

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JUNE 28, 2016

Mayor Steve 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, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present: Kari Papelbon, Planner; Peter Wagner, Zoning Administrator; and Michael Kressuk, Assistant Fire Chief.

Minutes of the May 24, 2016 meeting (held from previous meeting)

Commissioner Dickmann moved that the Plan Commission approve the minutes from the May 24, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Mayor Scaffidi, who abstained. Motion carried.

Minutes of the June 14, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the June 14, 2016 meeting. Commissioner Siepert seconded. . On roll call: all voted aye except Commissioner Chandler, who abstained. Motion carried

Conditions and Restrictions

Custom Facilities – Brent Wampler

7008 & 7018 S. 27th St., 2500 W. Rawson Ave.

Tax Key Nos. 737-9989-001, 737-9988-001, 737-9037-001

Ms. Papelbon drew the following sections of the proposed Conditions and Restrictions to the Commissioners' attention:

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Section 2I - Requires a certified survey map prior to reviewing any site, building and landscaping review plans. The certified survey map will combine all properties into one. This would also address the right-of-way for any public streets as illustrated on the official map as to the dedication and improvements mentioned, with the exception of any variation granted by the Council pursuant to Section 14.18.

Section 3A - Parking for this project shall be provided in accordance with Section 17.0403 and the number of parking stalls shall be in accordance with the particular sections 0403(j)(2)(m)-(n). This is stating that there would be the required number of parking stalls for customers, employees, etc.

Section 3I - Access to West Rawson Avenue in accordance with executed agreements and access management plans subject to the review and approval by Milwaukee County, which will be required prior to the issuance of any City building permits.

Section 3J - Access to 27th Street, in accordance with executed agreements and access management plans, is subject to review by WisDOT. This approval would be required prior to the issuance of City building permits.

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Section 5D - Landscaping Adjacent to Buildings. A requirement for a three-foot landscaped area between the edge of pavement and entrance elevations of all buildings is standard.

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Section 6A - All structures shall meet the requirements of Sections 17.0329 and 17.0330. This is in regards to the 27th Street and Regional Retail Overlay district, which requires additional architectural standards above what is in the current Code. Essentially, this is requiring brick, masonry, stone, windows, and the like. This is of concern potentially with the proposed design of the building, but staff is working with the applicant on that design.

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Section 6C - Requirements for the façade of the building, which is the 75% visible perimeter requirement stating that it should be finished with acceptable glass, brick or decorative masonry as viewed from all sides of the public street.

Section 6I - No overhead garage doors or loading docks shall face upon any street right-of-way or residential property unless otherwise modified by the Plan Commission pursuant to Section 17.1009(e) of the Municipal Code. This is another requirement that staff would like to discuss. The current design shows that there are overhead doors that would be facing 27th Street. The applicant has indicated that there would be treatments so that these overhead doors would not be viewed as overhead doors, but rather windows with glass.

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Section 7 - Building and Parking Setbacks. Establishes that there are some increased setbacks due to the location in the overlay district.

Section 8C - No outdoor storage of equipment, damaged or non-inventory vehicles, parts or supplies, outdoor display areas shall be limited to those for display of vehicles for sale as approved by the Plan Commission as part of the site plan review process.

Section 8D - No storage of flammable or hazardous materials except those minimum quantities necessary for the operation of the permitted principal use. This is in regards to the service center area.

Section 8E - The hours of operation shall be between 6 a.m. and 10 p.m. seven days per week.

Section 9B - No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this development.

Section 9C - Window signs shall not cover more than 25% of the window on which they are placed.

Section 9D - All signs must be approved by the Plan Commission as part of the site plan review process.

Section 10B - Establishing the permitted use is one automobile sales and service facility with outdoor storage limited to vehicle inventory.

Section 10C - Usual and customary accessory uses to the automobile sales and service facility which includes one private car wash facility.

Mayor Scaffidi asked for further clarification of the last paragraph on the first page of the Plan Commission Report, which references the Riverwood Boulevard extension through this property to 27th Street. Ms. Papelbon stated that the officially mapped road pattern shows that the extension would go through the east side of the property and then continue east and north. Based on discussions with WisDOT around 2012, the proposed change would actually curve to the west and meet up with 27th Street. That is not reflected on the City's officially mapped street pattern. There are some issues with wetlands in that proposed area on the applicant's property. Previously, there had been discussions with some property owners that the proposed road layout, and at least one of those property owners was not in agreement with the proposed road layout.

Mayor Scaffidi asked if the applicant has thought about melding the proposed roadway with the proposed location for their driveway. Mayor Scaffidi asked if it would be possible to put those two things in the same place so that if there ever was a future extension, given all the issues with that extension, at least the City would have that part of it completed. Ms. Papelbon responded that she has not had that conversation with the applicant.

Mayor Scaffidi suggested moving the proposed driveway opening to the east to accomplish the same thing as putting a road in. Mayor Scaffidi asked Commissioner Johnston his opinion. Commissioner Johnston stated he thinks the road (curved road out to 27th Street) should be put in across their property to the north property line. They are not building it all the way out to 27th Street. They would construct up from Rawson north to their north property line and then their driveway he would have tie into this new road. Mayor Scaffidi asked what the likelihood is of this road being put in at some point given the wetland issues. Commissioner Johnston stated that in the drawings they had from the State, the wetlands were off to the east side of it where the road is being proposed. There are a lot of wetlands on this property, but the wetlands were to the east of where the road was being proposed.

Alderman Bukiewicz stated that if the road is being proposed right up to the rear portion of the neighboring property, the road is only 30' off. Commissioner Johnston stated it is even further off than that. There is floodway that comes down through there. There is a 60' channel that comes through there.

Mayor Scaffidi called the applicant to the front to answer questions. Jerry Cousin, 1597 30th Court, Kenosha, stated that the funding for the road from WisDOT to continue the road is not there. There may not be a desire by WisDOT to finish the road, so they are trying to set up a meeting with WisDOT to see how viable the continuance of that is. Commissioner Johnston stated that it is his understanding that there is no money at this time with WisDOT. The previous agreements have all gone away because they were going to construct this road with the 27th Street project. Mayor Scaffidi asked why the applicant can't connect his driveway to that spot so at least there is an opening there for a future roadway if at some point the City decides to do that and there is funding available. Commissioner Johnston questioned who would pay for that. This cost has been put on the developers of those to extend the roadway and public infrastructure across their property. When the road is connected up by the developers to the north, they continue it on.

Alderman Bukiewicz asked if any of the property along the east is developable. Commissioner Johnston responded that a good portion of that is developable. Mr. Cousin stated that 2 to 2½ acres of land east of where his property where they are proposing the car dealership is non-buildable. Mayor Scaffidi stated that historically the City has insisted that developers that do large projects have to put the officially mapped roadway in. Mr. Cousin stated that they would not have

an issue if that roadway was going to be built completely, that they had to dedicate it, and contribute their part. He just doesn't know if it would be financially viable to do it up front if the roadway is never connected and it never serves a purpose. Alderman Bukiewicz asked if it could be done by special assessment minus the homeowners once the road goes through. Mr. Cousin stated this would be a disadvantage if they put up the money and then the road never gets connected. Mayor Scaffidi stated that as a minimum he would like to see the driveways matched up. At least build a driveway so that it is suitable for a future expansion of that. Alderman Bukiewicz stated he agrees with the Mayor. He would like the driveway alignment, and would like to see them further west to give the homeowner a break.

Mayor Scaffidi asked the applicant if he would be willing to match the driveway. Mr. Cousin stated they do not have an issue with that. Mayor Scaffidi asked the applicant that if at some point the funding was available for the roadway from WisDOT, if they would pay their share of it to get the road through their property. Mr. Cousin concurred. Commissioner Correll asked how the City could get the applicant to officially commit to that. Mayor Scaffidi stated that a reasonable compromise must be reached and that matching the driveways is one way. Having some kind of stipulation beyond this meeting is another way that says if at some point it is connected, they are on the hook for that part of the roadway. Commissioner Johnston suggested using a development agreement as a binding document that if it does go through, there is a special assessment that goes back to this property. The right-of-way would be dedicated with the CSM at this time for that road to go through. Mayor Scaffidi stated that since the applicant is in agreement, staff can come up with some workable agreement on those issues.

Commissioner Siefert asked if there would be a body shop facility at this location. Mr. Cousin responded that there would not be a body shop at this location.

Commissioner Dickmann asked for clarification of the special treatment of the loading dock doors so that they don't look like garage doors. Ms. Papelbon responded that it is more along the lines if the Commission is comfortable with the potential for overhead doors to be facing 27th Street. There are some treatments that staff and the applicant have been discussing, and it is a matter of whether or not the Plan Commission would allow such a thing; or is this something that will not be allowed and therefore, prior to site plan review, the applicant would have to modify the plans. Commissioner Dickmann asked for examples of the treatments. Mr. Cousin suggested going to the Honda store on 27th Street/College Avenue that they currently own. The service doors that face the street are all glass. Mayor Scaffidi stated that if they look like windows versus doors, they could get away with that.

Alderman Bukiewicz stated he did have a resident from Cedar Street and Rawson contact him regarding the hours of operation and vandalism. Mr. Cousin responded that the hours of operation are 6 to 10. The Honda store is currently open 7 a.m. to 9 p.m. The doors generally stay closed unless the cars are coming in or out. They are busiest from the hours of 8 to 7, 8 to 8. They are usually there to receive cars at 7 a.m. The technicians get in around 7:30 so they are not always doing those things. Most of the time it is customer drop-off. Late at night it is about finishing up work. Regarding the crime and vandalism, at the current facility, they have security cameras that are monitored off site and are on 24/7. They will have those available. At the Greenfield location, the cameras are a direct link to the police department, and there have been occasions where the police have come out to investigate something that looks suspicious. The lighting will be adequate, but will not over-light so as to disturb the neighbors.

As far as traffic, they would be okay with still dedicating that one driveway for that road; ideally because it would help from an expense standpoint. Almost like the one proposed driveway that they have because right now that is where the access is allowed. They would be okay if it would

move west and there were two. One for the proposed road as well as one that maybe more directly fit in since it's a right-in, right-out access anyway. Mayor Scaffidi stated he is fine with both, but some allowance needs to be made for the future. Commissioner Johnston stated that the location of the road is there because that is where it is approved. At the time of that approval, that was the end of the median for 27th Street. It would need to go back through Milwaukee County. That is how it was set originally, because that was the closest point to get full access. That is how we picked that point. Mayor Scaffidi asked that if they have to go back to the County and kept their original roadway access and then had the proposed entrance for a future road, would they have to go back to County on that too. Commissioner Johnston responded yes.

Alderman Bukiewicz asked if the east side of the lot will be screened. Mr. Cousin responded that they did not know if they would screen it off at this point.

Commissioner Dickmann asked if the carwash was going to be a separate building. Mr. Cousin responded that it will have its own separate doorway in and out. It should be attached and adjacent to the building. It is set up on the back side of the building.

Commissioner Johnston asked about the number of displays. Ms. Papelbon stated that they did not limit the number of displays because this is still considered a concept plan. That is something that will be discussed at the site plan review.

Commissioner Carrillo inquired about condition 9 B signs and pennants. Mr. Cousin stated they do not use signs now or flying banners and don't anticipate using them at this location.

Chuck Wendt, 2224 W. Cedar Street, stated his concern about changing the zoning behind the houses on Rawson and next to the houses on Cedar. It is a very quiet, safe single-family residential neighborhood. He stated his concern that that could open up the door to future development or expansion because if you change the zoning, then the biggest hurdle is done for other development. He does not want commercial development right next to his neighborhood. Mr. Wendt wanted to know what steps were being taken to protect the wetlands and the neighborhood directly.

Mr. Wendt referenced a drawing from Graef that shows where they mapped out or where they put the wetland area. It looks like that road is all wetland there. Right next to his house and going through the middle of that section is all wetland. Mayor Scaffidi stated they know there are wetlands there and wanted to know what Mr. Wendt's point was in making this statement. Mr. Wendt responded that his concern is that business development would be right next to a residential neighborhood that's a quiet dead-end street. He stated the whole neighborhood has concerns about that. He stated that the people on Rawson wouldn't appreciate that they have busy Rawson, and now they have businesses behind their residential property. Mayor Scaffidi stated that this proposal does not suggest that there is going to be development. It is outside the scope of this proposal. Mr. Wendt responded that the zoning is changing on the entire property. He asked why the whole property has to be zoned for business.

Mr. Wendt asked how long the lighting will be left on and how will it affect the neighborhood, the noise, and he is having a hard time understanding what the purpose is of the proposed Riverwood Boulevard. Would that be a right-in, right-out road as well so it wouldn't impact the traffic where people are stopping waiting to turn left? He mentioned the rash of robberies and what is being done to prevent car thieves from driving recklessly after stealing a car in the neighborhood.

Ms. Papelbon responded that as far as having multiple zoning on a property, it makes it very difficult for anything to meet the zoning code. While she fully understands and respects Mr.

Wendt's comments, the treatment of the property as more than one zoning has always been problematic. This was the best solution for getting properties all under one zoning. It is something the City can look at as far as where would that line would go. They would need a revised legal description that would cut off the rest of it. There are setback requirements that would potentially impact some of the development on the remainder of the property whether or not it would be significant is uncertain. It depends on where that line would be.

Arden Degner, 8540 S. Pennsylvania Avenue, stated he recalled a dozen years ago, the Plan Commission refused to allow Braeger Chevrolet to extend their car dealership. They were going to purchase a large amount. Now ideas have changed. The City is going to allow anyone with any idea. First of all, he is not sure what the story is where that gentlemen had a wetland delineation map. With the questions that are raised with the zoning and road location, it would seem appropriate to have a wetland delineation map available for the Plan Commission to decide how this is going to be developed, and if this wetland is going to stay or if it is going to be filled in. This whole situation is not that simple in this area. Mr. Degner stated that they have had all kinds of proposals on 27th Street, and in fact it is still in the mix with Franklin. Mr. Degner asked why the City is allowing another car dealership. Mr. Degner stated this should be held until there is some settlement on these other development issues, including a sidewalk on Rawson Avenue.

Mayor Scaffidi asked if this proposal will impact wetlands at all. Ms. Papelbon responded not to her knowledge. The buildings are off to the west, in which case they would not be impacted by the wetlands. The wetland has been preliminarily identified. She does not know if a full delineation has been done. There is a location for their stormwater pond that may be abutting right up to the wetland area. She did not know if there have been wetlands identified on the part that will not be developed. Mayor Scaffidi stated that essentially we are talking about a roadway that may never happen and its impact on a wetlands area and any potential development that could ever happen that is also wetlands.

Commissioner Correll referenced Mr. Wendt's concern and split zoning doesn't seem to make sense. He stated he is hard-pressed to figure out what would go there other than some type ultimately an extension of this business, which would require the road finished and a lot of other things to fall into place. Commissioner Dickmann stated that except for Cedar Street, that piece of land that was zoned differently could almost be landlocked. Therefore, the odds of building anything back there are slim. Mayor Scaffidi stated he agreed. Alderman Bukiewicz stated that because of the wetlands, he doesn't feel it will be buildable in any way. If anything was proposed, he would encourage it be built on the west side. He does not see anything east of that road being built.

Commissioner Correll stated that the City has been sitting on 27th Street for years and years. It is a new development. It's an extension of what's on 27th Street with the car dealer so he does not have a problem with the use. Mayor Scaffidi added that there are no car dealers in the City currently other than some small used car lots.

Ms. Papelbon pointed out on the overhead the County mapping program that shows the potential location of wetlands as DNR considered them. There is also drainage that would have to be maintained and there would be a lot of things that would be very difficult to get around or work with if they were to develop all the way over on the east side. This is where WisDNR thinks there could be wetlands and drainage. It appears that the preliminary data from the applicant's submission would indicate that the wetland may have expanded even further west which would hinder more development on that east end. Mayor Scaffidi stated this proposal is a good use of the land.

Alderman Guzikowski stated that the wetlands give him hope that there is nothing that is going to happen on the east side of where the land would go through. Alderman Guzikowski asked if this meets all the guidelines in place for the 27th Street overlay. Ms. Papelbon responded that the guidelines for the 27th Street overlay relate more to site and architectural, but where they would be incorporated into the conditions and restrictions, they have been identified. The one thing that would need to be addressed in the conditions and restrictions would be page 6 of 9, letter I, but there is language that would allow the Plan Commission to modify that at site plan review.

Ed Lisowski, 6980 S. 27th Street, stated he owns the property 6988. It goes all the way back to Cedar St. He stated his concern that the flood of that area will be even worse. He is glad that they took care of that theater, but it's parking lot and everything was flooding at that time. But to put a sewer in that, they put a drain in there, so it doesn't drain as much over on his property. Mr. Lisowski stated he is concerned that this area would become even more of a flood than it is. Alderman Bukiewicz responded that they have to meet a stormwater sewer plan. Usually a plan like this would include a retention pond. Ms. Papelbon stated that it is just a concept plan, but the pond would be in the area east of the proposed parking area, adjacent to the wetland.

Commissioner Correll moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing automobile sales and service and a car wash on the properties at 7008 & 7018 S. 27th St., and 2500 W. Rawson Ave. after a public hearing and subject to conditions and restrictions. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Conditions and Restrictions

Self Storage Ventures, LLC

6304 & 6340 S. Howell Ave.

137, 147 & 209 E. College Ave.

Tax Key Nos. 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994

Ms. Papelbon went over the proposed conditions and restrictions starting with page 3 of 9.

Subsection I - A certified survey map combining these properties shall be prepared and submitted to the City of Oak Creek for review and approval. The CSM shall be recorded prior to the issuance of any building permits.

3.A. Parking and Access

A. Parking for this project shall be provided as follows:

- a. A minimum of one (1) stall per employee;
- b. A minimum of five (5) dedicated parking stalls at the sales/leasing office;
- c. Space sufficient for parking one (1) vehicle in front of all ground-level storage units;
- d. All other parking shall be in accordance with Section 17.0403 of the Municipal Code.

Section G.

G. All off street parking areas, with the exception of parking in front of storage units, shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.

Section I.

I. Access to East College Avenue (CTH ZZ) is subject to the review and approval of Milwaukee County. Such approval shall be provided to the City prior to the issuance of any building permits.

Section J.

J. Access to South Howell Avenue (CTH ZZ) is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.

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Section D

D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevations of the perimeter buildings along College Avenue and Howell Avenue.

Section H.

H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, or concrete. All retaining walls must incorporate landscaping as part of the design.

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M. Landscaping shall be installed in accordance with the signed Development Agreement.

Section 6

C. The façade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with an acceptable glass, brick or decorative masonry material.

H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building. No overhead garage doors or loading docks may face residential properties or public streets.

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Section 7 is detailing the proposed building and parking setbacks for this proposal

Section 8

C. There shall be no outdoor storage or display of any kind, including, but not limited to, merchandise, materials, equipment, or vehicles.

D. There shall be no storage of flammable or hazardous materials.

E. Hours of operation shall be between 6:00 AM and 10:00 PM seven days per week.

Section 9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process. No pole signs shall be permitted as part of this development.

A sign easement shall be provided at the northwest corner of the properties for the benefit of the City of Oak Creek. As part of the required landscaping plan, the applicant shall, in coordination with City staff present plans for the design of an entrance-gateway sign and landscaping within this easement. The initial construction costs of this signage shall be the responsibility of the owner. A separate agreement shall be entered into between the property owner and the City identifying maintenance responsibility for the sign and landscaping within the easement.

Section 10. PERMITTED USES

B. One (1) self-storage facility with no outdoor storage or display.

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Section 12 other regulations

B. Building permits must be issued to both buildings "A" and "B" (as illustrated in Exhibit A – Concept Site Plan) prior to the issuance of building permits for any other storage structures (Building type "C").

C. Occupancy permits must be obtained for Buildings "A" and "B" (as illustrated in Exhibit A – Concept Site Plan) prior to the issuance of occupancy permits for any other storage structures (Building type "C").

D. It shall be the responsibility of the owner to secure any required variances to develop the site in accordance with Plan Commission approvals.

E. Structures built on these properties may require the review and approval of the Federal Aviation Administration and Milwaukee County. It is the applicant's responsibility to secure said approval(s).

Representing the applicant was civil engineer Matt Clementi, 12075 Corporate Parkway, Mequon, WI and Attorney Brian Randall, Friebert, Finnerty and St. John, 330 E. Kilbourn Avenue, Milwaukee, WI, Kelly Gallacher, 3114 E. Hunter's Ridge Way, Huber City, Utah

Mr. Randall stated he had a couple of proposed condition amendments. He stated at the last meeting, the Commission did indicate the agreement to waive the overall parking requirement, which per Code would be 900 parking spaces because they have 900 units. Letter C they suggested where they have an exterior loaded unit, which are all on the inside of the site, they will have parking near each one of those doors. They will also have entrance doors to the second

story buildings and interior units. That is a clean-up opportunity to clarify that they will have sufficient space for the ground level units and where the internal entrance doors are. They do not propose to strip the parking lot all over the place. On the northeast corner is where the five striped dedicated parking stalls are for the sales and leasing office and they will also accommodate that at the site and building plan stage, the employee spaces are probably inside the fence somewhere and they will strip those. Mayor Scaffidi asked if the number of parking stalls changes. Mr. Randall responded no, they are showing the five striped parking stalls for the sales leasing office and that was always part of the plan. That is for someone who wants to come in and pay their bill or sign up for a unit. There are typically 15 to 20 customer visits per day so this is a low traffic generating and intensity use. The five spaces outside the fence will accommodate them. Once you get on the inside, people pull up where their unit is or that access door to go to the second story. The typical duration of a customer visit is 20 minutes.

The 3J is on the southwest corner, which they have marked as an emergency access gate. They have already sought full access from WisDOT, and they have said that will not be possible on Howell Avenue. What they are showing is an option emergency access gate. If they weren't able to have even that, which would have a breakaway or key access, they wouldn't have to come back to the Plan Commission.

5D Landscaping – All around the perimeter of the site, they have 3' and more of landscaping. Mr. Randall interpreted that and Mr. Clemente spoke with staff that they don't have entrances to the public street facades. All of the entrances are internal, so they cannot achieve perimeter landscaping. He does not believe that is the intent of the code. They will meet 3' or more on all the exterior landscaping, but they also don't have perimeter landscape elevations at those locations.

6B All of the plans all along have indicated that they will have insulated metal wall panels and they are textured. They have a combination of materials, such as textured metal paneling on the exteriors of the main buildings on College. That is about 57% of the total. They have 6% EIFS cornice at the upper levels. They have 37% of the rest which is a combination of glass, stone and split face materials. The proposal as presented is at those standards, and they can't meet the 75% of the 6C, so they suggested that the 35% will be achievable. They will not have prefabricated, non-textured steel panels on any of the buildings that are very close to the right-of-way.

Mayor Scaffidi asked if the seams are visible where the panels join. Mr. Randall responded that those buildings will have the R-metal panel. The smaller buildings do not have the textured metal on the ends. Mr. Gallacher stated that they will stipulate that those buildings on the ends will accommodate masonry components that the main buildings have.

Ms. Papelbon stated that staff is not prepared to recommend approval of these changes without internal conversations since they were just introduced. Ms. Papelbon stated that some of the proposals are not allowed per Code, so staff is not prepared to recommend approval.

Mayor Scaffidi recommended that this item be held until staff and the applicant have a chance to talk. Mr. Randall pointed out that 6H of the staff report they embrace and are fine with; no doors to the public street. 7 and 12 D on setbacks is simply an issue to flag for the Plan Commission. They are showing setbacks at the old B-4 standard of 25' for certain of their buildings. They know that they will have to go to the Board of Zoning Appeals. It is Mr. Randall's understanding that the Plan Commission can approve with the condition as stated at 40', but with the plan showing 25'. That will be the triggering event to allow the applicant to have a denial or non-compliance.

8 C & D - No Outdoor storage, no vehicles, no hazardous or flammable materials they are fine with that.

Paragraph 9 the sign easement as Mr. Gallacher has stated many times, they are going to put that sign in and will work on the future maintenance. Mr. Gallacher has the money in the budget and that sign will go in.

12 C & D - New set of conditions that wasn't even in the first version – staff wants to make sure that all of the six smaller buildings single-story in the back are built and take their time to get to the larger buildings. That is not their intent. They have their office in the northeast building so they are going to have to build that one. They are proposing is if for some reason they don't build both buildings A and B at the same time, if they split it up and go with B since that is where the office is, they could build up to maybe 3 of the ones in back. If for some reason building A is lagging, that they wouldn't be able to do the full build-out on the back site.

The sister provision on occupancy is the same thing. They have that same type of staggering. If they obtain occupancy for one of the bigger buildings, they could obtain occupancy for up to three of the other ones. They added 180 days as simply a reality of construction. Mr. Gallacher stated it is not a matter of lagging, but rather space availability. They are definitely building it. They just want to be able to provide product to their customers.

Mayor Scaffidi held Item 5 B pending conversations between applicant and staff.

Plan Review
Phase II of Planned Multi-tenant Building
7001 S. Howell Avenue
Tax Key No. 734-9028

Mr. Wagner provided an overview of the proposal for Phase II of a multitenant development.

Commissioner Chandler stated that it was noted there would be no screening or door for the dumpster area and asked for further information. Peter Ogorek, Perspective Design, 11525 W. North Avenue, Wauwatosa, stated there will be a dumpster enclosure with matching materials to the building. That dumpster enclosure will have doors on the front of the dumpster. It also acts as a screen to the mechanical equipment on the side of the building.

Alderman Bukiewicz stated he likes the layout of the building.

Alderman Bukiewicz asked about fire protection. Asst. Chief Kressuk responded it will be a sprinklered structure. Initially looking at the size of this, it is nowhere near the size required for a fire pump in that building. The Fire Department would work with the applicant for site plan/hydrant placement throughout that structure. They already provided frontage access as well as access on the north side. There appears to be a sidewalk wrapping around the rest of the building.

Commissioner Johnston noted that some of the proposed grades on here are getting onto the flood plain. Those grades need to be worked out in the final grading plan. Mr. Ogorek stated that the civil engineer is aware of that and they are working on it.

Commissioner Chandler asked if the businesses will share customers. Mr. Ogorek stated that there is a potential for that and they are providing interconnecting sidewalks from the rear to the front building.

Alderman Bukiewicz moved that the Plan Commission approves the site, landscaping, and building plans for the multi-tenant retail development located at 7001 S. Howell Avenue, subject to the following conditions:

1. All building and fire codes being met.
2. That the lighting plan is approved by the Electrical inspector prior to the issuance of building permits.
3. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
4. That a revised landscaping plan be submitted to the Department of Community of Development for approval prior to the issuance of building permits.
5. That a revised site plan be submitted to the Department of Community Development for approval prior to the issuance of building permits

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

Plan Review

Aldi, Inc.

6810 S. 27th Street

Tax Key No. 737-9037

Ms. Papelbon provided an overview of the proposed addition for a bakery.

Commissioner Siefert asked if there was any change to the stormwater management plan. Ms. Papelbon stated that she spoke with staff environmental engineer Phil Beiermeister and he did not indicate that there would be any additional required stormwater management.

Commissioner Dickmann asked if there are any unique fire protection needs because this is a bakery. Asst. Chief Kressuk stated that there would be code requirements, but until it is determined what type of equipment is in play and the type of venting for that equipment, it is hard to specify at this point. However, Asst. Chief Kressuk stated he would not anticipate anything unusual.

Commissioner Chandler asked what additional type of equipment will he be needed. Tom Howald, 9342 S. 13th St., responded the proposal of two ovens and a walk-in freezer for the raw materials.

Commissioner Chandler asked if this would change the hours of operation. Mr. Howald stated there would be no change in the hours of operation of the store.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Tom Howald, Aldi, Inc., for the property at 6810 S. 27th St., with the following conditions:

1. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
2. That all revised plans (site, building, landscaping, lighting details, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That all building and fire codes are met.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.

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

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: All voted aye. The meeting adjourned at 7:36 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

7-12-16

Date