

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, AUGUST 9, 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 Siepert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Peter Wagner, Planner/Zoning Administrator; Doug Seymour, Director of Community Development; and Michael Kressuk, Assistant Fire Chief.

**Minutes of the July 26, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the July 26, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Carrillo, who abstained. Motion carried.

**PUBLIC HEARING**

**SIGN APPEAL**

**PAMELA MEHTA**

**7001 S. HOWELL AVENUE**

**TAX KEY NO. 734-9028**

Zoning Administrator/Planner Pete Wagner read the public hearing notice and opened the hearing.

Mayor Scaffidi made first, second, third, and final calls for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL**

**PAMELA MEHTA**

**7001 S. HOWELL AVENUE**

**TAX KEY NO. 734-9028**

Mr. Wagner provided an overview of the sign proposal.

Mayor Scaffidi asked if the applicant could put up two monument signs without the variance. Mr. Wagner responded no. They are only allowed one monument sign, because only one monument sign is allowed per parcel. The second monument sign would have to be on the north side of the entrance, which would be too close to that side lot line. There is also a 15-foot utility easement along the front. That is why the current monument sign is pushed back closer to the building. They considered putting it on the south side of the building, but then traffic would be past the entrance of the development before realizing that building 2 is a different address. The thought was to go with an extra tall sign and keep the right-of-way less cluttered.

Alderman Bukiewicz stated that this seems like a reasonable alternative. The 12-foot sign does not look too bad.

Commissioner Chandler asked how many tenants there are. Peter O'Gorek, Perspective Design, 11525 W. North Avenue, Wauwatosa, responded that the building in the front was

designed for nine tenants. The building in the back was designed for seven tenants. They laid out the sign to have a space for each tenant.

Commissioner Chandler asked if the lettering on the sign will differ with each tenant. Mr. O’Gorek responded that on the building signage, they are trying to leave that open so that individual tenants can have their corporate colors and their logos. On the monument sign on the front, they tried to keep the signage uniform in color to avoid appearing cluttered.

Commissioner Dickmann stated it is better to have one sign.

Alderman Bukiewicz moved that the Plan Commission approve the proposed sign plan for Building 2 granting a variance from 8 feet to 12 feet at 7001 S. Howell Avenue. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW**  
**PAM MEHTA**  
**7001 S. HOWELL AVENUE**  
**TAX KEY NO. 734-9028**

Mr. Wagner stated that the reason they had the variance prior to the sign plan was because the sign plan included a 12-foot monument sign. Before going to the sign plan, he suggested making sure that the Plan Commission agrees that the monument sign was acceptable. As per Code, every multi-tenant, three-tenant building or more is required to present a sign plan to the Plan Commission for approval. There was a sign plan approved for Building 1. This discussion is for Building 2 and for the monument sign. Mr. Wagner stated that the applicant provided a very detailed sign plan regarding the style, size, quantity and height. It also took the existing Sign Code and included it verbatim into this plan.

The way they want to calculate wall signs is a little bit different. They could have potentially seven tenants. A sign can only be 43.3 square feet. The Code states it cannot be more than 20%, or no larger than 100 square feet. With the potential for seven tenants, it can be 43.3 square feet. It is slightly larger than building 1. Building 1 was only allowed 31.6, but staff felt that due to the location behind Building 1 and their lack of visibility, allowing a slightly larger wall sign for Building 2 would be more than acceptable and not necessarily break the character of the whole development.

Alderman Bukiewicz stated he agreed with the staff recommendation. He stated it is a well laid out plan. It is justifiable to have it a little bit bigger given the location of Building 2. Alderman Bukiewicz complimented the Planning staff in working with the applicant to get to the stage they are when it was brought to the Plan Commission. Alderman Bukiewicz stated that it makes it very easy to come to a decision on this item.

Commissioner Johnston asked if there are any stipulations on letter height on the monument sign. Mr. O’Gorek responded that they did not cover that in the sign plan, but believes the lettering is about 18 inches tall per panel.

Mayor Scaffidi thanked the applicant for working with staff and looking at the City’s guidelines in advance of their proposed signage request.

Commissioner Dickmann moved that the Plan Commission approve the proposed sign plan for Building 2 at 7001 S. Howell Avenue. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT  
FOREST RIDGE ELEMENTARY SCHOOL  
2200 W. DREXEL AVENUE  
TAX KEY NO. 785-9004**

Mr. Wagner provided an overview of the proposal.

Commissioner Chandler asked the applicant for more information on the color of signs on the building as it relates to the monument sign. Bob Vigert, Epstein Uhlein Architects, 333 E. Chicago Street, Milwaukee, responded that the wall sign is an aluminum color, which matches the window system - a clear anodized aluminum. The monument sign is aluminum and is blue. The legs of the sign are blue. The field where the letters are a silver-type color.

Alderman Bukiewicz moved that the Plan Commission approve the sign plan for the Forest Ridge Elementary School at 2200 W. Drexel Avenue. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP  
KELLY GALLACHER  
SELF-STORAGE VENTURES, LLC  
6304 & 6340 S. HOWELL AVENUE  
137, 147 & 209 E. COLLEGE AVENUE  
TAX KEY NOS. 719-9991-001, 719-9990, 719-9992, 719-9993 & 719-9994**

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 Kelly Gallacher, Self Storage Ventures, LLC for the properties at 6304 and 6340 S. Howell Avenue and 137, 147 and 209 E. College Avenue be approved with the following conditions:

1. That all easements are shown and clearly labeled on 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 Siefert seconded. On roll call: all voted aye. Motion carried.

**RIGHT-OF-WAY VACATION  
HSI OAK CREEK PARTNERS, LLC  
2100, 2200 AND 2280 W. DREXEL AVENUE**

Ms. Papelbon provided an overview of the proposal to vacate the unimproved public right-of-way off of Drexel Avenue affecting these properties. A private development road with a slightly different configuration would be constructed instead.

Commissioner Siefert asked why the applicant is requesting a private road. Tony DeRosa, HSI Properties, 18500 W. Corporate Drive, Brookfield, responded that it was discussed at previous City meetings that it was not necessary to build a public road to public road standards. As a private road, the property owner is responsible for maintaining it.

Commissioner Siefert asked if the applicant had any problems with the utility easements. Mr. DeRosa responded no. The CSM shows a water main easement that runs through the property, and will be built as a public water main.

Arden Degner, 8540 S. Pennsylvania Avenue, stated that this 645-parking space development has nothing but traffic bottlenecks not only on Pennsylvania, but on Drexel. It was testified two or three meetings ago that this property was originally laid out to have two entrances and exits from Drexel Avenue. Now it is going to be combined with one and to make this very difficult, they are going to make a private road out of this. With 645 apartments, there is going to be a group of students having to wait for a bus pick-up, just like there is on Pennsylvania Avenue now. He further stated that the students will have to walk, because of the private road, from the farthest reaches and congregate at the entry. There is no provision for this. A public road is needed. This does not require any long-term upkeep. Safety is the important thing. Mr. Degner questioned how there can be a safe community with 640 parking spaces as a build-out. This cannot stand. The safety of the community and the children is most important. Making this a private road cannot stand. Public roads are needed for safety. There needs to be electronic signals for cars and buses to stop and pick up children.

Alderman Bukiewicz stated that the City has over 200 miles of public roads within the City. This is a private road that will save taxpayers money. It can still be accessed by the public, but is maintained by the private ownership. As far as upkeep of that road, it will be demanded by those that are renting. The easements will be there for the City to access publically. This is merely standard operating procedure.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the 70-foot-wide unimproved right-of-way affecting a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10 (between 2200 and 2280 W. Drexel Ave., and between 2100 and 2280 W. Drexel Ave.) be vacated after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

#### **OFFICIAL MAP AMENDMENT**

**MARY VOELKER, MARGARET MUNSON, LIFE CREEK CHURCH, INC. &  
HSI PROPERTIES, LLC**

**7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE**

**TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon provided an overview of the proposal, which is to remove the officially mapped street pattern that affects these properties. Private development roads and drives will be constructed instead.

Commissioner Chandler asked what the requirements are for private roads versus public roads. Commissioner Johnston responded that private roads are usually constructed without the right-of-way requirements of public roads. Water main is usually the only improvement that goes in as a requirement regardless of where it is. Engineering recommends that this be a private road and is okay with this development.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Official Map for the Southeast ¼ of the Southwest ¼ of Section 10, Town 5 North, Range 22 East be amended as discussed/illustrated after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP**

**MARY VOELKER, MARGARET MUNSON, LIFE CREEK CHURCH, INC. &  
HSI PROPERTIES, LLC  
7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE  
TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon provided an overview of the proposal to reconfigure the four lots into three lots.

Commissioner Dickmann asked if it would be better to have this all remain one lot. Ms. Papelbon responded that staff discussed the layout with the applicants and having multiple lots. The multiple lots are a financing requirement. Lot 3 does have the clubhouse and the pool and those improvements are required as part of Phase 1. Commissioner Dickmann asked if there was a possibility that Lot 2 would not be built on. Ms. Papelbon responded that that is a correct assessment. Lots 1 and 3 (Phase 1) do have the majority of the development on them.

Tony DeRosa, 18500 W. Corporate Drive, Brookfield, stated that financing is determining how a parcel of this nature gets split. The banks want to see Phase 1 as its own tax parcel, Phase 2 separate, and a clubhouse as a third parcel. Phase 1 includes 166 units, plus the clubhouse and pool improvements.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Mary Voelker, Margaret Munson, Life Creek Church, Inc., HSI Properties, LLC for the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. be approved, with the following condition:

1. That all easements are shown and clearly labeled on the map prior to recording.
2. That the delineated wetlands are shown on all applicable sheets of the map prior to recording.
3. That the 65-foot-wide public right-of-way along Drexel Avenue is shown on the map prior to recording.
4. 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 Johnston seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW – DREXEL RIDGE**

**HSI PROPERTIES, ET AL  
7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE  
TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon provided an overview of the plans for Phase 1 of the multifamily development.

Eric Harmon, AG Architecture, 1414 Underwood Avenue, Suite 301, Wauwatosa, WI showed a

colored rendering and described the proposed building materials.

Alderman Bukiewicz stated that the fiber cement board is in an acceptable amount in conjunction with the amount of brick. Alderman Bukiewicz stated he likes the design as proposed.

Alderman Bukiewicz asked if the Fire Department had any concerns. Asst. Chief Kressuk responded that they have spent a considerable amount of time looking at access to this site. They have come up with an adequate solution, and HSI has worked with the Fire Department to accomplish that. As far as hydrant placement, the Fire Department did meet with HSI and the Oak Creek Water and Sewer Utility to work out an efficient model for hydrant placement around the site.

Asst. Chief Kressuk further stated that on the western side, there is an access road going from the north to the south. That is an integral piece that will be part of the initial phase to allow Fire Department access throughout. If the property is split in half with the northwest corner being the later phase, the road that progresses north to south would be included in Phase 1.

Commissioner Dickmann asked what the length is from the front of the garages to the sidewalk. Mr. Harmon responded that the typical length is 18 feet to match a typical parking stall. That is not met in all conditions. The areas where it is not met are on the property nearest the flood plain. Those do not meet the full 18 feet, but it is not in a heavily-trafficked area. It would be primarily for the four or five apartments back there. Commissioner Dickmann stated his concern about the people walking on the sidewalk in those areas.

Mayor Scaffidi asked what could be seen from across the street on Drexel Avenue. Mr. Harmon responded that the front shot of the first two eleven-unit buildings would be visible. Also, the entry and corner sequence of the clubhouse would be visible as the primary view coming in.

Commissioner Dickmann asked if the monument sign at the entrance of the development was illuminated, and whether the entrance columns would also be lit. Mr. Harmon responded that that is still unresolved. They picture a lit lantern that would signify the entry, but it depends on a lot of the approvals that the applicant gets during this meeting.

Alderman Guzikowski stated that in looking at the overall plans, he is very pleased with how this project has come together. He stated his concurrence with Commissioner Dickmann's concerns about the parking stall areas that seem to be a little tight. He stated that overall it is a good-looking plan.

Commissioner Johnston thanked the applicant for adding curb and gutter to the project. There are sidewalks that connect at the "T" roads, and also curb and gutter on those roads.

Tony Miranda, 7675 S. Pennsylvania Avenue, asked if it would be possible to put some type of water aeration system in the retention pond as it is so close to residential properties, and the threats of mosquitos would be pretty bad. Commissioner Johnston responded that the vast majority of detention ponds in the City that are in residential developments do not have aeration. Usually there is enough motion (air movement) in the water so it is not just stagnant water that is there.

Alderman Bukiewicz moved that the Plan Commission approves the site, landscape and building plans for the multifamily residential development located at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That all parking stalls meet required setbacks per the approved Conditions and Restrictions.
3. That all decorative entry columns are revised to a maximum height of 6 feet, located outside of road rights-of-way and vision triangles, meet all setback requirements, and may be illuminated as per the Electric Inspector. Illumination of the entrance monument sign is allowed.
4. That the exterior stone and brick veneer meets the minimum 4-inch thick requirement per Code.
5. 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.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
9. That the final photometric and lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.

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

#### **ZONING TEXT AMENDMENT**

#### **GENERAL DEVELOPMENT PLAN & REGULATING PLAN FOR DREXEL TOWN SQUARE 7940 S. 6<sup>TH</sup> ST., 7901 S. MAIN ST. AND 7902 S. MAIN ST. TAX KEY NOS. 813-9054, 813-9055, 913-9049**

Ms. Papelbon provided an overview of the proposal to amend the Additional Drive-Through Considerations section and Table 1 in the DTSMUPDD General Development Plan and Regulating Plan.

Mayor Scaffidi stated he did not remember restaurants being mentioned at the last meeting when discussing drive-ups/drive-throughs. Ms. Papelbon responded that this amendment is clarifying something currently in the land use table, which currently does not specify the buildings that the text does.

Alderman Bukiewicz stated that when discussing this previously, the Commission found drive-throughs were allowed in (Buildings) C-1, C-2, B-1 and B-2. Clearly it is already in there, but there is no practical way to make that work. Ms. Papelbon responded that that is correct. Staff chose not to exclude those buildings in case future development called for drive-throughs/drive-up windows. They chose to add the B-5 rather than eliminating the existing allowances.

Ms. Papelbon stated that Table 1 for the land use regulations currently has restaurants with drive-through facilities allowed in the Mixed Use Sub-district. The only change that is being proposed is that this table clarifies the specific buildings where drive-throughs are allowed. Alderman Bukiewicz stated that the only building possible right now to have the drive-through option would be building B-5, which is being allowed for the financial institution.

Commissioner Siefert states his concern that more than one of the tenants in the multitenant building might want to have a drive-up or drive-through window. He stated that he can see having one drive-up/drive-through, but not more than that due to safety concerns. Ms. Papelbon responded that staff considered such, and that is why it is being limited to one per building rather than one per tenant. Commissioner Johnston stated that for the Mixed Use Sub-district, it is a conditional use to allow a drive-through, so it would have to come back through Plan Commission to get that approval. Ms. Papelbon responded that that was correct.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Additional Drive-Through Considerations section and Table 1, Land Use Regulations in the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan be amended as presented after a public hearing

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

**CONDITONAL USE PERMIT  
WIRED PROPERTIES  
7940 S. 6<sup>TH</sup> ST. (B-5 Building)  
TAX KEY NO. 813-9054**

Ms. Papelbon provided an overview of the proposed Conditional Use, and stated that page 7 of 8 in Section X, Permitted Uses, it states that one financial institution with one drive-through lane and one drive-up window is allowed. It is very clear.

On Page 3 of 8, Section 4(J), it states that service and loading shall not occur in the drive-through lane during business hours for any tenant in the B-5 building. Staff's intention with that restriction was to prevent any possible conflict during business hours with the drive-through operation and potential loading.

Commissioner Chandler asked for more information on the hours of operations and traffic. Blair Williams, Wired Properties, 2022 E. North Avenue, Milwaukee, responded that not all of the tenant spaces have been leased to-date. The hours of operation will vary meaningfully by tenant and use. The tenants that they have currently would have traditional retail business hours - opening in the morning and closing early in the evening. They would like to find a restaurant for that building with the pergola (B1 buildings), and would expect the hours to be somewhat more extended.

Commissioner Siefert asked what would happen if they cannot get a financial institution as a tenant for that part of that building. Mr. Williams stated they are the first tenant, and they have specifically done all of this for that particular user. They have that tenant in hand, and, with Plan Commission approvals, will execute a lease.

Commissioner Siefert stated his concern for the financial institution business failing and what would take its place in that space.

Arden Degner, 8540 S. Pennsylvania Avenue, stated his concerns about the drive-through, and the potential for business failure of the financial institution.

Alderman Guzikowski concurred with Mr. Williams.



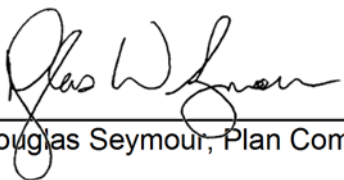
Alderman Bukiewicz moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit and adopts the Conditions and Restrictions for the Conditional Use Permit allowing a financial institution with a drive-through/drive-up facility located at 7940 S. 6th St. after a public hearing.

Commissioner Dickmann seconded. On roll call: All voted aye, except Commissioner Siepert, who voted nay. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

The meeting was adjourned at 7:25 p.m.

ATTEST:

  
\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

8-23-16

\_\_\_\_\_  
Date