

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 13, 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. Also present: Kari Papelbon, Planner; and Michael Kressuk, Assistant Fire Chief.

**Minutes of the August 23, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the August 23, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Johnston, as he was not present at the August 23, 2016 meeting. Motion carried.

**CONDITIONS AND RESTRICTIONS**

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

Ms. Papelbon provided an overview of the proposed Conditions and Restrictions for the development of elderly/senior housing (The Waters). The Conditions and Restrictions are specific for the location within Drexel Town Square.

Commissioner Dickmann asked how "Section 5: Maintenance and Operation" came into being in the Conditions and Restrictions. Ms. Papelbon responded that this section was taken directly from the Drexel Town Square Mixed Use Planned Development regulating plan. It basically states that the Plan Commission has the authority to approve of certain items in the maintenance and operation of the property, such as location of trash enclosures.

Commissioner Siepert asked if the parking will be below or above ground. Ms. Papelbon responded that at this point she does not have plans. Plans will be received within the next week.

Arden Degner, 8540 S. Pennsylvania Avenue, asked if this is the best use of this property as the street view of the Civic Center will be lost. His concern is that people will not be readily able to find the Civic Center. He stated that a building four stories high should be located in an area that does not obstruct the Civic Center.

Commissioner Bukiewicz moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing for the development of senior/elderly housing at 8000 S. Market Street after a public hearing. Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW**

**HSA COMMERCIAL – HEALTH CLINIC  
7901 S. 6<sup>TH</sup> STREET  
TAX KEY NO. 813-9056**

Ms. Papelbon provided an overview of the proposal for a 1.5-story, 16,300 square-foot addition to the approved Froedtert – Drexel Town Square Health Clinic. With the proposed cancer center addition, a total of 212 surface (13 disabled) and 425 parking structure stalls (total = 637) are

provided. An additional 20 “on-street” stalls are included along both sides of the shared access with Emerald Row apartments. Based on the size of the proposed facility, approximately 109,100 square feet, 546 parking stalls would be required per the DTSMUPDD.

Building materials for the addition are similar to those used for the main building – striated precast panels; striated metal panels, smooth prefinished metal panels, and corrugated metal screening for mechanicals; and tinted and spandrel glass. A majority of the east elevation is proposed to be Prodema Natural Wood Beauty panels / rain screen. Per the DTSMUPDD, wood and architectural metal panels are allowed as secondary and accent materials. Corrugated metal screening is not listed in the DTSMUPDD as a material that can be used at street level. The use of wood as a primary building material on the east elevation of the proposed addition and corrugated metal screening will require a  $\frac{3}{4}$  majority approval of the Plan Commission. Tinted glazing and opaque glass are also prohibited in the DTSMUPDD except as accents; however, based on programmatic and privacy needs of the facility, staff recommends approval.

A change to the plans for the patio was provided separate from the plans included in the staff report packets. Due to concerns for unsupervised activity in the proposed patio area, the revised plans call for no patio, landscaping in the southeast corner, with benches and lighted bollards on the north side of the sidewalk.

Commissioner Chandler asked for clarification regarding the door to access the patio. Ms. Papelbon responded that that recommendation is no longer applicable as this comment is for the original layout of the patio. That was before the change to landscaping.

Commissioner Chandler asked for samples of the “natural wood beauty” material. TJ Morley, Epstein Uhein Architects, Milwaukee, responded that this is a new material that is being added to the project. It is a natural wood veneer, commercial-grade product (photo provided).

Commissioner Dickmann asked about the patio area. Ms. Papelbon responded that the original plan was for it to be a patio area that did not have a door. Staff’s recommendation was to include a door so that people from the inside could access that patio. However, the applicant no longer wishes that to be a patio area. It will be all landscaping with benches along the sidewalk. Mayor Scaffidi asked if the sidewalk was public or private. Ms. Papelbon responded that the sidewalk is on their property. The sidewalk follows the building and is accessed off of 6<sup>th</sup> Street. It does connect to the public infrastructure.

Commissioner Bukiewicz stated that he does not have a problem with the proposed wood material. He stated that it adds a different touch to the building and it is well done.

Commissioner Bukiewicz stated he does not have concerns with reducing the parking. Commissioner Bukiewicz asked if the street parking coming in between Emerald Row and Froedtert is open to the public. Ms. Papelbon responded that the parking along the access was intended to provide some additional on-street parking that was identified in the general development plan and regulating plan for Drexel Town Square. It is a public road up to a certain point. Commissioner Johnston stated it is a public road along 6<sup>th</sup> Street. The City has access agreements in place for that road and maintenance responsibilities for that road.

Commissioner Chandler asked if anyone can use the parking structure. Mark TeGrootenhuis, HSA Commercial, Milwaukee, responded that they have an agreement with the City that it is open to the City during public events.

Commissioner Dickmann asked if the applicant intended to submit a sign appeal for the proposed signs on the east elevation. Mr. TeGrootenhuis, stated that staff has provided information on the process to get permission to have the signage, and they will be pursuing a sign appeal.

Commissioner Bukiewicz asked if all stormwater issues have been met. Commissioner Johnston responded that it was all originally designed to accommodate their full build-out, so no additional stormwater management is needed.

Commissioner Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Mark TeGrootenhuis, HSA Commercial, for the property located at 7901 S. 6th St. with the following conditions:

1. That all building and fire codes are met.
2. That all conditions of approval issued for the main building on May 10, 2016 remain effective.
3. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
5. That the wall sign location on the east elevation as proposed is NOT approved. The applicant/tenant may submit a sign appeal request for the proposed signs on the east elevation.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That final photometric and lighting plans indicating the approved luminaire type, pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
9. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

## **PLAN REVIEW**

### **SELF STORAGE VENTURES, LLC**

**6304, 6340 S. HOWELL AVENUE**

**137, 147 & 203 E. COLLEGE AVENUE**

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

Ms. Papelbon stated that there was a discussion regarding the utility easement on the north portion of the property and the proposed location of the buildings. An agreement was reached at which point the building A northern portion will be reduced by 5 feet to be outside of the utility easement area. The plans being shown at the meeting will be modified slightly. Staff is comfortable with the proposed reduction in order to meet that requirement.

Ms. Papelbon stated that condition #1 will have to be reworded due to the Board of Zoning Appeals decision that the 26-foot setback to the north property line was approved. She provided details of the proposed buildings, including materials.

Commissioner Bukiewicz stated that this is a good use of a very challenging property. No one has been able to do anything with this property for a number of years. He likes the layout.

Commissioner Bukiewicz asked if the units themselves are sprinklered or if they need fire hydrants for the outer buildings. Asst. Fire Chief Kressuk responded that without any building plans currently in hand, the Fire Department will not be able to make a determination on fire suppression needs. The Fire Department's recommendation would be that the structures are sprinklered.

Commissioner Siefert asked if the issues of setbacks, water main and easements has been addressed. Ms. Papelbon responded that moments before the meeting began, an agreement was reached that the northern portion of building A would be reduced in size so that it will be 5 feet south of where it is currently proposed, taking off 5 feet of the building itself.

Commissioner Chandler asked why the change was made to only allow access from College Avenue instead of Howell and College. Kelly Gallacher, 3114 Hunter's Ridge Way, Heber City, Utah, responded that Howell Avenue is a state highway, and WisDOT was unwilling to grant them the ingress.

Alderman Guzikowski stated this is a good fit for this property.

Alderman Guzikowski asked if there will be fencing along the south to screen St. Stephen's cemetery. Mr. Gallacher responded that they have not been in contact with St. Stephen's. The fence is vinyl-covered chain link. Mayor Scaffidi added that that is typical fencing for this use.

Mr. Gallacher thanked the Plan Commission and especially Kari Papelbon because she stayed the course over the long process of getting this development into the City. Mr. Gallacher thanked Ron Pritzlaff, Oak Creek Water and Sewer Utility Engineer and Mike Kressuk, Asst. Fire Chief, because minutes before the meeting they came to a solution with Mr. Gallacher. It was a clean, easy fix. To have their support and them staying the course was fantastic to achieve the result they have come to before this meeting. Mayor Scaffidi concurred and added that staff puts in a lot of work behind the scenes and they deserve the accolades.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans for the self-storage development located at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave., with the following conditions:

1. That all permits and/or approvals by the Wisconsin Department of Natural Resources (DNR) and Milwaukee County for all driveway accesses are received and copies submitted to the Department of Community Development prior to submission of building permit applications.
2. That all building and fire codes are met.
3. That all parking stalls meet required setbacks per the approved Conditions and Restrictions.
4. That all elevations are revised to comply with the Conditions and Restrictions requirement that a minimum of fifty (50) percent of the visible perimeter shall be finished with an acceptable glass, brick, or decorative masonry material.
5. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
6. That all revised plans (site, building, landscaping, lighting details, retaining wall 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. Revised plans shall show a 5-foot (length) reduction to the north side of Building A as discussed.
7. That all signs are submitted for review and approval by the Plan Commission prior to the submission of sign permit applications.
8. That all mechanical equipment (ground, building, and rooftop) is screened from view.
9. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.

10. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
11. 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.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:40 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

9/27/16

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Date