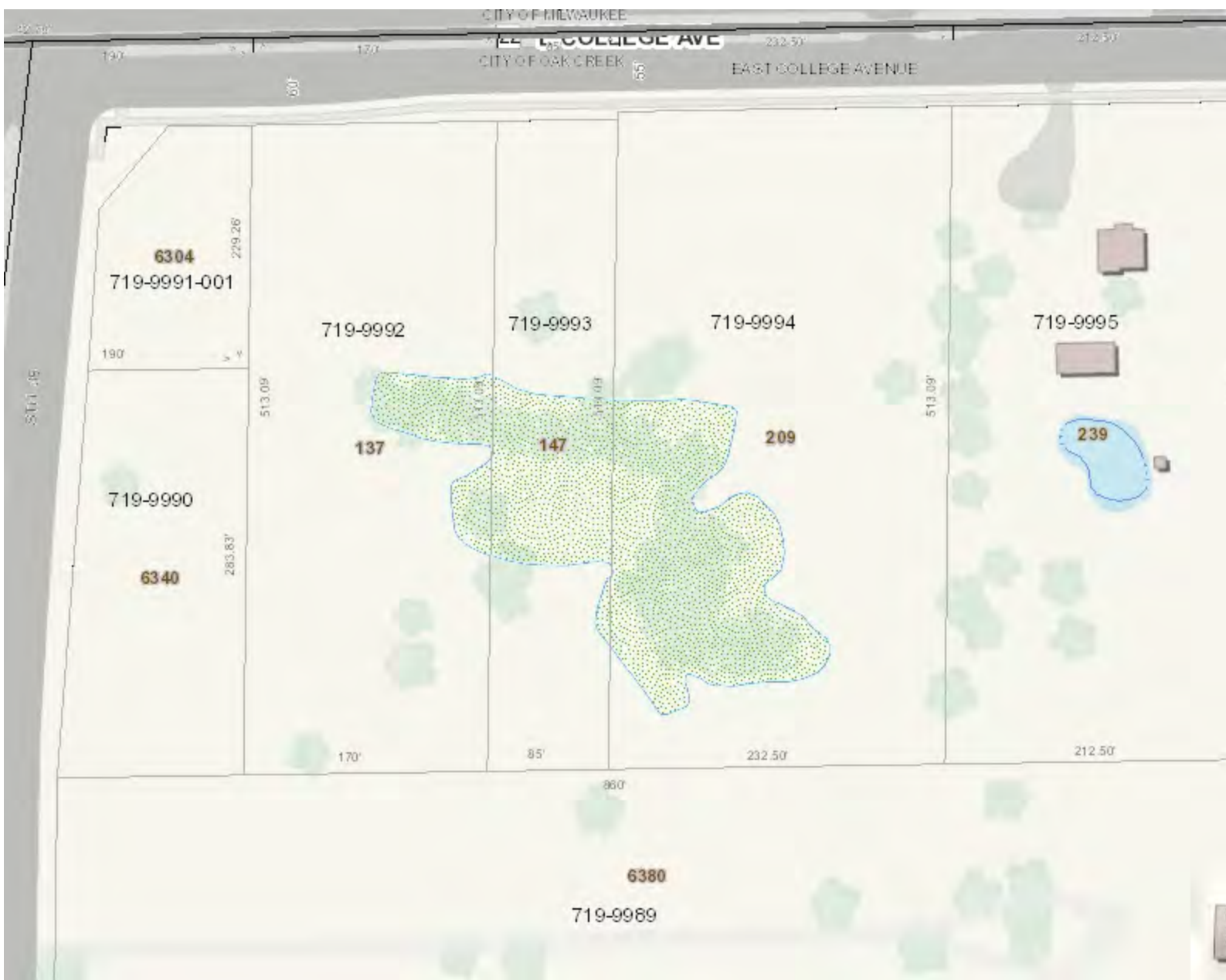


Legend

-  Planned Business to Planned Industrial
-  College Property
-  Park Property
-  Church Property



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - + Railway
- Carto Line
 - Extended Tie Line, Hook, or PT
 - Dimension, Identification, or Note A
 - TieLine
 - Easement
 - MeanderLine
 - CivilDivision
- Subdivision
 - Current
 - Old
- Condo
 - Current
 - Old
- CSM
 - Current
 - Old
- Water
- WDNR Wetlands
 - Aquatic bed
 - Open water
 - Emergent/wet meadow
 - Filled/drained wetland
 - Flats/unvegetated wet soil
 - Forested
 - Scrub/shrub
- FEMA Floodplain 100YR
 - 100-year Floodplain Area
 - 100-year Floodway Area
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
 - Primary

1:1,241



207 0 103 207 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 05/14/2016 - 1:58pm
Drawing name: V:\193804453\DWG\193804453.dwg
Xref: 193804453.dwg
Xref Date: 05/14/2016 - 1:58pm
Xref Name: V:\193804453\DWG\193804453.dwg
Xref Date: 05/14/2016 - 1:58pm



COLLEGE AVENUE - CTH ZZ

HOWELL AVENUE - STH 38

STORMWATER POND

27,650 x 2 = 55,300 sf

ORNAMENTAL TREE (TYP)

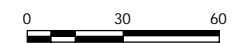
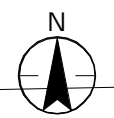

EVERGREEN TREE (TYP)

FLOWERING SHRUB (TYP)

EMERGENCY ACCESS LOCKED GATE

EXISTING WOODS EDGE TO REMAIN ALONG SOUTH PROPERTY LINE

NOTE:
PRELIMINARY SURVEY DATA
PRELIMINARY SITE LAYOUT FOR DISCUSSION.

12075 N. Corporate Parkway, Suite 200
Madison, WI 53702
www.stantec.com

CONCEPT SITE PLAN

HOWELL/COLLEGE AVENUE PROJECT
GREENBAR CONSTRUCTION - GALLACHER DEVELOPMENT
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

NO	REVISION	DATE

DATE OF ISSUANCE
MAY, 2016

SURVEY	JSH
DRAWN	####
DESIGNED	####
CHECKED	####
APPROVED	####
PROJ. NO.	193804453
SHEET NUMBER	1

CONCEPT ELEVATIONS
COLLEGE AVENUE AND HOWELL AVENUE
OAK CREEK, WI
MAY 13, 2016



NORTH SIDE ELEVATION (EAST PORTION)



NORTH SIDE ELEVATION (WEST PORTION)

CONCEPT ELEVATIONS
COLLEGE AVENUE AND HOWELL AVENUE
OAK CREEK, WI
MAY 13, 2016



WEST SIDE ELEVATION (NORTH PORTION)



WEST SIDE ELEVATION (SOUTH PORTION)



Plan Commission Report

ITEM: 5b

DATE: May 24, 2016

PROJECT: Temporary Use – Outdoor Trailer Display (Farm & Fleet)

ADDRESS: 501 W. Rawson Avenue

TAX KEY NOs: 765-9046

STAFF RECOMMENDATION: That the Plan Commission not approve the temporary use permit for the outdoor display of eight (8) trailers on the far west and north side of the parking lot along 6th Street at 501 W. Rawson Avenue .

Ownership: Farm & Fleet of Janesville, Inc.

Size: 13.456 acres

Existing Zoning: B-4, CCU, Highway Business District Conforming Conditional Use

Adjacent Zoning: North – M-1, Manufacturing, I-1, Institutional, B-4, Highway Business
East – FW, Floodway
South – M-1, Manufacturing
West – M-1, Manufacturing, I-1, Institutional

Comprehensive Plan: Planned Business

Wetlands: N/A.

Floodplain: N/A.

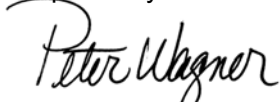
Official Map: N/A.

Commentary: The applicant is requesting a temporary use permit that would allow the business to display eight trailers on the far west and north side of the property as indicated on the attached map. In addition to the trailers, there will be signs advertising the price of the trailers. Included in this report are examples of the type of trailers to be displayed.


The applicant has requested a similar trailer display in 2013 and 2010. Both requests were approved by the Plan Commission. Past approvals had the trailers parked across from the automotive repair bays which is further south along 6th Street. This request will locate the parked trailers in the northwest corner of the parking lot along 6th Street and Rawson Avenue.

Staff has consistently expressed concerns about the outdoor display of trailers, merchandise and equipment in front of businesses as they can detract from the character of the community and has recommended against similar requests for this and other properties. In the event that the Plan Commission does not concur with the staff recommendation, staff would suggest relocating the trailer display further south from the proposed location, which would be in the parking lot across from the automotive repair bays along 6th Street, as was the case in earlier submittals. Staff would also set an expiration date of September 30, 2016 for this temporary use.

Prepared by:

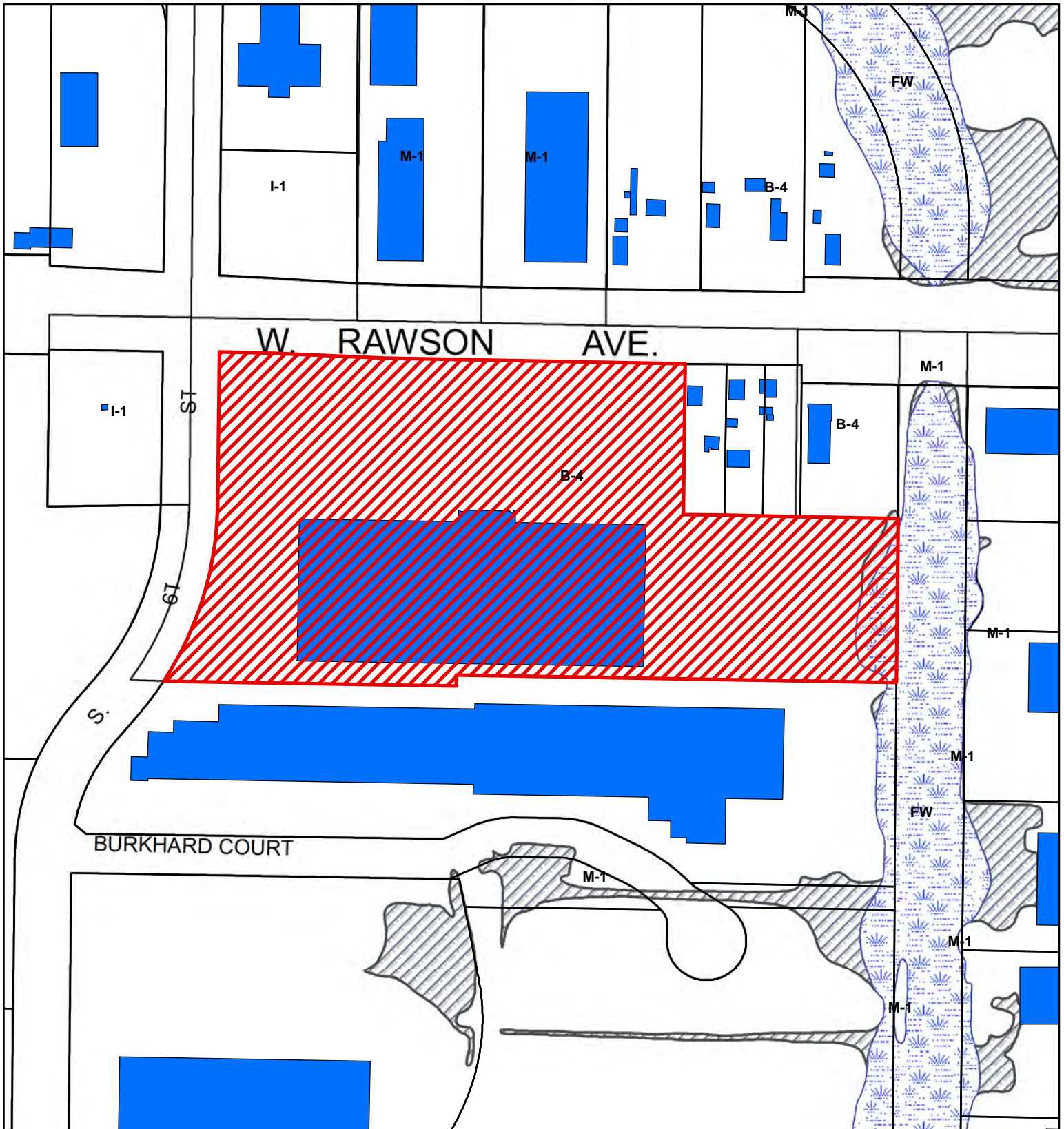

Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:


Douglas Seymour, AICP
Director of Community Development

Location Map

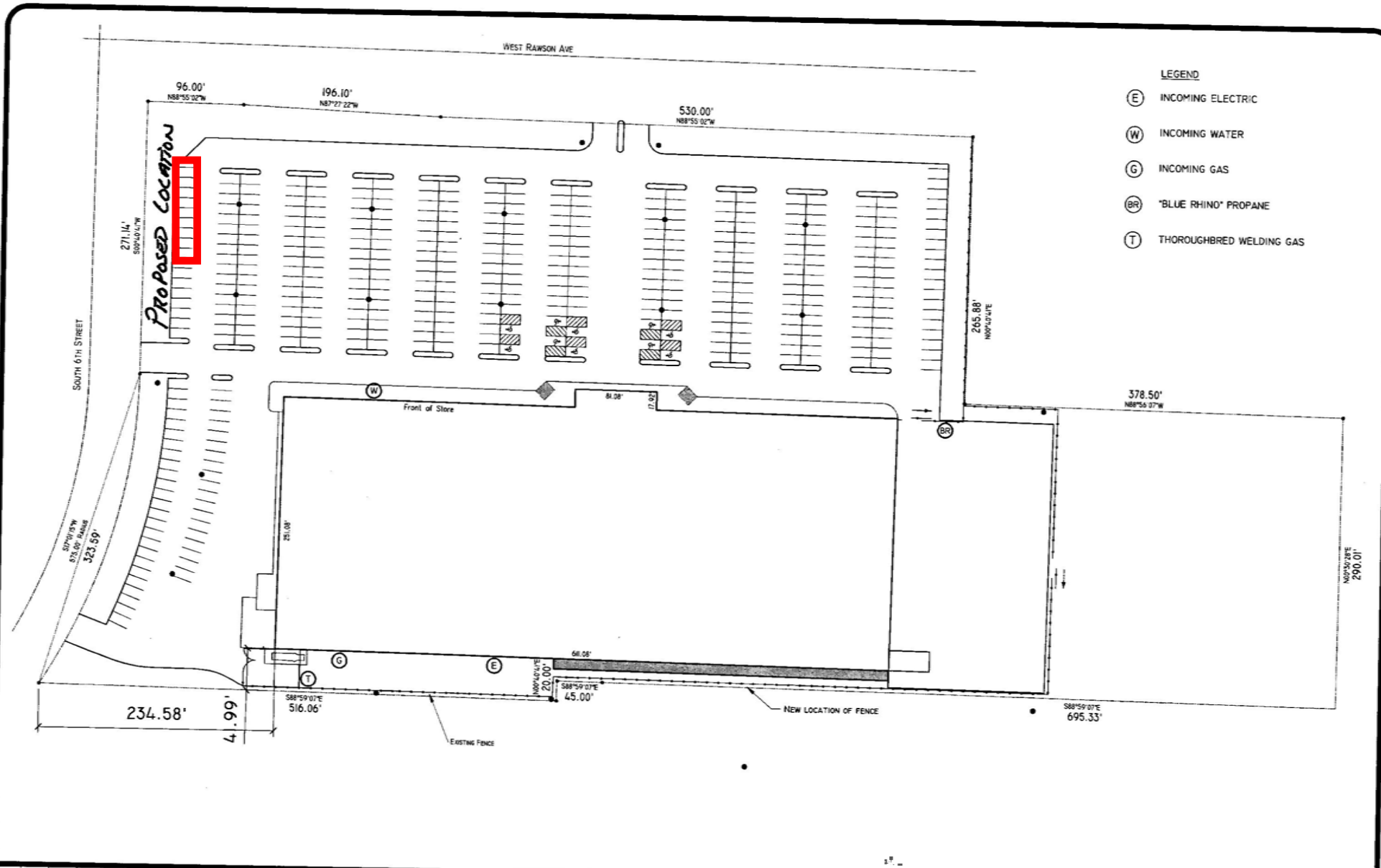
501 W. Rawson Ave.



This map is not a survey of the actual boundary of any property this map depicts.



Legend	
	501 W. Rawson Ave.
	Floodway
	Floodfringe



- LEGEND**
- (E) INCOMING ELECTRIC
 - (W) INCOMING WATER
 - (G) INCOMING GAS
 - (BR) 'BLUE RHINO' PROPANE
 - (T) THOROUGHbred WELDING GAS

REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION

BLAIN SUPPLY, INC.
P.O. BOX 361, 2001 EAST RAINBOW STREET
JANESVILLE, WI 53407
608-754-0100

SCALE: 1" = 40'

DATE: APRIL 15, 2015

DRAWN BY: EES

CHECKED BY: NVL

NORTH

PROJECT NAME: FARM & FLEET OAK CREEK
50 WEST RAWSON ROAD P.O. BOX 245
OAK CREEK, WISCONSIN 53454-0245

PROJECT TITLE: SITE PLAN

DRAWING NO. 1.0

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION OF FARM & FLEET, INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, USED, OR DISCLOSED EITHER IN WHOLE OR IN PART EXCEPT AS SPECIALLY AUTHORIZED BY FARM & FLEET, INC.

Mat Sauer - STORE MANAGER
414-764-6606
MSauer@blainsupply.com

Farm and Fleet of Oak Creek Trailer Selection - 2016

Vendor Name	MFG Item #	Description	Fleet	Blain #	Stk Flag	On Hand
forest river/U S CARGO DIV	DCC58SA	5x8 White Duracraft Enclosed Trailer	\$1,899.99	720507	Y	2
						
forest river/U S CARGO DIV	DCC58SAP	5x8 Pewter Duracraft Enclosed Trailer	\$1,899.99	772531	Y	2
						
forest river/U S CARGO DIV	DCC612SAB	6x12 Black Duracraft Enclosed Trailer	\$2,999.99	720510	Y	3
						
forest river/U S CARGO DIV	DCC612SAP	6x12 Pewter Duracraft Enclosed Trailer	\$2,999.99	720512	Y	1
						
teske MFG INC	U4812A00W0B 1	4x8 No Floor Trailer	\$429.99	669952	Y	4
						
teske MFG INC	U4812FEBWFB	4x8 Utility Trailer w/Wood Sides	\$669.99	604984	Y	12
						

Farm and Fleet of Oak Creek Trailer Selection - 2016

<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U51015ALBWF B1	5x10 Utility Trailer	\$1,249.99	669959	Y	4
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U5812ATSK	5x8 Angle Tilt Trailer w/Wood Side Ki	\$869.99	842703	Y	0
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U5812FEBSFB1	5x8 Sided Utility Trailer with Ramp	\$729.99	481893	Y	7
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U5815FLBSFB1	5x8 High Side Utility Trailer	\$1,149.99	540199	Y	6
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U61015FLBSFB	6.5x10 Black Utility Trailer	\$1,399.99	450500	Y	2
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;">teske MFG INC</div>  </div>	U61215ALBWF B1	6.5x12 Landscape/ATV Trailer	\$1,499.99	481894	Y	3



Plan Commission Report

ITEM: 5c

DATE: May 24, 2016

PROJECT: Plan Review – PPG Industries

ADDRESS: 10800 S. 13th St.

TAX KEY NO: 975-9999-002

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Joe Ehlinger, PPG Industries, for the property at 10800 S. 13th St., with the condition that all building and fire codes are met.

Ownership: PPG Industries, Inc., One PPG Place – 35 N, Pittsburgh, PA 15272

Size: 53.720 acres

Existing Zoning: M-1 (PUD/CU), Manufacturing; FF, Flood Fringe; FW, Floodway

Adjacent Zoning:

- North – M-1 (PUD/CU), Manufacturing; FW, Floodway; C-1, Shoreland Wetland Conservancy
- East – M-1 (PUD/CU), Manufacturing; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
- South – P-1, Park District; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
- West – P-1, Park District; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy; A-1, Limited Agricultural; Rs-2, Single Family Residential

Comprehensive Plan: General Industrial.

Wetlands: N/A.

Floodplain: Yes, on east (see map).

Official Map: N/A.

Commentary: The Applicant is requesting site and building plan approval for an addition to the existing building at 10800 S. 13th St. The proposed 45' x 72' (3,300 sf) single-story addition for blending operations will be constructed on the southeast portion of the existing building. All setbacks are met in the proposal. No additional employees are anticipated with this expansion, and no additional parking is proposed.

Building materials – metal wall panels and CMU – will match the materials and colors on the existing building. Although metal wall panels are not acceptable primary building materials, staff feels that matching the existing building materials is acceptable and recommends approval. This will require a ¾ majority approval of the Plan Commission. Due to the location, off of the Can Coat building (Resin Building), this addition will not be seen from S. 13th St. It is also located on existing pavement. Therefore, additional landscaping is not required.

Prepared by:

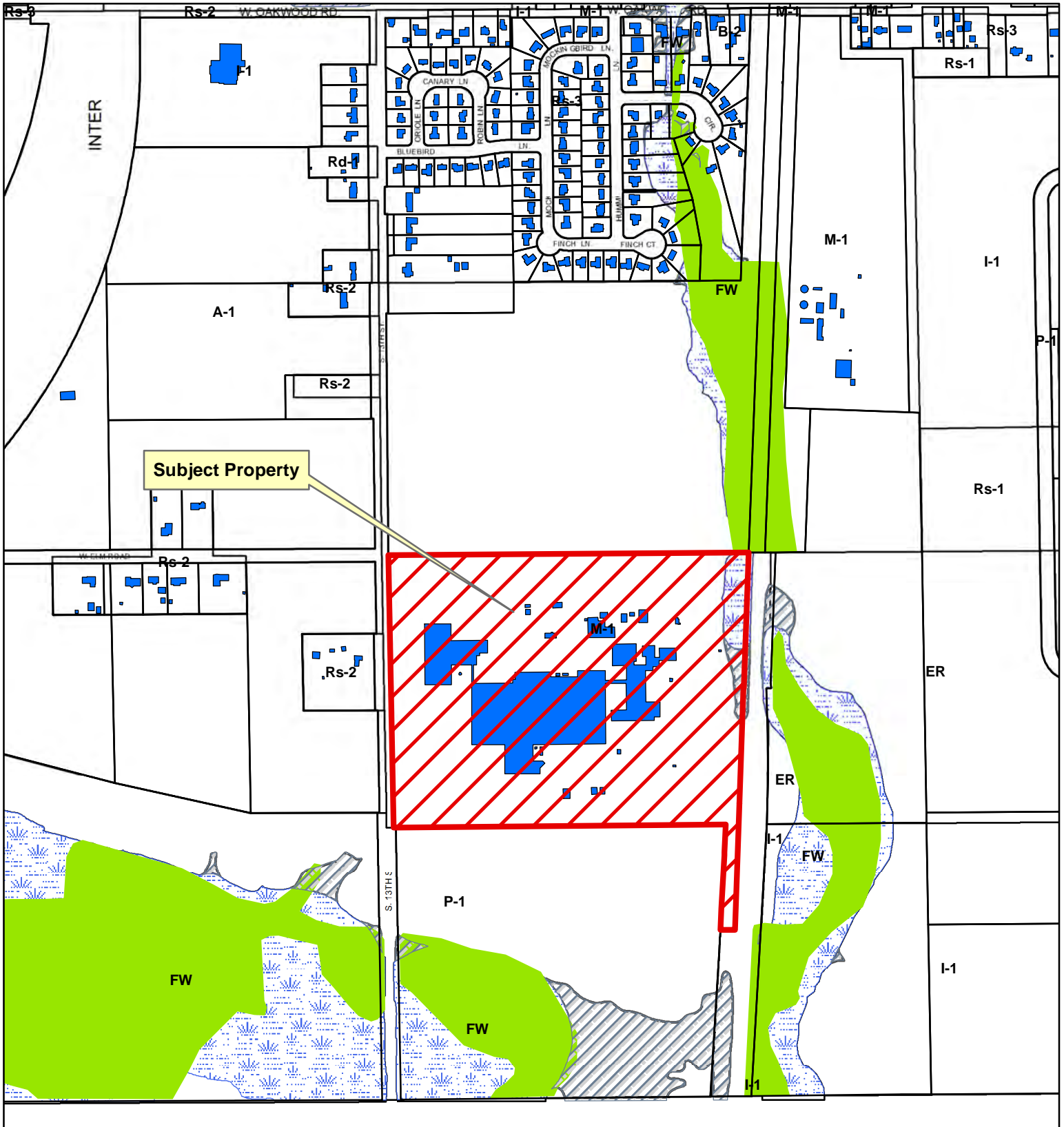
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

10800 S. 13th St.



This map is not a survey of the actual boundary of any property this map depicts.



- 10800 S. 13th St.
- Floodway
- Floodfringe
- Flood Fringe (FF)
- Shoreland Wetland Conservancy (C-1)
- Lakefront Overlay District (LOD)
- Mixed Use Neighborhood Overlay (NO)
- Mixed Use Office Overlay (OO)
- Regional Retail Overlay District (RR)



HOH ARCHITECTS, INC.

55 EAST JACKSON BOULEVARD, SUITE 600 • CHICAGO, ILLINOIS 60604 • (312) 346-8131 • FAX (312)424-3699

April 26, 2016

Kari Papelbon
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

RE: PPG Oak Creek
CC14 – Building expansion Design
10800 S. 13th Street
Oak Creek, WI 53154-6802
HOH 4547

Dear Ms. Papelbon:

Please find enclosed the completed Plan Commission Application form, check in the amount of \$350.00, (10) 11x17 color copies of the site plan, floor plan, elevations, wall section and details. Also included is a CD which contains the electronic copy in both .PDF and ACAD format.

PPG Industries, Inc. is proposing to build a 3,300 S.F. (45'x72') square foot, single story addition to the south wall of the existing Can Coat Building of the Resin Building. This building will include a blending operation, and a general purpose dock. The new addition will house a new 6,000 gal. Blend Tank, associated heat exchangers, pumps and scales.

The new addition's construction will match the existing adjacent building's height, color, construction materials and structure.

Please contact me if you have any questions or comments.

Sincerely,

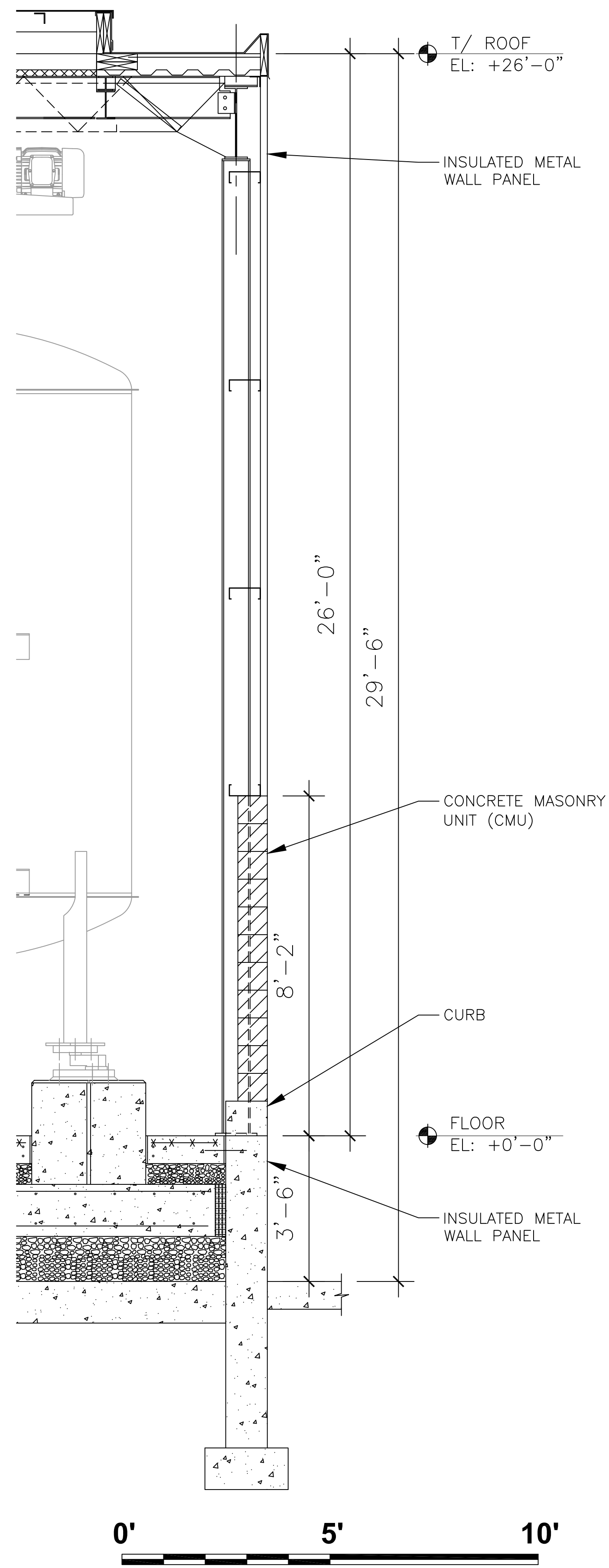

Kenneth C. Lindberg, A.I.A.

CITY OF OAK CREEK

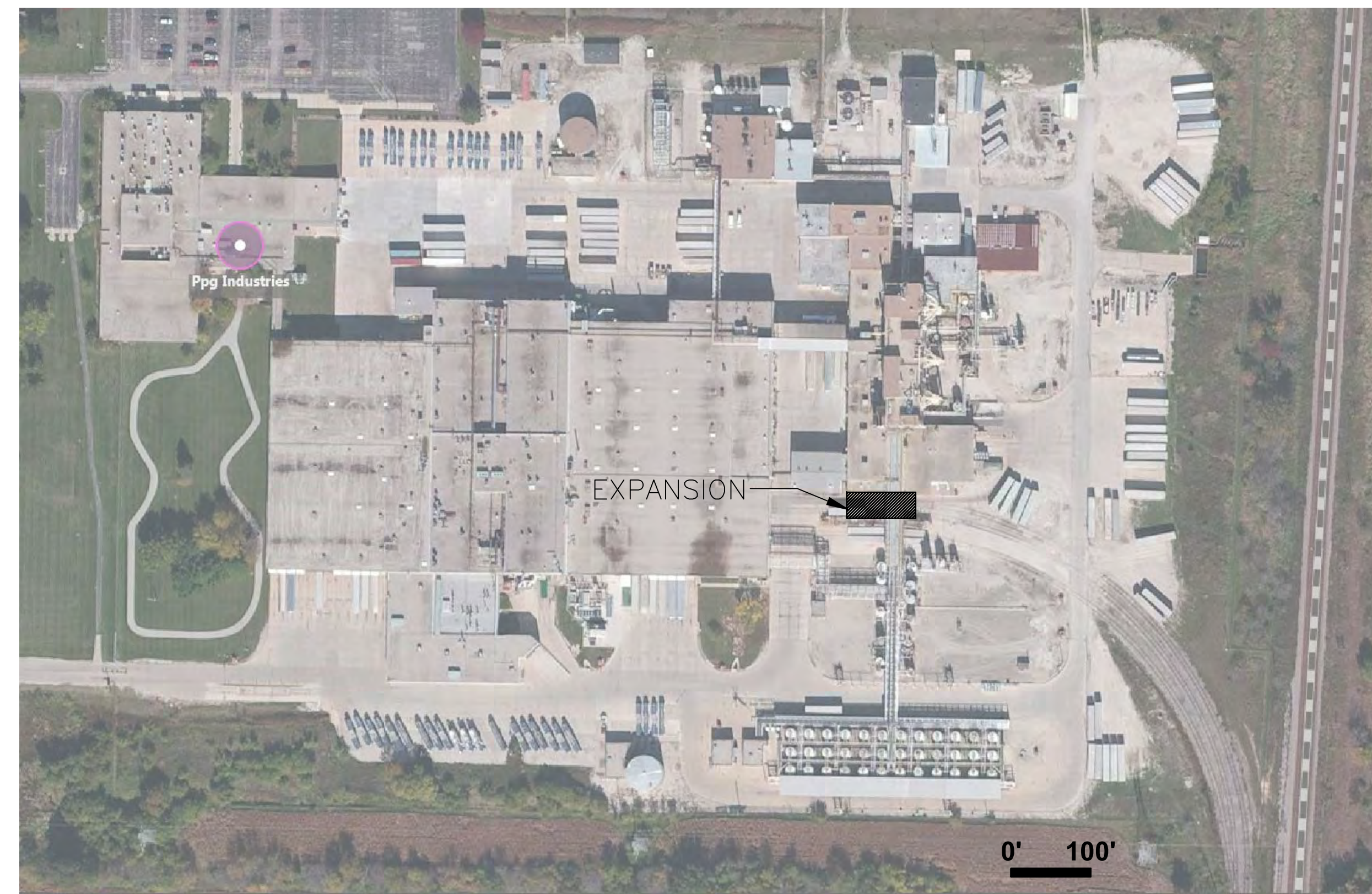
APR 26 2016

RECEIVED

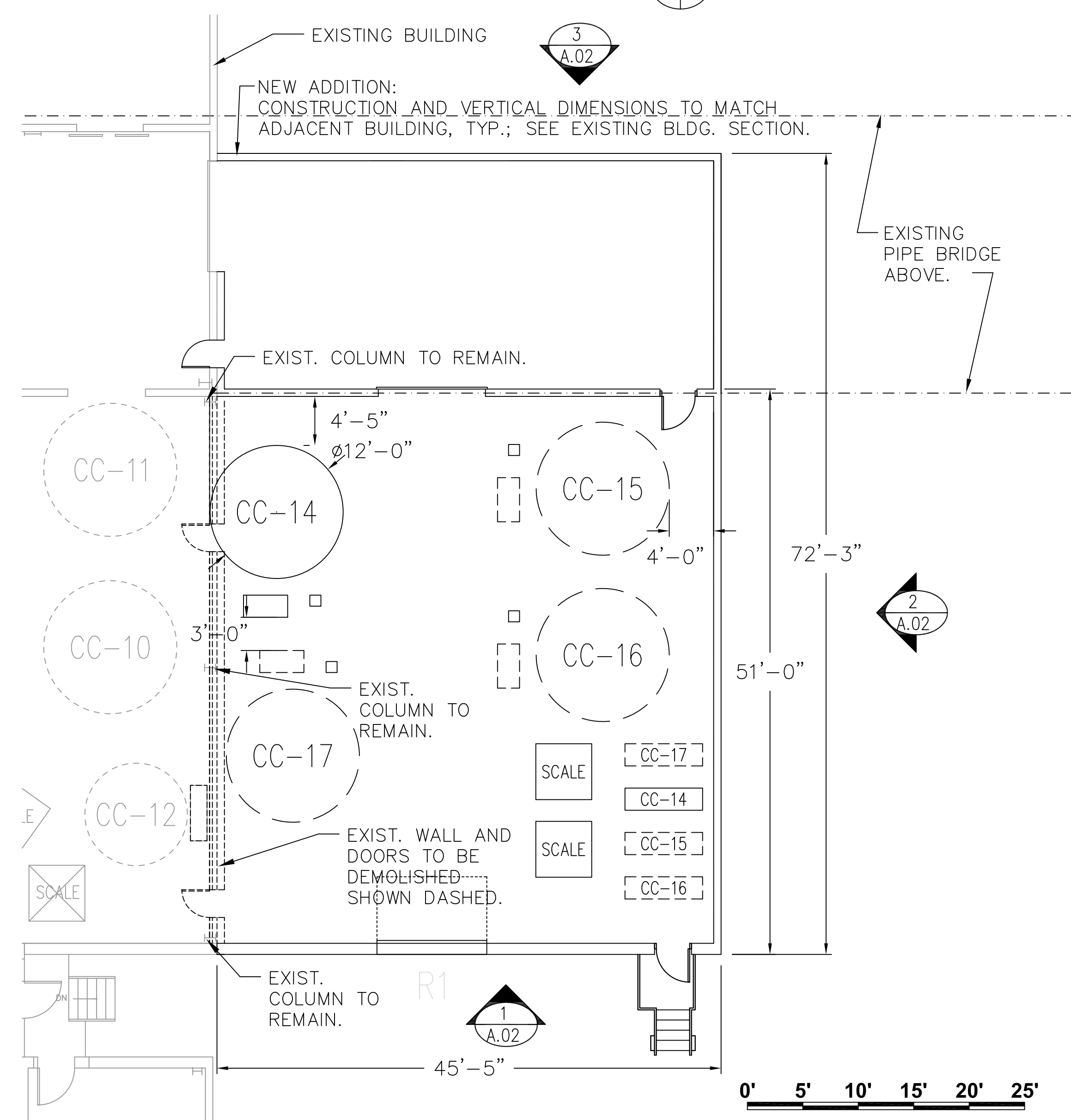
PLOT DATE : Apr 25, 2016 - 2:53pm
 FILE NAME : H:\Projects\4547\Drawings\Architectural\A-sheets\A_01 Project Overview.dwg



3 WALL SECTION
 SCALE: 1/2" = 1'-0"



1 KEY PLAN
 SCALE: +/- 3/4" = 100'-0"



2 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



REVIEW	
DRAWN BY:	LMD
DESIGN BY:	KCL
CHECKED BY:	KCL
APPROVED BY:	FCO

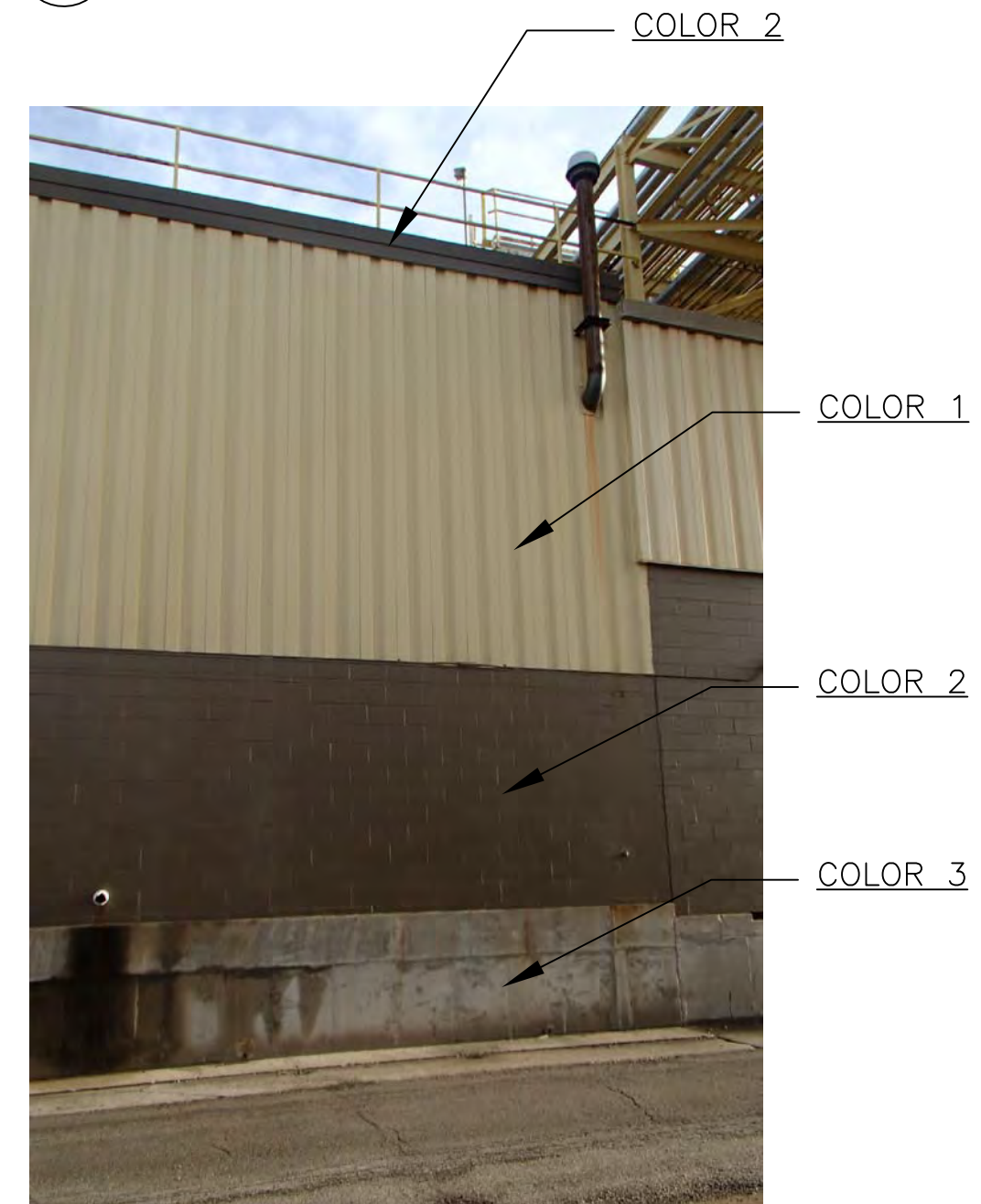
HOH PROJECT NUMBER: 4547
PPG INDUSTRIES, INC.
CC14 BUILDING
BUILDING EXPANSION
 10800 SOUTH 13TH STREET
 OAK CREEK, WI 53154

DRAWING TITLE
PROJECT OVERVIEW

SHEET NO.
A.01



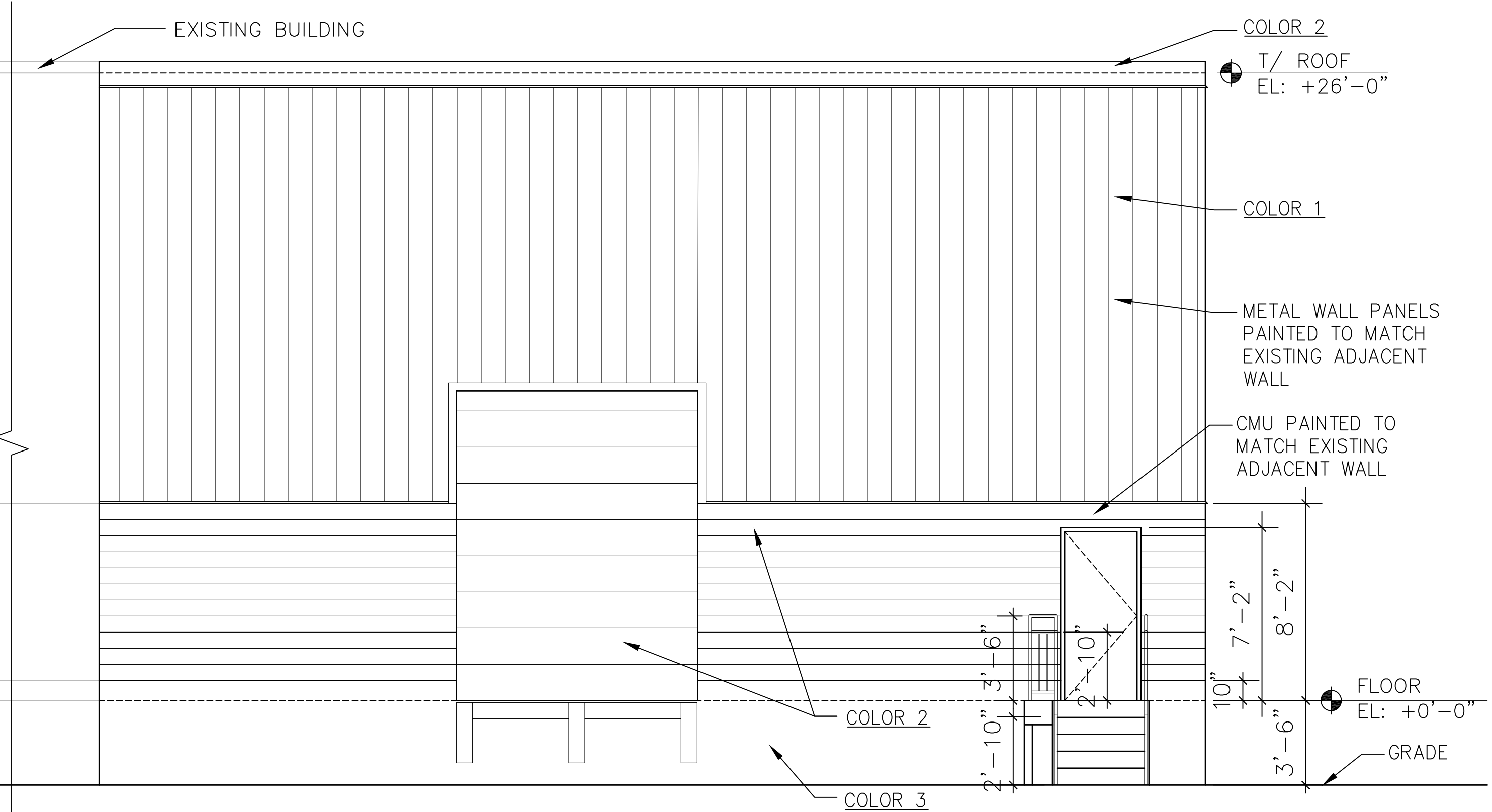
A PHOTO: EXISTING SOUTH FACADE



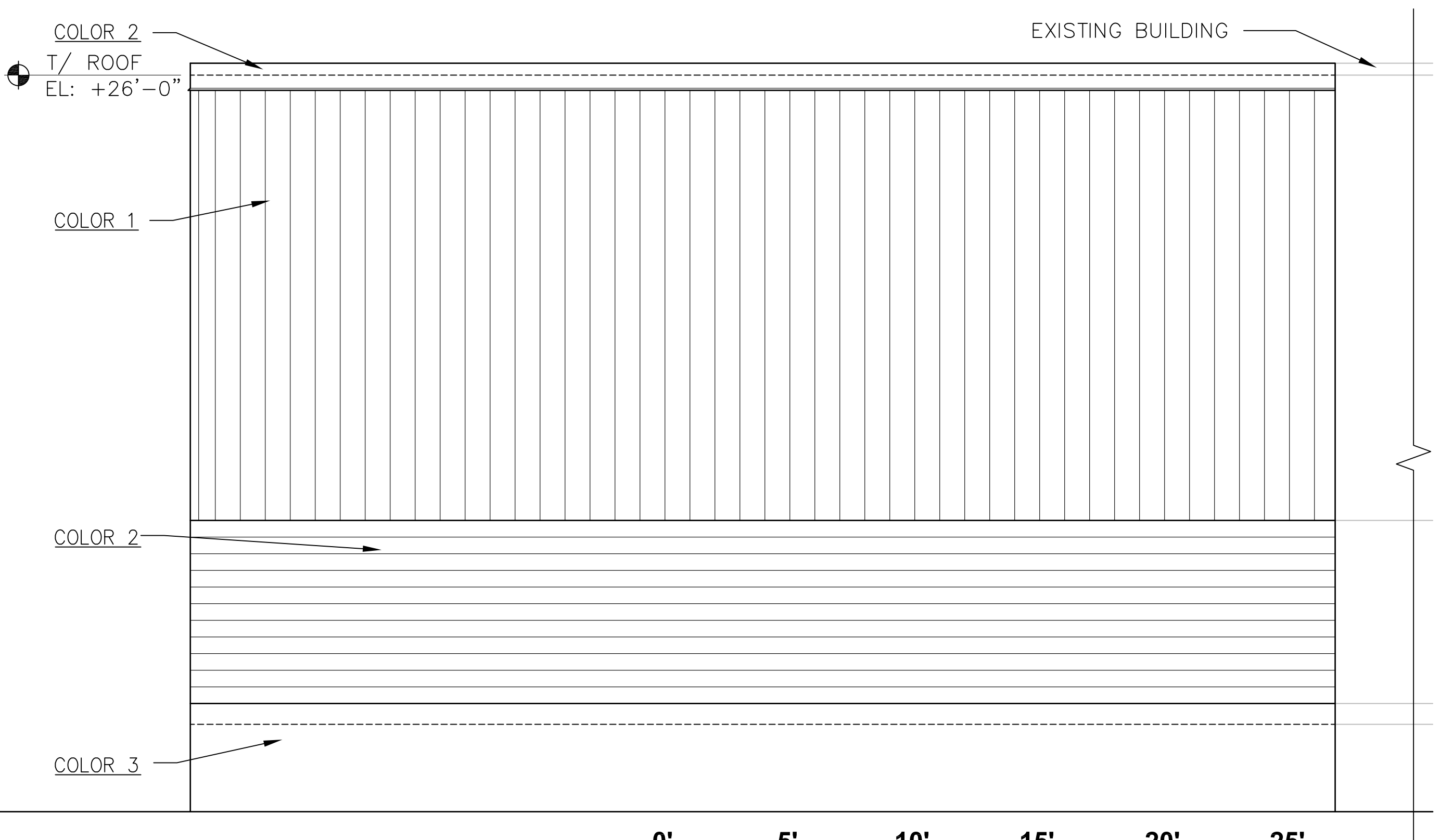
B PHOTO: EXISTING SOUTH FACADE



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



REVIEW

DRAWN BY:	LMD
DESIGN BY:	KCL
CHECKED BY:	KCL
APPROVED BY:	FCO

HOH PROJECT NUMBER: 4547

PPG INDUSTRIES, INC.
CC14 BUILDING
BUILDING EXPANSION

10800 SOUTH 13TH STREET
OAK CREEK, WI 53154

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NO.
A.02

PLOT DATE : Apr 25, 2016 - 2:02pm
FILE NAME : H:\Projects\4547\Drawings\Architectural\A-sheets\A_01 Project Overview.dwg



Plan Commission Report

ITEM: 5d

DATE: May 24, 2016

PROJECT: Conditional Use – Joseph Frederick, Humble Habitat LLC

ADDRESS: 7801 S. Pennsylvania Avenue

TAX KEY NO: 779-9010

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use permit allowing a Community-Based Residential Facility (CBRF) with a capacity of at least nine, but no more than twenty persons located at 7801 S. Pennsylvania Avenue after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (June 14, 2016).

Ownership: Humble Habitat

Size: 1.99 acres

Existing Zoning: Rs-1, Single Family Residential

Adjacent Zoning:
North – Rs-1, Single-Family Residential
East – City of South Milwaukee
South – Rd-1, Two-Family Residential
West – Rs-1, Single-Family Residential

Comprehensive Plan: Single Family Residential.

Wetlands: Yes, as depicted on the location map.

Floodplain: N/A

Official Map: N/A.

Commentary: The Applicant is requesting a Conditional Use Permit for the property at 7801 S. Pennsylvania Avenue in anticipation of constructing a Community-Based Residential Facility (CBRF) with a capacity of 20 beds in 10 rooms. Per Section 17.0307(c)(2), licensed community living arrangements with a capacity between 9 and 20 persons is considered a Conditional Use.

According to the Comprehensive Plan, this area has been identified for Single Family Residential. Current operational plans call for one care aid employee on site per 8-hour shift, with two managers that will be on call or as needed. The facility will have one employee onsite 24/7.

No residents of the facility will be able to drive; therefore, the Applicant is requesting a reduction in the required number of parking stalls. This would be addressed at site plan review.

Staff is concerned that the proposed use is too large for the buildable area of the property as presented. The majority of the property contains wetlands. This may require modifications to the size and orientation of the building. The proposed building is setback ½ foot from the delineated wetland as illustrated on the CSM. The foundation for the building would encroach into the wetland which is not permitted.

The Engineering Department stated concerns about the impacts to the surrounding wetlands and that the applicant will need to get approval from the DNR as to how this development will not impact the wetlands. Per Code, recommendations for conditional uses should take into consideration whether a use is found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the City. As such, the submitted site plan is to provide the Plan Commission with a conceptual plan for the site. Staff continues to work with the Applicant to determine the most appropriate location and size for the building. Staff recommends that the applicant provides a review and approval letter from the Wisconsin Department of Natural Resources for the proposed site layout, including specific setbacks to the delineated wetland on the property, to the Department of Community Development and the Engineering Department prior to submission of an application for Site Plan Review by the Plan Commission.

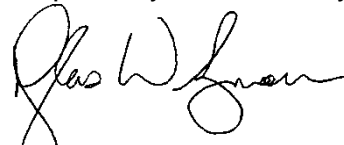
If the Commission agrees that the conditional use is appropriate for this location, staff will prepare conditions and restrictions for review at the June 14, 2016 Plan Commission meeting.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

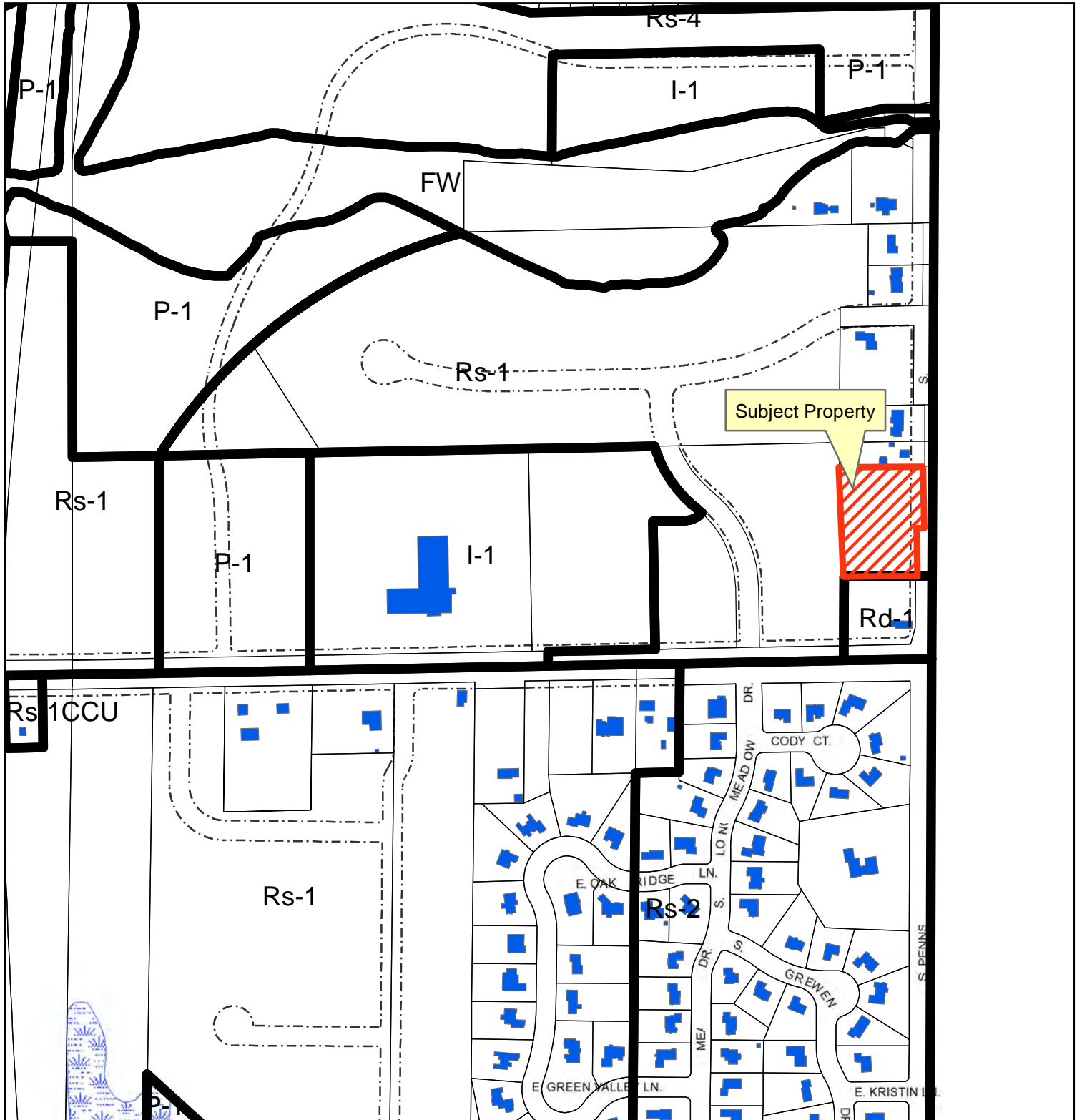
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

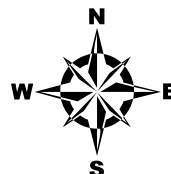
Location Map

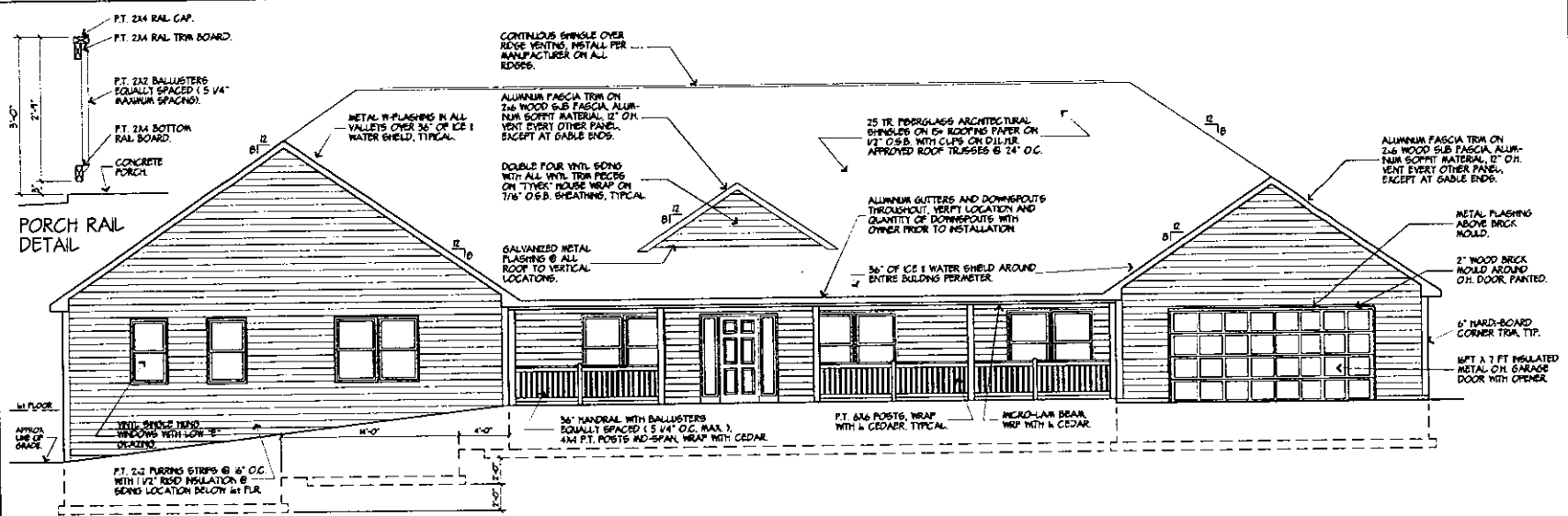
7801 S. Pennsylvania Avenue



OAKCREEK
— WISCONSIN —

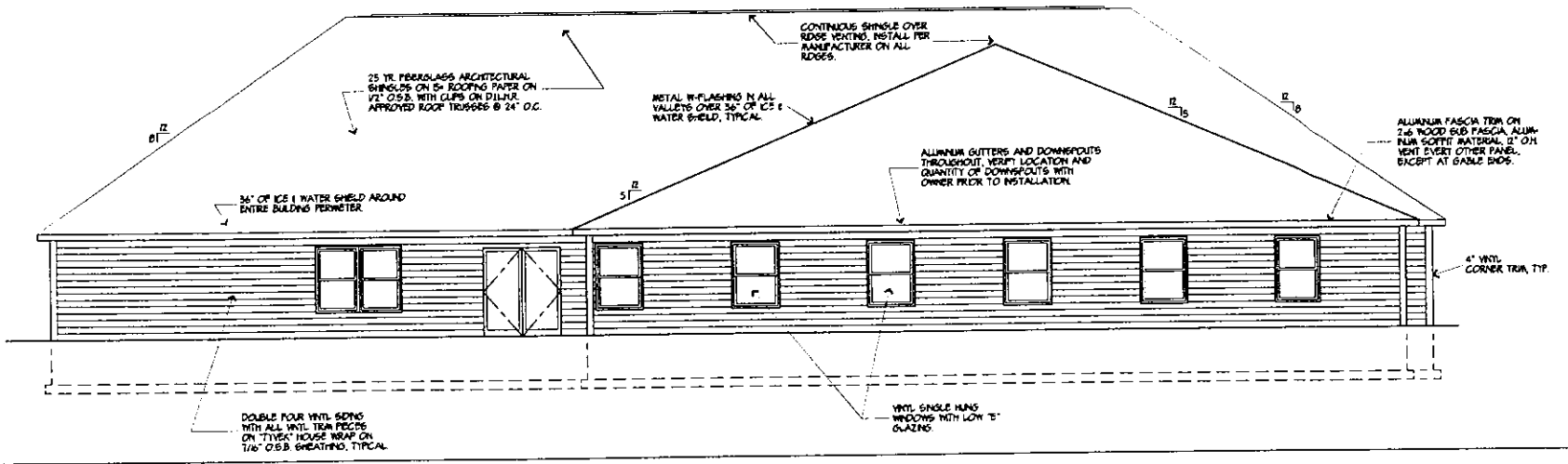
Department of Community Development





FRONT EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" ON F. & D. PAPER SIZE)



REAR EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" (1/8" = 1'-0" ON F. & D. PAPER SIZE)

REVISED
JULY 7, 2006

STMP

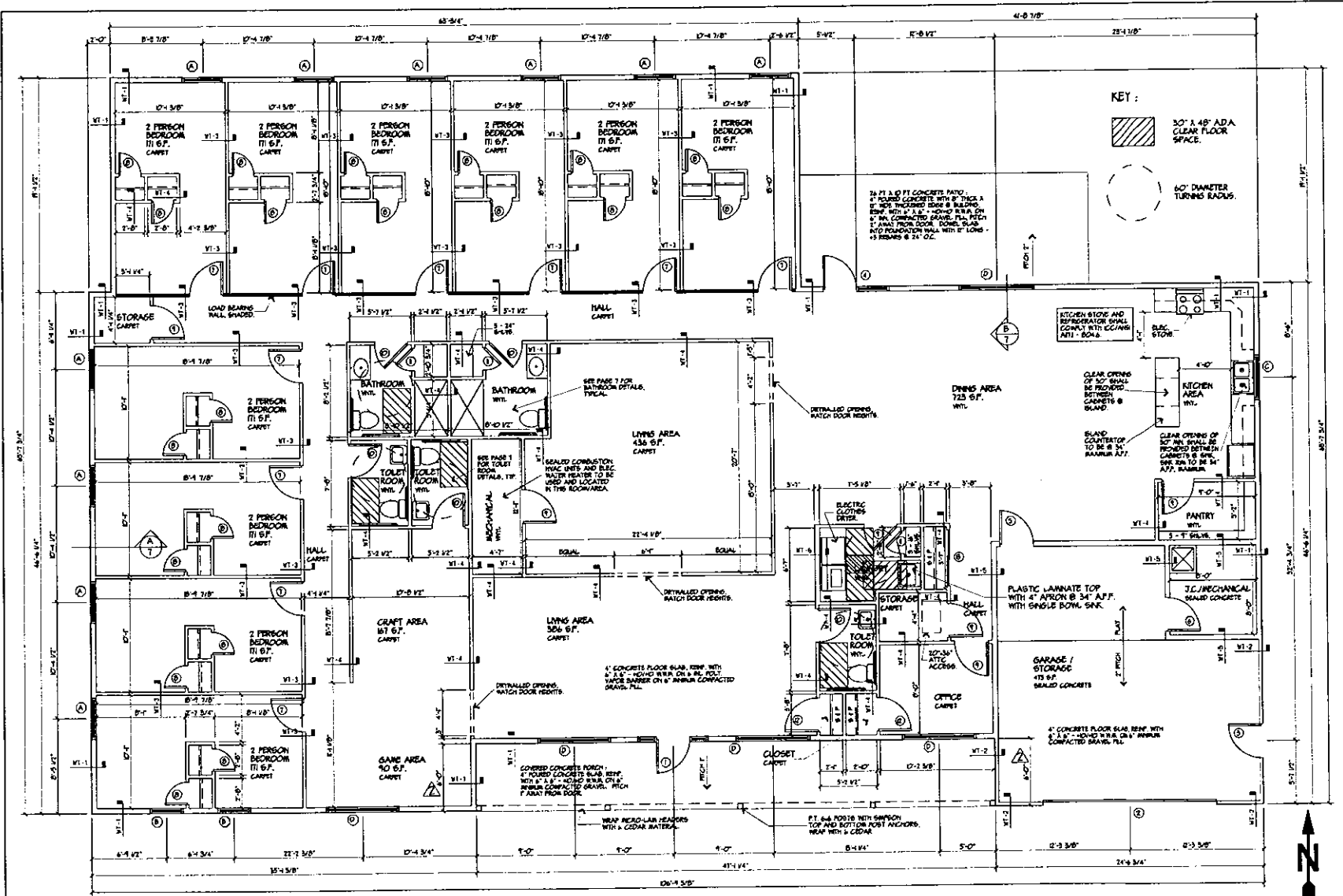
PAUL MEIER INC.
105 SOUTH 16TH STREET
WEST ALLEN, WISCONSIN 53191
PHONE: (414) 225-7450

PROPOSED 20 BED CBRF FOR:
AUTUMN CREEK I
824 WILLOW DRIVE
ONE CREEK, WI

DRAWN BY
P.A.M. - P.E.
DATE
JUNE 26, 2006
SCALE
AS NOTED
JOB NUMBER
206-B
SHEET

2

OF 1



REVISIONS JULY 7, 2016 JULY 16, 2016
STOPP
PAUL MEIER INC. 1156 SOUTH 16TH STREET WEST ALBANY, WISCONSIN 53224 PHONE: (414) 735-1155
PROPOSED 20 BED CBRF FOR : AUTUMN CREEK 1 650 WILLOW DRIVE CORK CREEK, WI
DRAWN BY: P.M.A. - P.B.
DATE: JUNE 26, 2016
SCALE: AS NOTED
JOB NUMBER: 206-B
SHEET: 9

FLOOR PLAN
 SCALE: 1/4" = 1'-0" (1/8" = 1'-0" ON 11" x 17" PAPER SIZE)

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR OPENING.

N

Scale 1"=50'

Property being subject to all easements of record.

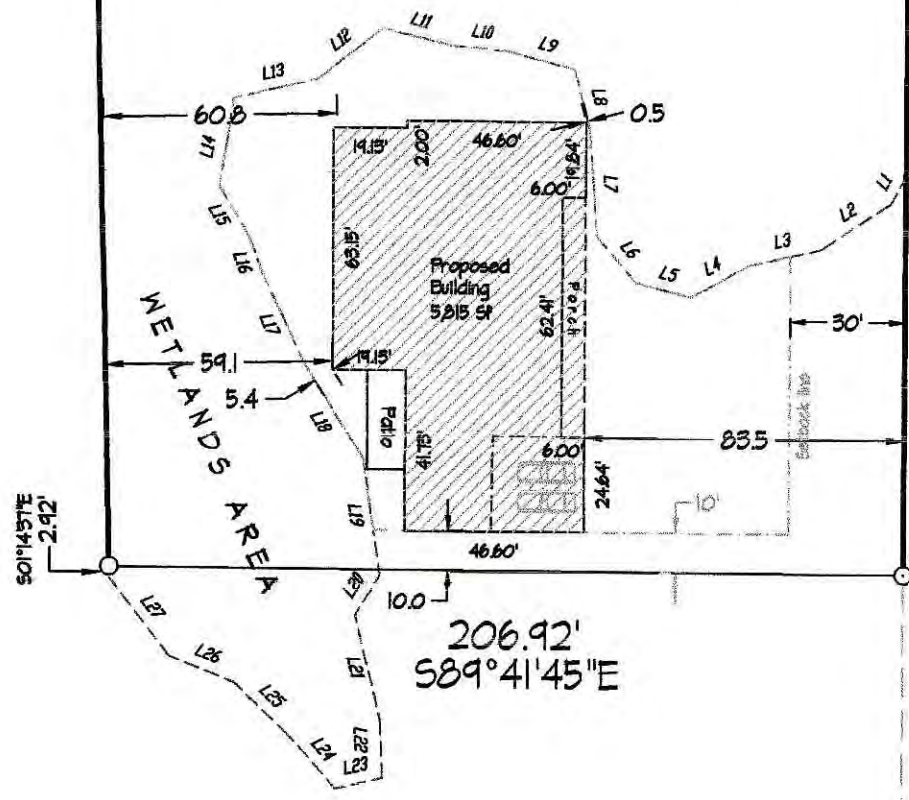
Denotes iron survey markers

217.96'
S88°53'45"W

C.S.M.
Lot 2
86,806 sf
1.99 Ac +/-

406.08'
S01°14'37"E

WETLANDS AREA
500°18'15"W
411.29'



S. Pennsylvania Ave.

Mackinac Ave

Conceptual Plan
Part of the SW 1/4 of Section 10,
Town 5 North, Range 22 East.
City of Oak Creek, Wisconsin.

S01°14'37"E
2.92'

65'

60'

North R/W Line

E. Drexel Ave

N/S 1/4 Sec. LINE

RECEIVED
JUL 27 2015
Dept. of Community Development

SE corner SW 1/4 of Sec. 10-5-22E.
335,537.14(n)
2,567,530.96(e)
(conc mon w/brass cap)



This map is correct to the best of my knowledge and belief.
July 10, 2015



BENCHMARK LAND SURVEY TECHNOLOGY
Full Land Surveying Services
3717 - 52nd Street, Kenosha, WI, 53144 (262)658-1686
N80W28352 Keesus Rd, Hartland, WI, 53029



Plan Commission Report

ITEM: 5e

DATE: May 24, 2016

PROJECT: Sign Plan Review – Steinhafels (Gary Steinhafel)

ADDRESS: 9191 S. 13th Street

TAX KEY NO: 877-9009-001

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Gary Steinhafel on behalf of Steinhafels for the property at 9191 S. 13th Street.

Ownership: Oak Creek Store, LLC

Size: 14.929 acres

Existing Zoning: B-4, PUD, Highway Business, Planned Unit Development

Adjacent Zoning: North – B-4, PUD, Highway Business, Planned Unit Development
East – M-1, PUD, Manufacturing, Planned Unit Development, Rs-3, Single Family Residential
South – B-4, PUD, Highway Business, Planned Unit Development
West – I-94, Rm-1, PUD, Multi-Family Residential, Planned Unit Development

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of a sign plan proposing to modify the existing pole sign along I-94 on the property located at 9191 S. 13th Street. The proposed sign will consist of two elements. One is a 41’8” x 8’4” box sign, and the other is a 22’ x 14’ electronic message center (EMC). Current code states that pole signs can have a maximum size of 100 square feet. However, this parcel is guided by a PUD that was adopted by Ordinance No. 1151. According to the conditions and restrictions of the PUD, signage for the property is calculated as three times the linear frontage of the parcel. Frontage along I-94 cannot be included as part of the linear frontage. The PUD also states that no sign can exceed 750 square-feet in area. In 1986, the Plan Commission approved of an EMC board with measurements of 42.5’x7’, or 297 square feet. The old EMC board has since been removed from the pole for many years and any new sign would require Plan Commission approval.

The language in the PUD does not regulate the number of signs that can be displayed, only the sum total of all signs. By the formula stated earlier in this report, the business on the property could have up to 1,740 square feet of signage on the property. When Steinhafels applied for sign permits, they applied for a total of six signs with a total square footage of 980 square feet. This would allow the applicant to install an additional 760 square feet of signage.

The applicant is now proposing to add a 308 square-foot EMC to the pole sign. Summing just the size of both the cabinet and EMC would be 655 square feet which would be within the remaining 760 square feet of signage allowed. However the code states that all elements of a sign are included when calculating the area of a sign. Therefore, the pole sign size calculation would be done by creating the smallest regular polygon around both the Steinhafels sign and EMC sign, resulting in the pole sign being approximately 1,116 square feet in area. This size would exceed the PUD limit of 750 square-foot maximum and the sum total of 1,740 square feet. However, there is a provision in

the PUD that allows the Plan Commission to waive any sign code requirements and could allow a sign this size and exceed the total square footage.

Prepared by:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive style with a large initial "P".

Peter Wagner, AICP
Zoning Administrator/Planner

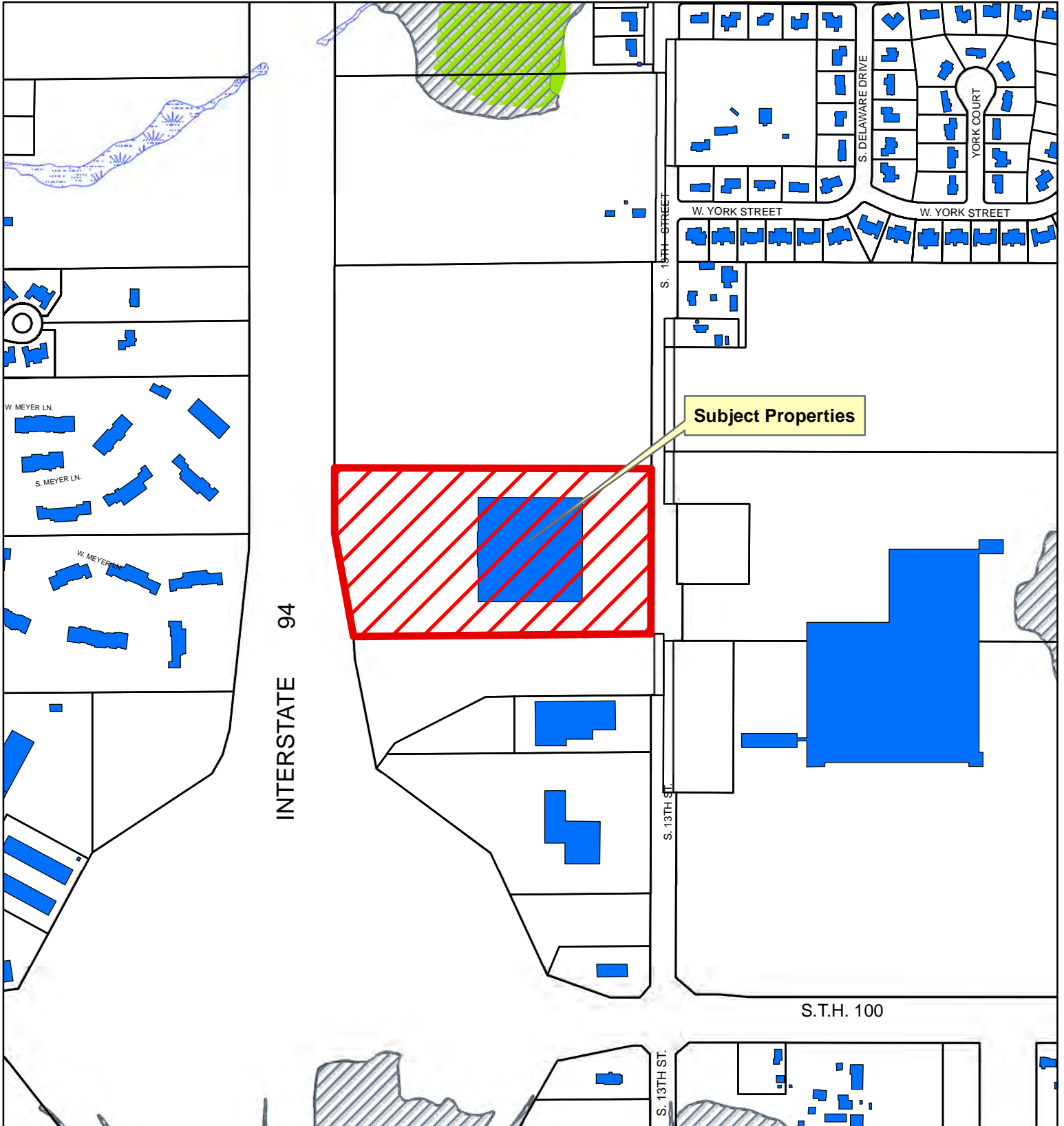
Respectfully Submitted by:

A handwritten signature in black ink that reads "Douglas Seymour". The signature is written in a cursive style with a large initial "D".

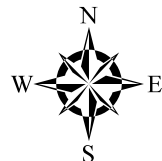
Douglas Seymour, AICP
Director of Community Development

Location Map




9191 S. 13th St.








This map is not a survey of the actual boundary of any property this map depicts.



Legend

-  9191 S. 13th St.
-  Floodway
-  Floodfringe

-  Shoreland Wetland Conservancy (C-1)
-  Lakefront Overlay District (LOD)
-  Mixed Use Neighborhood Overlay (NO)
-  Mixed Use Office Overlay (OO)
-  Regional Retail Overlay District (RR)

FULL COLOR EMC QTY:[2] (VEE MOUNTED)
TOP CABINET: 347.22 SQ. FT. / EMC 308 SQ. FT. /TOTAL 655.22
ENGINEERING REQUIRED

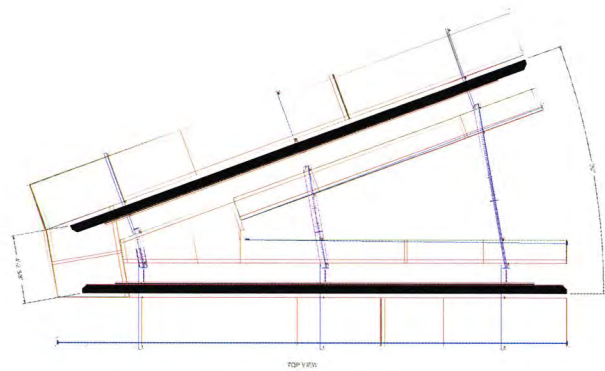


SPECIFICATIONS:

- 1) INSTALL 14'-0"H x 22'-0"W x 8"D FULL COLOR D/F 20mm EMC, VEE-MOUNTED ON EXISTING SIGN STRUCTURE

NOTES:

- 1) EMC MOUNTING METHOD/ ANGLE TBD BY ENGINEERING



TOP VIEW - VEE-MOUNTED DIGITAL DISPLAYS WITH CATWALKS (EXAMPLE ONLY - NOT FOR PRODUCTION) NOT TO SCALE

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 Tel: 920-983-6700 Fax: 920-983-9145
 www.jonessign.com



PROJECT

STEINHAFELS
 9191 S. 13th St.
 Oak Creek, WI, 53154

CUSTOMER APPROVAL

Authorized Signature

X _____

Date: ___/___/___

REVISIONS

- 1. R_11 JP CHANGED TOP CABINET TO ACHIEVE SQUARE FOOTAGE 1/21/16
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____

QC APPROVED
 By Rhoda Schley at 3:23 pm, Jan 21, 2016

REPRESENTATIVE

Kevin Morris

DRAWN BY

Eric Ryczek

DATE

01/12/2016

SCALE

1/8" = 1'-0"

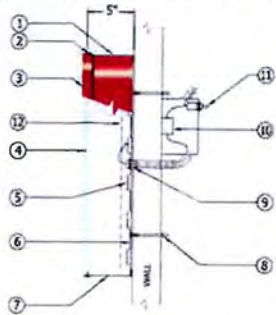
SHEET

1 OF 2

DRAWING #

214030

**FACE LIT CHANNEL LETTERS- QTY: [4]
NON-ILLUMINATED ALUMINUM CABINET - QTY: [1]**



**REMOTE WIRED FACE LIT CHANNEL LETTERS
SCALE: NTS STANDARD**

- ① .040" X 5" PAINTED RED P1 ALUMINUM (WHITE INSIDE) COIL
- ② #8 - 1/2" PAN HEAD SCREWS
- ③ 2" PAINTED RED P1 JEWELITE CHEMICALLY BONDED TO FACES
- ④ .188" 2283 RED ACRYLIC FACES
- ⑤ LEDs / 1 ROW SECURED TO BACK OF LETTER, RED
- ⑥ .063" PRE-FINISHED BLK/WHIT ALUMINUM BACK
- ⑦ 1/4" DIA. WEEP HOLES
- ⑧ MOUNTING HARDWARE (TBD BY WALL CONSTRUCTION)
- ⑨ 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- ⑩ LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- ⑪ TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- ⑫ 1"X1" ALUMINUM TUBE CROSS BRACING (USED IN 5" LETTERS AND LARGER)

SOUTH ELEVATION:

- INSTALL 5'-6" X 35" "STEINHAFELS" CHANNEL LETTERS (192.5 SQ FT)
- INSTALL NON-ILLUMINATED 3" X 35" NON-ILLUMINATED ALUMINUM CABINET, PAINTED P1
- INSTALL 2'-3" X 35'-5 3/4" "FURNITURE SUPERSTORE" CHANNEL LETTERS
- INSTALL 3" "MATTRESS" CHANNEL LETTERS
- INSTALL 3' X 36'-9" "CLEARANCE CENTER" CHANNEL LETTERS

FINISHES:

P1 PAINT TO MATCH 2283 RED ACRYLIC



Proposed West Elevation

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www.jonesign.com

PROJECT

STEINHAFELS
9191 S. 13th St.
Oak Creek, WI, 53154

CUSTOMER APPROVAL

Authorized Signature
X _____
Date: ____/____/____

- REVISIONS**
1. 809 - TO - CHANGE SIZES
 2. 810 - TO - CHG SIZES CALL OUT LOGO SPACING
 3. 98 - TO - ADD 2 PLYDN OPTIONS
 4. _____
 5. _____
 6. _____

REVIEWED
By Debbie Lenth et al. 17 pgs. Sep 08, 2014

REPRESENTATIVE
Kevin Morris
DRAWN BY
Tim Grueschow

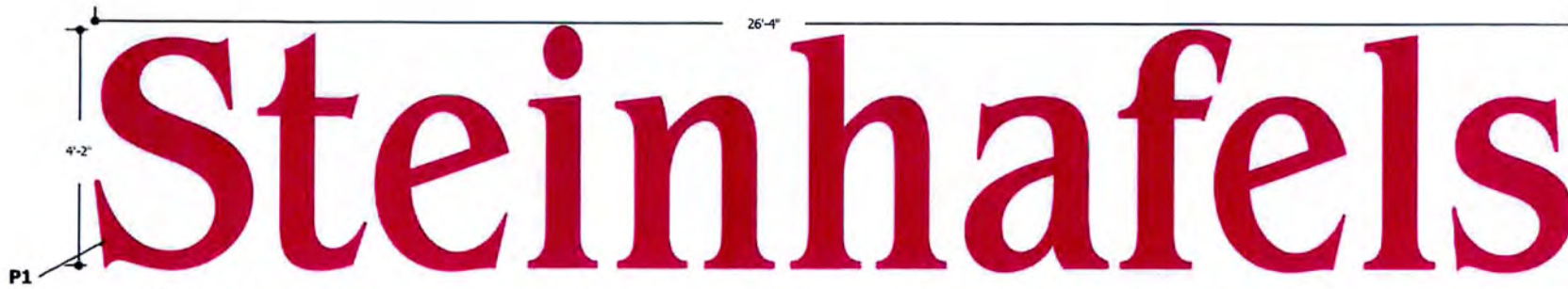
DATE
09/08/2014

SCALE
1/2" = 1'-0"

SHEET
1 of 4

DRAWING #
203699

FACE LIT CHANNEL LETTERS- QTY: [2]



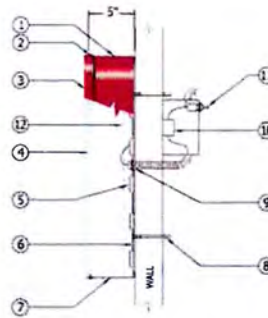
QTY: [1] - 109.722 SQ FT

FINISHES:

 **P1 PAINT TO MATCH 2283 RED ACRYLIC**

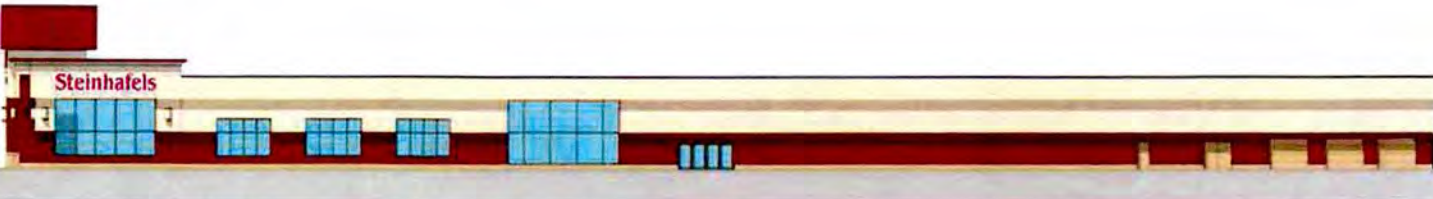
EAST ELEVATION:

- INSTALL 4'-2" X 26'-4" "STEINHAFELS" CHANNEL LETTERS (109.722 SQ FT)



REMOTE WIRED FACE LIT CHANNEL LETTERS
SCALE: NTS **STANDARD**

- ① .040" X 5" PAINTED RED P1 ALUMINUM (WHITE INSIDE) COIL
- ② #8 - 1/2" PAN HEAD SCREWS
- ③ 2" PAINTED RED P1 JEWELRITE CHEMICALLY BONDED TO FACES
- ④ .188" 2283 RED ACRYLIC FACES
- ⑤ LEDs / 1 ROW SECURED TO BACK OF LETTER, RED
- ⑥ .063" PRE-FINISHED BLK/WHT ALUMINUM BACK
- ⑦ 1/4" DIA. WEEP HOLES
- ⑧ MOUNTING HARDWARE (TBD BY WALL CONSTRUCTION)
- ⑨ 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- ⑩ LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- ⑪ TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- ⑫ 1"X1" ALUMINUM TUBE CROSS BRACING (USED IN 5' LETTERS AND LARGER)



Proposed South Elevation

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PROJECT

STEINHAFELS
9191 S. 13th St.
Oak Creek, WI, 53154

CUSTOMER APPROVAL

Authorized Signature _____
X _____
Date: ____/____/____

REVISIONS

1. 8/29 - TO - CHANGE SIZES
2. 9/3 - TO - CHG SIZES CALL OUT LOGO SPACING
3. 9/8 - TO - ADD 2 PYLON OPTIONS

4. _____
5. _____
6. _____

REPRESENTATIVE

Kevin Morris
DRAWN BY
Tim Grueschow
DATE
09/08/2014
SCALE
1" = 1'-0"
SHEET
2 of 4
DRAWING #
203699

6' X 12' FLEX REPLACEMENT FACES - QTY: [2]
72 SQ FT
FIELD SURVEY REQUIRED - NEED CABINET SIZE



SPECIFICATIONS:

- 1) REMOVE AND SCRAP [2] EXISTING FLEX FACES
- 2) INSTALL NEW WHITE FLEX FACES W/FIRST SURFACE APPLIED VINYL GRAPHICS **V1**
- 3) REPAINT EXISTING PYLON **P1**

FINISHES:

-  **V1 3M 3630-53 CARDINAL RED TRANSLUCENT VINYL**
-  **P1 PAINT TO MATCH PMS 220C**

Existing



P1

Proposed



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 www.jonesign.com



PROJECT

STEINHAFELS
 9191 S. 13th St.
 Oak Creek, WI, 53154

CUSTOMER APPROVAL

Authorized Signature
 X _____
 Date: ___/___/___

REVISIONS

1. 8-28 - TG - CHANGE SIZES
2. 8-2 - TG - DRG SHEET CALL OUT LOGO SPACING
3. 8-14 - TG - ADD 2 PYLON OPTIONS
4. _____
5. _____
6. _____

REPRESENTATIVE

Kevin Morris
 DRAWN BY
 Tim Grueschow

DATE
 09/08/2014

SCALE
 1/2" = 1'-0"

SHEET
 3 of 4

DRAWING #
 203699