

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 23, 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 Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Commissioner Johnston was excused. Also present: Peter Wagner, Zoning Administrator/Planner; and Michael Kressuk, Assistant Fire Chief.

Minutes of the August 9, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the August 9, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Correll as he was not present at the August 9, 2016 meeting. Motion carried.

**PLAN REVIEW
RW HOWELL LLC
8355/8375 S. HOWELL AVE.
TAX KEY NOS. 828-9997**

Commissioner Chandler asked for more information regarding the stairs. Greg Prossen, Consortium AE, 2020 N. East Avenue, Suite 300, responded that the addition is on the south side and runs the entire depth of the building. There is an egress stair right in the center of that side. They have had to move that egress stair toward the front of the addition in order to accommodate egress from the second floor. From the first floor level up to the height of that stair tower is an architectural metal tile wrapping the three sides that are exposed. It is a stainless steel panel. Commissioner Chandler asked if that material was acceptable. Mr. Wagner responded that it is not acceptable as a primary material, but as an accent material. When looking at the overall architecture of the building, this does not meet the primary.

Commissioner Bukiewicz asked if there are rooftop units and exhaust fans. Mr. Prossen stated that the screening for these mechanicals is behind the stairs. The screen is two-sided for the new rooftop unit on the single story addition, so it is hiding the rooftop. Commissioner Bukiewicz stated that the screen seems to stick out. Mr. Prossen responded that he is not sure it can be seen because it is set back so far from Howell Avenue.

Commissioner Dickmann asked which parking spaces are planned to be removed. Mr. Prossen responded it is all the spaces on that end of the building. Commissioner Dickmann asked if that affects the number of required parking spaces. Mr. Wagner responded that a total of 88 stalls would be required. Following this addition, there would still be 105 stalls that will be available. Even with removing those parking stalls, they will be well within the City's parking requirements.

Mayor Scaffidi asked about any potential traffic changes. Mr. Prossen responded that there shouldn't be that much of a change in the traffic volume. They are adding six more doctors, but they are not all in the building at the same time.

Alderman Bukiewicz motioned that the Plan Commission approves the site and building plans submitted by Rick Ruvin, RW Howell, LLC, for the addition to the existing building located at 8355 S. Howell Ave., subject to 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.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
6. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.

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

**SIGN PLAN REVIEW
WIRED PROPERTIES
7979 & 7978 S. MAIN ST.
TAX KEY NOS. 813-9053 & 813-9050**

Mr. Wager stated that overall the sign does not mirror the Drexel Town Square zoning code, however, staff has been working with the applicant on the discrepancies.

Subsection 1(a) – (c) – the applicant wants signage on the non-entry facades facing the private alleyway or pedestrian walkway. That does not coincide with the Drexel Town Square plan. They recommended adding a statement that says any variance from the Drexel Town Square will require a sign variance in order to have a second sign.

Subsection 4(g) – no more than 15% of the height of building can be the height of the sign. The maximum sign height would then be 25.2”. The applicant is proposing either a 28” or 32” maximum. Staff prefers to keep the 25” cap, however, include a provision that if it is deemed necessary, a taller sign would be allowed no taller than the 28” and no taller than one letter being 32” would be considered, but only if a sign appeal is granted by the Plan Commission.

Subsection 6(d) – There is a variance on City standards and what the applicant wants for percentage of signage in a window. Also, it is noted that window clings can only be 25%. The question was raised of how can there be a neon sign at 50% and a window skin at 25%. So there is a little bit of a discrepancy. Staff recommends staying at the 10% rule with the caveat of a sign appeal.

Subsection 10(e) – Vacant tenant window space. Vinyl clings would be appropriate there rather than soaped or newspapered windows.

Subsection (b) – A variance request should be allowed.

Blade Signs

Subsection (a) – A variance request should be allowed.

Miscellaneous Signs

Subsection (b) – must clarify that temporary A-frame signs are allowed. There is no need for a temporary sign permit in this area. Staff recommends including that in this document.

Subsection (g) – staff is concerned about the “for rent” or “for lease” sign on balconies. If the landlord needed to put “for rent” signs on the building, they should come before the Plan Commission for a temporary use permit that can direct size, location, number and duration of sign display. Instead of

using 4 times per year for 15 days being allowed, the landlord goes for a temporary use permit before the Plan Commission.

Commissioner Carrillo asked for clarification of the vinyl skins on the window. Mr. Wagner stated that staff is recommending 10% of the glass surface for any one area. They are only allowed to have one eye-level sign graphic per 12 linear feet per entry façade.

Commissioner Bukiewicz asked for clarification of recommendation #9. Mr. Wagner responded that he would like to strike the wording: "...in accordance with Section 17.0709(b)(2) - one temporary sign permit issued up to 4 times per calendar year for a maximum of 15 days each.", and replace with "...as a temporary use per Section 17.0204."

Commissioner Dickmann asked if the conditions apply before the business opens or only after or both. Mr. Wagner responded that when there is an empty tenant space, they would allow something in the window, however, once the business is opened, the temporary window vinyl skins would come down. Then the 10% rule would go into effect.

Alderman Guzikowski asked if this applied to all of Drexel Town Square. Mr. Wagner responded that this is just for the sign plan for buildings one and two located on Main Street. Other developments will follow the DTSMUPDD sign code.

Commissioner Siefert asked if the "for rent" or "for lease" temporary banner signs could be placed as high as the third floor balcony. Mr. Wagner responded that is why staff is proposing a temporary use permit so the Plan Commission can decide where and how long the banners would be displayed.

Commissioner Siefert asked about lighting these temporary signs. Mr. Wagner responded that because these signs are on a balcony, and unless there is lighting on the balcony, he does not know how they would illuminate it. Mr. Wagner stated that the city attorney has stated in the past that if the City doesn't explicitly permit it, by default it is not allowed.

Commissioner Carrillo asked if the landlords have something built into their agreement with their residential tenants about not hanging signs from the balcony. Mr. Wagner responded that that is something that the landlord would have to have built into their agreement with their tenants. Mayor Scaffidi asked that staff contact Blair Williams to pose this question.

Alderman Bukiewicz motioned that the Plan Commission approves the sign program for the mixed-use buildings at 7979 and 7978 S. Main St. with the following conditions:

1. That Subsections 1(a) – (c) under Fascia Signs are revised to specify that the signs are allowed on entry facades per the DTSMUPDD. Tenants may pursue a variance through the Sign Appeal process for non-entry façade signs.
2. That Subsection 4(g) under Fascia Signs is revised to allow a maximum wall sign height of 25.2 inches for all sign elements.
3. That Subsection 6(d) under Fascia Signs is revised to comply with the DTSMUPDD for window signs. Tenants may pursue a variance through the Sign Appeal process for proposed signs that do not meet the DTSMUPDD requirements.
4. That Subsection 10(e) under Fascia Signs is revised to comply with the DTSMUPDD and to be consistent with other sections of the Sign Criteria. Tenants may pursue a variance through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.
5. That Subsection (b) under Storefront Signs or Lettering is revised to comply with the DTSMUPDD (one (1) eye level sign/graphic per 12 linear feet of entry façade is allowed. Vinyl on glazing (text/graphic/pattern) may not cause more than 10% of glazing to become opaque, and the maximum text height is limited to 5% of the retail storefront). Tenants may pursue a variance

through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.

6. That Subsection (a) under Blade Signs is revised to specify that 1-2 blade signs are allowed per entry façade per the DTSMUPDD. Tenants may pursue a variance through the Sign Appeal process for any non-entry façade signs.
7. That Subsection (c)(c) under Blade Signs is revised to clarify the requirements for fabric flag signs versus solid blade signs in compliance with the DTSMUPDD.
8. That Subsection (b) under Miscellaneous Signs is revised to clarify that A-frame signs are allowed and must be maintained in compliance with the DTSMUPDD.
9. That Subsection (g) under Miscellaneous Signs is revised to eliminate the temporary banners on balcony railings. Should the Plan Commission determine that temporary banners affixed to residential balcony railings are acceptable, temporary permits for such may be issued on a case-by-case basis in accordance with Section 17.0204, Temporary Use.

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

**SIGN PLAN REVIEW
MARTINIZING
7979 S. MAIN ST.
TAX KEY NO. 813-9053**

Mr. Wagner noted that in the code internally illuminated box signs are not allowed. Staff worked with the applicant and they are creating a push-through channel letter where the “green” is not illuminated; just the white lettering. The letters are illuminated and not the whole box.

Commissioner Chandler asked if the blue signage will be illuminated. Chris Stone, Sign-o-Rama, responded yes, and went on to describe the elements/colors of the sign.

Commissioner Siepert motioned that Plan Commission approve the sign plan for Martinizing located at 7979 S. Main Street. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW
FORWARD DENTAL
7979 S. MAIN ST.
TAX KEY NO. 813-9053**

Commissioner Dickmann asked if the applicant wished to go forward with the requested larger sign. Scott Filleul, Forward Dental, 27 Court Street, responded that they were hoping to open the business in the next month, so the timeframe is tight for them to make the adjustments to the requested size adjustment to the signage. The adjustment to meet the City’s requirements would be a slight reduction in size. They would like to go with the larger sign that they already have. They do not know if they can make an adjustment to the sign itself because it is already made. Commissioner Bukiewicz suggested a temporary sign in the meantime while the appeal process goes forward. Mr. Wagner stated the City does allow businesses to put up a temporary sign prior to them coming. They could put a “coming soon” sign in the window until they have a wall sign that accommodates their needs.

Commissioner Carrillo asked if the red circle logo was extended beyond their unit. Mr. Wagner stated that they have two entrances and therefore, the signage does not extend beyond their occupancy.

Mr. Wagner summarized that by code only one wall sign is allowed per entry façade. Signs on non-entry facades are not allowed. The applicant would like to have two wall signs and two blade signs, however that does not comply with the sign code. Because of the way Drexel Town Square is designed, any signage in this development requires Plan Commission review. They need to come for

approval. At this meeting, the most the Plan Commission can approve is one wall sign and one blade sign. At the time of the writing of the staff report, the 42.2 SF sign would have been acceptable because of the extra tenant space, so there was not a conflict. Unfortunately the rules by the landlord have unintentionally created a hardship with this proposal. In the meantime, Mr. Wagner can issue a temporary sign or have a 14-day temporary use. There is some flexibility to provide some temporary signage while the sign is being manufactured or if it is being manufactured, to come before the Plan Commission for a variance request.

Matt from Anderson-Ashton, 2746 S. 166th Street, New Berlin, stated his issue with the building signage is the length. They have two units side-by-side and an end cap corner going into the development, so it is not like they are overlapping the next tenant. He asked that if they have to go through a variance for extra square footage for the length, would the Plan Commission be open to that on a corner lot. Mayor Scaffidi stated that this was already okay with him.

Commissioner Chandler asked why they were proposing two blade signs in the same space. Scott Filleul responded that because of the two streets that intersect when the clientele come from the back parking lot. The blade sign helps the customers locate the space.

Commissioner Dickmann motioned that the Plan Commission approve a 35 square-foot wall sign and blade sign on the entry façade (east elevation) for Forward Dental located at 7955 S. Main Street. Commissioner Correll seconded. On roll call: all voted aye.

SIGN PLAN REVIEW
ROOTS SALON
7979 S. MAIN ST.
TAX KEY NO. 813-9013

Bob Kraus, Bauer Sign Company, 2500 S. 170th Street, New Berlin, stated that the sign is under construction now and they have been at the site doing some preliminary work on the site to do some prewiring to accept this size sign. He was using the size requirements supplied to him by Wired Properties when designing the sign and that is where the misinformation came from regarding size requirements.

Commissioner Carrillo stated that the height is very important so that it doesn't look crowded. She would rather work with the applicant on adjusting the length than height of the sign so that the sign is centered top-to-bottom.

Commissioner Correll stated he agreed with Commissioner Carrillo that compromise at this point, as unfortunate as it is for the tenant, it is important to keep consistency with signs. Mayor Scaffidi agreed with that.

Mr. Kraus stated that some of the calculations and size restrictions are very unusual for the development and very limiting for the long term success of some of the businesses. Commissioner Carrillo responded that the City is trying to make it as nice and attractive as possible even letting businesses use their logos instead of just channel letters.

Mr. Wagner stated that there is a subsection in the master plan that states if the height is larger than 25", the landlord would be accepting of 28" or up to 32". The 32" was only for one letter to be that tall and the rest would have to be smaller.

Mr. Kraus asked if the sign could be direct mounted or had to have a raceway backing. Mayor Scaffidi stated that the raceway backing was a landlord preference.

Commissioner Correll stated the only thing the Plan Commission could do is approve it at the 25" height. Mayor Scaffidi added that in the future anything that has to do with signage and those

buildings, the applicant or applicant's representative has to be present at the Plan Commission meeting. Mr. Wagner responded that this request is made for every Plan Commission item.

Commissioner Correll motioned that the Plan Commission approve the sign plan at a maximum height of 25.2" for Roots Salon located at 7959 S. Main Street. Alderman Guzikowski seconded. On roll call: All voted aye.

Mr. Kraus asked if the next submission could be approved at staff level at the 25.2". Mr. Wagner responded that if they were to submit a sign permit application with a 25.2" Roots sign that does not exceed the 35 square feet in area, it can be approved at staff level.

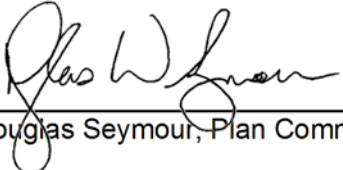
**CONDITIONAL USE PERMIT
CITY OF OAK CREEK
THE WATERS SENIOR LIVING
8000 S. MARKET ST.
TAX KEY NO. 813-9065**

Arden Degner, 8540 S. Pennsylvania Ave., stated that he is afraid that a four-story building will hide the Civic Center from the view of the Meijer store or from anyone in that direction. He would very cautiously accept that condition of a four-story building.

Commissioner Dickmann motioned that the Plan Commission recommends that the Common Council approves a conditional use permit allowing for the development of senior housing at 8000 S. Market Street after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting. 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

9/6/16

Date