

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 12, 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, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Alderman Guzikowski was excused. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Michael Kressuk, Assistant Fire Chief.

Minutes of the June 28, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the June 28, 2016 meeting. 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 stated that this item was held at the last meeting so that staff could work with the applicant on their proposed conditions that were different than what staff had proposed. There were a couple of changes based on conversations with the applicant's representatives. Ms. Papelbon stated that the changes made by staff to the conditions and restrictions are listed in the report.

Page 3, Section 3(A)(3) was changed to state, "Space sufficient for parking one (1) vehicle adjacent to ground-level storage units and internal unit entrance doors" based on the applicant's request.

Page 3, Section 3(J), the word "Any" was added to clarify that any access off of Howell Avenue would be required to get the proper approvals.

Ms. Papelbon stated that staff is not, at this time, proposing any other changes to the conditions of approval. Staff has reviewed some of the information that was provided by the applicant's representatives, and staff's position has not changed. Staff feels the appropriateness of the building architecture would require compliance with Code.

As far as the landscaping is concerned, staff will continue to work with the applicant to make sure that the landscaping, as it comes up in further iterations, will comply with the Code requirements. Staff is not proposing any changes to the requirements for landscaping.

Ms. Papelbon stated that the applicant is proposing landscaping that would be on the remainder of the site perimeter, not in front of the buildings per Code. The area that would be adjacent to the building that would be required for landscaping is the area that is being referred to. Staff feels that that requirement should not be removed until they know exactly what the architecture will be for the proposed building. They do not want to take away landscaping requirements where they don't need to be taken away.

Attorney Brian Randall, Friebert, Finnerty and St. John, 330 E. Kilbourn Avenue, Milwaukee,

spoke on behalf of the applicant. Mr. Randall stated that the pink visible perimeter on the concept plan is to indicate what they would like to talk about on the building design. His understanding is that they are referring to the ends of the six parking spaces. There is no green landscaping to the tune of 3 feet wide in that location. That is what this provision relates to. Because there are no other entrance elevations on any other facades, they don't have the storage doors facing the outside, so the office is on the east, a building along College is right there and those six parking spaces, he understands by Code they need a minimum of 3 feet of landscaping, and the Plan Commission can waive that. They have submitted to staff that they have landscaping everywhere. The Mayor implored the applicant to make sure the quality landscaping is there so they believe they are providing well more than 3 feet of landscaping in exchange for what they are not showing around the parking spaces.

Ms. Papelbon responded it is up to the Plan Commission if they want to make an exception to the requirement for landscaping adjacent to buildings. However, Ms. Papelbon cautioned that this is a concept plan that could change. It is not known exactly what the landscaping plan could be. Staff's position is that, at this point, they do not want to remove the requirement until they have a finalized plan to look at. Mr. Randall stated that they are well aware of what their buildings should look like. If they were to deviate from that, they would have to amend the existing CUP and move on from that.

Kelly Gallacher, 3114 E. Hunter's Ridge Way, Heber City, UT, stated that if he is forced to put in the landscaping there, he has to reduce the size of the two-story building by a minimum of 3 feet, which then destroys the integrity of the valuation he has on the asset, as well as everything else he is working on from financing to the drawings. He would be happy to stipulate that that would not be allowed to be changed in a conceptual design for that purpose; that they would not change that component in such a way that would cause something different to happen where those parking stalls are. It is a hardship issue as to the size of his building by having to provide the 3 feet of landscaping. They had to overcompensate for that by adding around the perimeter.

Mr. Randall stated that the reason Mr. Gallacher can stipulate that is how his conceptual reality will lay out is because they are trying to line up with the existing median opening and they do not want to work with the County to relocate that. The 24-foot-wide drive aisle has to be there. They have to have the swing to park cars there.

Commissioner Correll stated that if they can stipulate to that, he doesn't have an issue with it. A year or two down the road, that 3 feet of landscaping for the City to police and monitor is really not going to happen, so he would rather see it where it's at. From the public's view, there is more visible landscaping than over by the parking. Mayor Scaffidi stated that that is the part that people are going to see. He asked that given the scope of this project, what is the City winning on the landscaping by the parking stalls? It affects building design and the ultimate final project in the whole scope of it for a 3-foot strip of landscaping when they are going above and beyond in other areas that really matter: Howell Avenue and College Avenue. Commissioner Dickmann stated that it doesn't pay for the City to demand the 3-foot landscaping area when they are doing everything else on the outer perimeter. Mayor Scaffidi stated that he is confident that the Howell and College Avenue plantings will be maintained because they are visible. Alderman Bukiewicz stated he agreed because it is on the inside. He is more concerned with whatever is visible from the outside. Mr. Randall pointed out that they accommodated staff's recommended condition with the Oak Creek sign, but there is a line where the easement will be, and the removal of two existing billboard signs.

Mr. Randall stated that they worked with staff on the employee parking issue. They did work with staff to add those spaces as well as the existing customer ones they have always talked about

with low anticipated traffic counts. That is where they anticipate having employee spaces inside the site.

Mr. Randall showed a new elevation, which is the corner building, with two pillar ends and a single story that is all split-face block and with a different material as the wainscoting on the preferred materials list of the City. They also have windows on the first floor. Dealing with the 75% request, they had to shrink that building so that the percentage could go up. He submitted that the textured, metal, insulated panel is a premium and quality material. It is just not on the City's list. The glazing, the glass, the brick and stone pillars are the only materials that qualify and holistically, they are at 50%. That is why they suggested the standard should be 50%.

Mr. Gallacher stated that the previous design at its height was at 20 feet. They have reduced that down. The cost of meeting the 75% rule was \$265,000. He decided to "eat" \$100,000 of that to present what he is currently presenting.

Commissioner Correll stated that this 50% has a pretty dramatic effect on the appearance because of the size of the entire project. Looking at what they added, the pillars, where they went to the surrounding areas, he thinks this is a good addition. Mayor Scaffidi stated that this is consistent with an airport area use, and that is the kind of building he would expect to see there.

Mayor Scaffidi stated that as a member of the Plan Commission, he has to ask himself: does this building add to that site and to the quality of the things in the City from an architectural and landscaping standpoint? When he looks at this building, it does. The Plan Commission does have leeway to allow these reductions in percentages. Mayor Scaffidi stated this meets the requirements of a good-looking building.

Alderman Bukiewicz stated this is really a nice looking building. He stated that adding the extra columns really helped break it up. He feels it is a pretty decent building for what the use actually is.

Commissioner Dickmann stated that compared to the other self-storage facilities in the City, this is far and beyond what the other ones are. He likes the concept.

Commissioner Siefert stated they did a fine job with the design, and he thinks it will be pleasant for the City.

Mr. Seymour stated that within the universe of self-storage buildings in Oak Creek, this is a great looking building, but that is not the universe that is being dealt with. The standards in Oak Creek call for 75% (of the visible perimeter of buildings to be glass, decorative masonry, or brick). Certainly the Plan Commission has the discretion to vary that if there are extenuating circumstances. Mr. Seymour stated he is concerned that it is being viewed as "what the City is giving up" by bringing this up to 50%, but the standard is 75%. He appreciates the economics of the situation and that needs to be balanced; however, this is not a negotiation. It is something that the City has a standard for, and if someone is going to vary from that standard, they should give the City a very good reason to do that. Mayor Scaffidi stated that, architecturally, this does look good, and whether it gets up to 75% or whatever, he doesn't know if it makes it look any better. Mayor Scaffidi stated that is the Plan Commission's discretion. Alderman Bukiewicz stated that Mr. Seymour is 100% correct. The Commission should be looking at what they gained, but what the City gave up. The City did give up 25%, but when he looks at the areas where they did it, they are non-visible. What will be gained by adding more brick? Alderman Bukiewicz stated they have covered all the visible areas to his satisfaction. The only thing that makes a difference to him is that this is essentially landlocked just to the people that are paying customers.

Commissioner Chandler asked if there is a specific reason behind the entrance elevation. Ms. Papelbon responded that it is to ensure that there is not an interior that is fully asphalt or concrete. It is also making that entrance highly visible to customers some kind of visual cue there. There are a couple of reasons why they have that requirement. That is also for all kinds of landscaping, not just the entrance elevation.

Commissioner Chandler asked for more information on the 50% change. Mr. Randall stated that the middle building previously had the textured metal paneling on the upper level. They always had the wainscoting around the bottom. Mr. Seymour stated that the rule per Section 17.1009 is that 75% of the visible perimeter of manufacturing buildings must be a minimum of 75% glass, brick or decorative masonry. The purpose behind that is whether it is the roadway elevation or the sides of the buildings that are typically seen from a roadway. They really want to see the portions of the buildings that are visible to the general public to pay attention and to put the investment in high-quality materials in those locations. In many cases the back sides of the buildings won't meet that requirement, and that is okay because that is not what is being seen by the general public. The standard has been to pay attention to investing in the visible perimeter of the buildings as seen from the public ROW.

Commissioner Chandler asked why the applicant chose to not go with more brick or more glass. Mr. Randall stated it was a matter of cost. It is a large building and the textured metal panels are not approved for this zoning district. There are other zoning districts where that is allowed. In this instance, they previously had much more metal paneling because that is a customary industry use for a large building. It is easy to put up and is cost-economical, but in this instance because it is a corner site, they have a lot of building frontage. Initially they had all metal paneling on the top with a few of the pillars. They started at 35%.

Commissioner Johnston stated that the glazing and brick is a huge improvement to the building. However, 50% of this building is not a preferred material. Commissioner Siepert asked why this material is not acceptable. Commissioner Johnston responded that just as far as the preferred material list, that material is not recognized in this category.

Mr. Randall stated that under 12(B) they are seeking some changes, but they are able to accommodate staff's proposal, which is that building permits shall be issued to both A and B, the larger buildings, prior to any building permits for the C buildings, the smaller ones. The reason that is easy for them to accommodate is because they are going to pull building permits all at once. There was some question as to whether they would just build the smaller ones in back and none of those issues are present.

Mr. Randall stated that 12(C) suggested two provisions. Occupancy permits must be obtained for building B prior to the issuance of occupancy permits for any C1 building. Building B is the two-story building with the office and staff has grouped the two single story buildings in back as C1 as designated. A sister provision (C2) occupancy permits must be obtained for building A, the corner building prior to any C2. In concept, they are fine with that because they are pulling building permits for all at once, so they really won't have an A or a B which will come first. The building process for the smaller buildings will be much shorter. While these are underway and there is substantial interior finish work to be done, these are exterior load buildings, and they would like the opportunity to obtain a temporary occupancy for these with a change of up to 180 days preceding the larger buildings. That is because of the interior finish work. Those buildings will be up. There will be screening.

Mayor Scaffidi asked staff if they have ever done anything like that. Ms. Papelbon responded

that temporary occupancy is not something that Inspection Department generally issues. The other concern is that there have been building permits that have been issued with no building resulting from those building permits. That is what staff is trying to get at with the conditions as proposed. Mr. Seymour stated that the purpose behind those proposals is that some pretty good looking buildings are being proposed. The one thing that staff is very adamant about safeguarding the City from is being sold one product and then having someone come in and build the C buildings and realizing that brick does cost a lot of money and then the buildings just don't get built. From that standpoint, the City is going to be very adamant about making sure Buildings A and B are built at the same time or before the C building is occupied. The City needs to make sure those buildings are built and are not being faced with looking at the C building without having A and B in place.

Asst. Chief Kressuk stated that temporary occupancies are not issued. Generally it is a full occupancy and it is occupancy of a portion of a structure. All rules and regulations related to the occupancy must be met before that occupancy permit is issued. Temporary occupancy has not been applied. Mr. Randall stated that all building permits will be pulled at the same time. The site work will be done so they will not even be able to obtain a dual occupancy certificate for a C1 if this is gravel, if this is not done. They have their storm water to put in, wetlands barriers as well as pulling permits for those. They are going to be proceeding.

Mr. Gallacher stated that the C buildings can be done much quicker than A and B. He does not want to be inhibited from being able to rent a unit in a C building, but waiting for the certificate of occupancy for A and B. They have to obtain the bigger building certificate of occupancy within 180 days.

Mayor Scaffidi asked about when Mr. Seymour inquired of material changing. Mr. Seymour stated he wanted to make it very clear that without the A and B buildings, they are not getting the C buildings.

The reason they are requesting the 180 days is he can't sell a partial building. Mr. Gallacher stated that if he can up C1 and C2 buildings so that he can rent them while he is finishing A & B, then if it doesn't get the job, then penalize him. Commissioner Correll asked what recourse the City has. Mr. Seymour stated that occupancy signals that the building meets all the Codes as able to be occupied for life safety. They would have a hard time pulling occupancy on one building because another is not done. Mr. Seymour stated they feel protected having the building permit language in there. If you tie the buildings permits for C1 to become after for A&B.

The recourse is that the City can take steps to revoke the conditional use permit.

Commissioner Siepert asked why 180 days was selected. Mr Gallacher stated that if for some reason buildings A and B are struggling to get a permit. From historical experience, he said 180. Mr. Seymour stated that he does not want to bother with different timeliness for occupancy. The City's intent is to get the buildings up.

Alderman Bukiewicz moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions proposed by staff as part of the Conditional Use Permit allowing a self-storage facility on the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. after a public hearing and subject to conditions and restrictions.

Ms. Papelbon stated that in this motion they are accepting the changes as proposed by the applicant for 5D, 6C and as discussed with the amendment to 12B to include buildings under construction. Alderman Bukiewicz, stated yes, that motion would include the language that Ms.

Papelbon clarified. Commissioner Dickmann seconded. On roll call: Commissioner Dickmann, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Correll, and Commissioner Siefert voted aye. Commissioner Johnston and Commissioner Chandler voted no. Motion carried.

Plan Review

Matthew Lyons, Azura

8760 S. Mayhew Drive

Tax Key No. TBD

Ms. Papelbon provided an overview of the project, and explained that the applicant has included a couple of extra parking stalls so that has raised the number to meet the minimum required. This is an update since the staff report was drafted.

Matt Lyons, 13451 W. Wesley Avenue, Lakewood, CO, gave a presentation of the overall site plan, building footprints, materials, and use of the buildings. The changes the applicant is proposing are to make the buildings appear to be more residential.

Mr. Seymour stated that he appreciates the fact that they wish to make the buildings fit in a residential neighborhood, however, this is part of a neighborhood that is not necessarily residential. Part of the neighbors have incorporated more of the stone accents into their buildings. Mr. Seymour stated that they really loved the elevation that had the stone enclosure around the front entrance. Staff felt that was a nice unifying factor. These buildings don't have to be clones of each other, however, staff felt it was a great street presence for both of those buildings.

Mr. Lyons stated his preference would be to leave it as is based on their total intent. His intent is to make them look as different as possible. There are brick accents on some of the buildings. They do not feel the brick or stone would be out of place, and they both meet the preferred building materials.

Commissioner Chandler asked why there was a material change. Mr. Lyons responded that it was the intent to make the buildings look different and to avoid making the buildings look like an expansive assisted-living facility.

Commissioner Dickmann asked about the proposed materials for the garage doors. Ms. Papelbon responded that they will be looking for materials and colors to match those already in the neighborhood and how it relates to the street. Mr. Lyons responded they would be provided a quality, insulated garage door with quality materials. The color and intent will fit the overall design of the building. He stated that he would be willing to work with staff on this issue prior to the building permit process.

Commissioner Siefert asked what was between the two buildings. Mr. Lyons responded that the Fire Department has been requesting an access drive between the two buildings. What they have agreed upon is a 5-foot to 6-foot sidewalk that would run between the two buildings. In the shaded area around those is a material that allows grass to grow through it, but it actually has engineering capabilities to allow a fire truck to drive on it. The Fire Department has seen and approved this material. The rest of it is walkways and a courtyard area.

Commissioner Siefert asked why they are proposing the garage doors in front. Mr. Lyons responded that they wanted to make it look as residential as possible. Those garages look like what you would see in any residential area. He understands staff's point that there are non-residential uses around there, but with the design and materials they are using, they feel they fit

in the area.

Alderman Bukiewicz stated he likes the split buildings and asked about deliveries through the garage doors. Mr. Lyons responded that they will not have large deliveries, but they will consist of laundry and toiletry items. The delivery trucks are small to mid-size. They are probably going to be in and out in about 20 minutes or so.

Asst. Chief Kressuk stated that the applicant came up with a very unique situation for allowing Fire Department access. When they went to the split building design and they arranged the concentration of patients, they modified the way the Fire Department would access those areas during larger scale incidents. They needed to develop a way to get access to a greater portion of where the patients may be presiding. The solution presented is acceptable to the Fire Department. He feels this will be a fine product and will allow the access they need.

Alderman Bukiewicz stated that as concerning the issue of brick versus stone, it does give a distinction to the building and he has no preference.

Commissioner Dickmann suggested adding a ninth condition of approval that the garage door material should be provided to the Planning Department. Ms. Papelbon responded that that is covered in condition 2.

Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by Matthew Lyons, Azura, for the property at 8760 S. Mayhew Dr., with the following conditions:

1. That the exterior stone and 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 final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.
7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
8. That detailed landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

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

Sign Plan Review
Blair Williams, Wired Properties
7979 & 7978 S. Main Street
Tax Key No. 813-9051

Mr. Seymour introduced this item by stating that when the Main Street east and west buildings were approved, there was a placeholder for signs. Specific tenant signage was not approved at that time. Typically, when the Plan Commission approves signs for multi-tenant buildings, they do require a sign plan program, so there is some idea of what the individual tenant signage will

look like. It gives some continuity of signage and a more thorough basis for staff's review to see if it meets the overall sign plan. There is still quite a bit of leeway and room for interpretation. As we move forward, it is in the best interests of the building owner, the City and the tenant to have a little bit more direction with respect to what exactly is the expectation for tenant signage in these buildings and the three buildings that will follow. What is being presented as the Mequon Town Center agreement merely goes to show that these are some types of things Oak Creek would like to incorporate into a sign plan program.

Blair Williams, Wired Properties, 2022 E. North Avenue, Milwaukee, stated that the point of this was to start a conversation. What he would like to do is work with staff to finalize the signage criteria. He stated that the retailers should have the ability to express their brand. It is their business and they have worked hard to create those brands and he believes it is important that they have the ability to do that. The limitations on that should be those considerations that should be important to both the City and to the owners of these buildings. Mr. Williams stated that they shouldn't necessarily have free reign to express their brand wherever it is they would like to, to establish physical locations on the buildings that are not tightly defined in the sense that it limits them; but tightly defined in the sense that it creates a measure of uniformity across the building. Examples are that all signs located in the same fascia should be centered along that line so that it ensures that all signs are on a line across the buildings, to ensure the signs don't exceed size limitations, establishing a height limitation for the signs. He stated that care should be taken as to the specific nature of signs that they allow. For example, they would not be comfortable with a box back-lit sign in which logos and letters are imprinted on a piece of plexi-glass that is back-lit.

They are also trying to be sensitive to the number of penetrations that may occur through the masonry buildings. For example, Bel-Air Cantina, plus the bull happens to be 14 individual letters or items. At three penetrations per, that would be 42 drilled penetrations through the masonry. If another business would take its place with fewer letters, that would be a significant amount of holes to patch and fill. Mr. Williams suggested a channel system to hold the letters and to hold the signs in place is an appropriate methodology provided that that channel be color-matched to the best extent possible to the underlying masonry.

These are the types of items that he feels are most important. There are other things that may show up in the signage criteria such as blade signs. They like blade signs, but not blade signs and fascia signs for each tenant. That starts to crowd the visual realm and they want pedestrians to understand who is where. They have given folks the opportunity to have either a blade or a fascia sign. On end cap conditions, he believes it may be appropriate to allow both fascia and blade signs because of the nature of the elevations that those retailers present.

Another important point is that they have parking lots behind their buildings. It is very important that people know where retailers are on the other sides of the buildings. The intent of the signage criteria is to establish quantitative metrics whereby the Planning Department and Plan Commission can easily and effectively determine whether the signage meets the criteria and can provide a yes or no based on those criteria.

Alderman Bukiewicz stated he likes it and it makes sense to him. He thanked Mr. Williams for the consideration of signage on the front and back.

Commissioner Siefert asked if the staff feels comfortable with the Mequon signage. Ms. Pappelbon responded that they are using Mequon as a jumping off point. There are going to need to be some changes to what Mequon has to comply with Drexel Town Square. While they are comfortable using it as a template, it can be used as a starting point for a signage plan.

Commissioner Siefert asked if this would apply to all of Main Street Drexel Town Square. Ms. Papelbon responded that it is for the Main Street buildings and possibly even for the next iteration for the B and C buildings.

Commissioner Correll stated that he is comfortable with letting staff look at all of these and the Plan Commission does not need to look at these. Ms. Papelbon responded that there are still some requirements for Plan Commission to approve signage for the PUD.

Commissioner Johnston stated that that the PUD spells out very specifically what signs are allowed. That is going to change this Mequon standard to meet the Drexel Town Square one. The big things are the connections to the building and the logos that are different from the PUD. Ms. Papelbon stated that there were a few other items in the Mequon sign plan that does not correspond with the PUD.

No action was required for this item.

SIGN PLAN REVIEW
BelAir Cantina
7979 S. Main Street
Tax Key No. 813-9053

Ms. Papelbon provided an overview of the proposal.

Commissioner Correll asked if this signage meets the criteria just mentioned to not have individually mounted letters. Michael Dlugi, Sign Effectz, 1827 W. Glendale, Milwaukee, WI stated yes, that they have previously designed mounting systems with the back-lit systems that have an underscore line that the letters are pin-mounted vertically. It still allows for a back lighting instead of a traditional face-lit generic channel letter. Ms. Papelbon stated that this should not change the actual dimensions of the sign. The height is still appropriate at 25" tall. The bull was reduced to 25", so the overall square footage is 30½ square feet. Ms. Papelbon stated that this proposed sign is proportionate to the elevation on the south elevation on which it is proposed. The requirement for the mounting is not going to change the aesthetic or the size.

Mr. Dlugi stated that it will change the aesthetic slightly in that there will be an underscore bar that will also reflect the backlighting type look. "Cantina" will move up a little bit to still center it on the bull logo, but it won't increase the square footage at all. Ms. Papelbon stated that staff will need to see what those revisions look like.

Commissioner Siefert asked if this will be the only sign on the building. Mr. Dlugi responded that they would like a sign on 6th Street because they are a corner entity. They would also like an element back towards the parking lot. Unfortunately, none of those fit into the actual criteria that they have discussed as to an actual blade sign because they have this very beautiful pergola system back there. There is nowhere to actually mount a blade sign. They are looking to get these in place for their opening and for advertising and then work through the variance process to allow something as far as placement and size that would be appropriate to mount to the pergola system.

Commissioner Dickmann moved that the Plan Commission approves the sign plan submitted by Scott Johnson, Mojofuco-Belair (BelAir Cantina) for the BelAir Cantina commercial tenant portion of the property at 7979 S. Main St. with the condition that a permit application for the sign is submitted to the Inspection Department.

Commissioner Correll seconded. Commissioner Johnston stated that a condition needed to be added to the motion; Ms. Papelbon stated that revised plans to be submitted to the Community Development department prior to submission of permits for the sign. Commissioner Correll concurred. On roll call: all voted aye. Motion carried.

**Sign Plan Review
Chocolate Factory
7979 S. Main Street
Tax Key No. 813-9053**

Ms. Papelbon provided an overview of the proposal.

Commissioner Chandler asked Ms. Papelbon for more information on condition 2.

Ms. Papelbon responded that initially the portion that says “Sensational Subs and Sundaes” was a cabinet sign. That has been revised and will no longer be a cabinet sign because they are not allowed by the PUD. This is going to be acting as a decorative element on which the raised channel letters will be mounted. It will not be illuminated itself. The letters themselves will be halo lit on that decorative element. This is just clarifying that the red portion will not be a cabinet.

Commissioner Chandler asked what the black strip was. Ms. Papelbon responded that that is the raceway to match the color of the building.

Tom Lubner, Primecast Advertising, Inc., 1008 Arrowhead Rd., Grafton, WI, stated that they will be reducing the penetrations into the wall.

Mr. Lubner stated that the Chocolate Factory is changing their colors from red to blue.

Commissioner Correll moved that the Plan Commission approves the sign plan submitted by Valera Smokvin, Chocolate Factory, for the Chocolate Factory commercial tenant portion of the property at 7979 S. Main St. with the following conditions:

1. The red finished aluminum background element for the tagline portion of the sign is not approved as a cabinet sign and shall not be illuminated. The white channel letters on the background may be illuminated.
2. That all revised plans be submitted for review and approval by the Department of Community Development prior to the submission of sign permit applications.
3. That a permit application for the sign is submitted to the Inspection Department.

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

**Plan Review
Occidental Development
9170 S. 20th Street
Tax Key No. 877-9014**

Commissioner Chandler asked what the purpose is of the addition. Jay Fast, Tanglewood Apartments, stated that right now the concrete area is used for things that don't fit in the garage area. It is going to be used for the same purpose, except now it won't be outside.

Commissioner Siefert moved that the Plan Commission approves the site and building plans submitted by Occidental Development, LLC, for the property at 9170 S. 20th St., with the following conditions:

1. That all building and fire Codes are met.
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.

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

Certified Survey Map
Walden OC, LLC
1830R W. Drexel Avenue
Tax Key No. 784-9021

Ms. Papelbon provided an overview of the proposal.

Debbie Tomczyk, Reinhart Boerner Van Deuren, 1000 N. Water Street, Kevin Kennedy, Northwestern Mutual, clarified that on the CSM outlot 1 is also dedicated to the City. They have talked about that with staff. She wanted to clarify that that will be dedicated to the City and will be noted as such.

Ms. Tomczyk stated that on Page 4, Sheet 4 of 7 on the CSM, the public sidewalk easement is going to be shown on the CSM, but also noted with a separate document number, so they will know what the terms of that easement are.

Kevin Lampe, 8436 S. Howell Avenue, stated that the process is moving along pretty quick for IKEA. He asked if all of this development would have continued to have moved forward if in the end the creation of the TID No. 12 did not happen. Mr. Lampe stated it is in violation of Wisconsin State Statutes. This TIF is in violation of the TIF law. The way the project costs are associated going to IKEA is not in keeping with neither the spirit nor the letter of the law. Mr. Seymour responded that irrespective of what Mr. Lampe's stated position is on the applicability of the TIF statutes, this is a land division request and given the access issues and the provision of public access to this site, regardless of whether Mr. Lampe feels this is appropriate or not under the statute, it is in fact appropriate under land division Codes. From the perspective of this particular item, this land division is mutually exclusive of any TIF discussion. In practice, he may ask himself whether or not the entire development would follow that, but that is not germane toward the Plan Commission's discussion of whether or not the land division is, in fact, appropriate.

Mr. Lampe asked if after the Common Council votes on the creation of a TID next Tuesday and it goes before the review board, if either one of those two dates or events could end the TID. Mr. Seymour stated that the Common Council has to adopt a resolution approving the TIF district as does the Joint Review Board.

Mr. Lampe asked if there is any say from the State as to whether or not the TID is legal and can be moved forward. Mr. Seymour responded that the application is filed with the Wisconsin Department of Revenue. Mr. Lampe asked if they review it. Mayor Scaffidi responded they review every TIF that comes before them. Mr. Seymour responded that provided the TIF meets legal requirements, they are looking at it for completeness of the submittal.

Mr. Lampe stated he wished to make everyone aware to not be surprised when the State says well in fact, this is not in keeping with TID law. Mayor Scaffidi stated he understood Mr. Lampe's point, and most of the City staff members disagree with him.

Mr. Lampe stated there was one dissenting vote. There was unanimous across the board except for Commissioner Chandler was not present and Commissioner Correll did vote against it. Is it possible to get Commissioner Correll's reason why he voted against it? Mr. Seymour stated that is not appropriate in this forum.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Walden OC, LLC for the property at 1830R W. Drexel Ave. be approved, with the following condition:

1. That the delineated wetlands are shown on all applicable sheets of the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

Plan Review

IKEA Property, Inc.

1830R W. Drexel Avenue

Tax Key No. 784-9021

Ms. Papelbon provided an overview of the plans.

Commissioner Chandler asked if the proposed three-sided sign meets the requirements. Ms. Papelbon responded that it does meet the requirements of a B-6 district. Ms. Papelbon stated that all of the signs proposed, with the exception of the 6.1 sign which is slightly too big, do meet the requirements of Code.

Commissioner Dickmann asked if the stormwater pond will handle the stormwater from the other acreage that may be developed at a future time. Tim Hansen, Graef, 125 S. 84th Street, Milwaukee, stated he is the engineer working on IKEA. The stormwater management pond is just for the IKEA parcel itself. Development south of the main wetlands south of IKEA will have to handle their own stormwater.

Commissioner Dickmann asked about the reduced parking. Ms. Papelbon responded that originally when the plans were submitted, there were over 1,000 parking stalls. They actually extended up to about $\frac{3}{4}$ on the western elevation from south to north on the building. There was a small area that was further west on the southern part of the parking lot as well. Based on conversations between staff and the applicant, that parking was reduced. It was overparked based on the Code requirements. This allows for any kind of future expansion should there be any parking to expand as well. It currently allows for additional green space until that time.

Commissioner Dickmann asked about the status of the access to 27th Street. Mr. Seymour responded that the future phase 2 roadway is still in the plans and at this time, those plans have not been approved. There really is no timetable, except to say that certainly all parties agree that it is something that is beneficial to the City and would look into pursuing this as quickly as possible given what resources are available to complete that.

Commissioner Dickmann asked what the Fire Department's opinion is of just the one road coming in and out. Asst. Chief Kressuk responded that as far as the secondary access road off 27th Street, it has been discussed. It is a concern for the Fire Department. There is definite benefit to the community and IKEA to have that access point. There is also from a public safety standpoint, a need for an additional access road. The Fire Department is still pressing for it. Mr. Seymour stated that the roadway design is more than the standard entrance driveway to a business. It is robust enough to handle the emergency access needs of this development. It will be beneficial to have that second point of access, however, it helps that the roadway is designed to accommodate a boulevard that would provide some additional assurance for additional access to that site.

Mayor Scaffidi asked if the apron to the interstate gives them a platform, if they had to, to have access to the building. Asst. Chief Kressuk responded, potentially, yes. Those types of access situations are very unusual. In a pinch, they could make that work. Would it be in a timely fashion? That would be based on circumstances.

Commissioner Carrillo asked for clarification of the banner in the sign. Ms. Tomczyk responded that that is the IKEA banner with the product also advertised. Commissioner Carrillo asked if it is a grommeted banner or a permanent structure. Dan Waguespack, Greenberg Farrow, 1430 W. Peach Street, Atlanta, GA, responded that the seasonal banner is not grommeted, nor is it a flopping sign. It is on a permanent rigid frame.

Commissioner Carrillo asked if it was okay to allow product advertisement on a sign. Ms. Papelbon responded that this type of sign is allowed in the B-6 district.

Alderman Bukiewicz asked if most of the major product will come in on the loading docks. Ms. Papelbon responded that such was the case with the exception of the home delivery, which is on the southeast.

Alderman Bukiewicz asked about delivery times. It was stated that it is normally in the middle of the night to early morning.

Commissioner Chandler asked for more information on the central information signs. Ms. Papelbon responded that the central information sign is on a four-panel. The commercial information sign panel is the two panel, which is to the left of that. Commissioner Chandler asked what information goes on the sign. Mayor Scaffidi asked if this was fixed or digital. Ms. Papelbon responded that it is a fixed sign.

Commissioner Chandler asked if the application meets the building materials standards of the City. Ms. Papelbon responded that yes, they meet the requirements of the B-6 district.

Ms. Tomczyk stated that on Item 3C, Page 3 of 6, she believes they have calculated on that east elevation so there the wall signage does conform at this time. Ms. Papelbon responded they are fully conforming at this time.

Commissioner Chandler stated that sign 6.1 is not conforming. Ms. Papelbon responded that just the wall sign on the east elevation does not need to be changed. The other signs are slightly too large and will have to be changed. Ms. Tomczyk stated that she is aware of that change and will make that change.

Mr. Schmidt, 7842 S. 13th Street, stated that he was just understanding with just this light everything, really hasn't been sold or completed yet. He asked if it was unusual to be going with

the lighting and it is not known if this is all taken care of. Ms. Papelbon responded that it is not uncommon that there is a site plan and CSM review on the same night. Mr. Seymour responded that typically the approval of site and building plans, and in many cases the subdivision and the property, the precursor to the actual development actually needs to occur while the property is under option. Ownership is not a requirement for site and building plans.

Mr. Schmidt stated that to the south is residential area yet, and with all these lights they are going to have, is it going to interfere with the people's residential living. Mayor Scaffidi responded that they try with every new development to limit's people's exposure adjacent to the development properties. The City has done a really good job. Mr. Seymour responded that the City has standards for light trespass. To say that you will not notice that there is light there would be incorrect. It is going to be noticeable that there is something there. That is the case in any development. In terms of the measureable foot candles leaving that property, it does have to meet the standards of that district and the City's lighting standards.

Mr. Schmidt stated that that place there is total wetland. He stated he has been back in there and now there are going to be a thousand parking spots, blacktop. They have been working over there for quite a while. They have a water problem. They have dug down. They have gone up to the west to dig this because of water. He has been back there before this all started and there is constantly water running. He is thinking the stormwater retention pond or whatever is going to be – is that going to be adequate to hold the water when you have that many blacktop parking spots without flooding the residential area?. Mr. Schmidt asked if anybody knows about the problem that they do have with water in that area. Drexel Avenue, and everybody knows this too, since they did that was always flooded. They had to barricade when there was a lot of rain. They have alleviated that for a while, but now with all this blacktop, he worries about that too. The water is going to come toward the residential area, which they could be flooded out also. Mr. Schmidt asked if anybody ever knew this area with the water problems. Mr. Schmidt stated there is water running there constantly. He doesn't know if there is an artesian well or something down there. He wanted to make sure that when this gets all developed, that there is not going to be a water problem there for the residential people that live there. Commissioner Johnston stated he is quite familiar with it. He has been working on the Drexel Avenue project for a while. There are 60 acres that drain down. Used to be the tree line just north of where 20th Street would be extended north of Drexel. Sixty acres drained down through that channel. This drainage will continue to come there. IKEA will take care of their site. Their stormwater will be designed to be controlled by this pond and released at a slower rate, so there will not be the big rush of water coming across the property going through this asphalt. It goes to the pond first, it gets slowed down, and then it gets released at a 2-year rate. So it will slow down the water.

Mr. Schmidt stated not to put a child's dresser as the logo up on top of the building because we've lost a bunch of children because of dressers falling on them.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Elizabeth Gabor, IKEA Property, Inc., for the property at 1830R W. Drexel Ave., with the following conditions:

1. That all signs meet the dimensional and square footage requirements of the B-6, Interchange Regional Retail District.
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, grading, and road plans are coordinated with and submitted for final approval to the Engineering Department prior to issuance of permits.
6. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.
7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
8. That detailed landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

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

Certified Survey Map
Black Bear Bottling Co.
9750R, 9770, 9856, 9860 S. 20th St.
Tax Key Nos. 903-0021, 903-9041, 903-9014, 904-9994-003

Ms. Papelbon provided an overview of the proposal.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Peter Caruso, Black Bear Bottling, for the properties at 9750R, 9770, 9856, and 9860 S. 20th St. be approved, with the following conditions:

1. That existing utility and drainage easements per CSM 3750 and Southbranch Industrial Park plat are shown on the map prior to recording.
2. That deferred special assessments are paid prior to recording.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

Plan Review
City of Oak Creek
255 E Centennial Dr.
Tax Key No. 860-9037

Caesar Geiger, IT Manager, City of Oak Creek, 8040 S. 6th Street, stated that in the past, the City has created a 145' communications tower next to the Fire station on the east side. Several potential vendors have come to the City requesting to locate on the tower. There are no signed contracts yet, but rather than have carriers at the base of the tower putting in their standard 12' x 20' structures, the City decided that they wanted to incorporate and make this look like the Fire station and match the Fire station. All the equipment that a potential carrier would come with would be hidden inside a structure.

Strand Engineering was hired to design a structure that is basically walls with no roof and it is made of the same materials as the existing Fire station. As each carrier comes online with antennas, they will locate inside one of the units inside the tower. There will be access gates on the south side of the structure.

Mayor Scaffidi asked how many carriers can fit in this structure. Mr. Geiger responded there are three individual cells in there, so they can fit three carriers. The tower has room for a minimum of 3 major carriers. There may be one or two single antennas sometime later.

Mayor Scaffidi stated that this can be a revenue builder for the City. Mr. Geiger stated they are looking at potentially anywhere from \$35,000 to \$45,000 per year per carrier.

Commissioner Dickmann questioned why the handout/drawing mentioned roof details when this structure is not going to have a roof. Mr. Geiger responded that this is a finished metal roof edge. The top of it will be dressed off. The reason they are not putting a roof on it so that air conditioning is not necessary.

Commissioner Chandler asked what type of equipment goes in the tower. Mr. Geiger responded that it is usually three to four metal cabinets. Each cabinet runs 3' x 3' in size. They may put a small generator in there as well so that they have power.

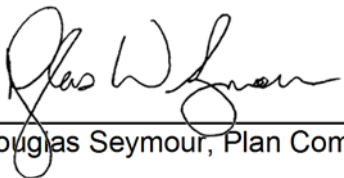
Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by the City of Oak Creek for the property at 255 E. Centennial Dr., with the following conditions:

1. That all building and fire Codes are met.
2. That all revised plans, including site, building, and landscaping, 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.

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:29 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

7-26-16

Date