

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 11, 2016

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Carrillo, Commissioner Johnston, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Correll, and Commissioner Siefert. Commissioner Chandler was excused. Also present: Kari Papelbon, Planner; Peter Wagner, Planner/Zoning Administrator; and Michael Kressuk, Assistant Fire Chief.

**Minutes of the September 27, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the September 27, 2016 meeting with corrections to show that Commissioners Johnston and Correll were not present. Commissioner Siefert seconded. On roll call: all voted aye, except Commissioner Johnston, Mayor Scaffidi, Commissioner Correll, who abstained as they were not present at the September 27, 2016 meeting. Motion carried.

**PUBLIC HEARING  
SIGN APPEAL  
STARBUCKS  
HILTON DISPLAYS AND INNOVATIVE SIGNS, INC.  
600 W. DREXEL AVE.  
TAX KEY NO. 782-9052**

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  
STARBUCKS  
HILTON DISPLAYS AND INNOVATIVE SIGNS, INC.  
600 W. DREXEL AVE.  
TAX KEY NO. 782-9052**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal, which is variance request to allow one 13 square-foot digital pre-menu board next to the existing menu board on the north elevation.

Mayor Scaffidi stated he likes this menu board and the one at the Howell location works well. There are some nice features that the public can benefit from.

Commissioner Bukiewicz concurred with the Mayor.

Commissioner Dickmann concurred with the Mayor and Commissioner Bukiewicz. He asked if this item would still have to come before the Plan Commission even if it were part of the City's Code. Mr. Wagner responded that as part of a conditional use permit, the applicant is allowed a menu board sign in addition to the monument sign. Right now, the City does not allow a second menu board. If the second menu board is allowed as a permitted use, the Plan Commission/staff would have to determine the correct size of second menu boards going

forward. This hasn't been worked out yet on a city-wide basis because they haven't seen a lot of these signs yet. At this point, it is better to keep approval of these signs as a variance.

Commissioner Bukiewicz moved to grant a sign appeal for the property at 600 W. Drexel Ave., submitted by Maddie Keller, Hilton Displays for Starbucks, and Jaime Dieman, Innovative Sign, Inc. that would allow for a second 13 square-foot ground sign located next to the existing menu board (Tax Key No. 782-9052). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
EMERALD ROW APARTMENTS  
7971 S. 6<sup>TH</sup> STREET  
TAX KEY NO. 813-9062**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for a 9'6" x 2'1" (19.8 square feet) ground sign located at the entrance of the apartment building. The sign will be installed on a concrete base with wood trim. Overall the sign, including the base, will be 3'6" high and 14'6" long. The sign is composed of tempered glass and stainless steel as depicted in the graphic.

Commissioner Siefert asked if this is a lit sign. Dan Schuman, Poblocki Sign Co., 922 S. 70<sup>th</sup> Street, West Allis, responded that there will be lighting in the base. The sign will be lit up through the base.

Commissioner Siefert asked if the materials will be similar to what is on the building. Mr. Schuman responded that this is a glass sign. The base is going to be installed by the general contractor; however, he believes the material will be similar to that of the building.

Commissioner Correll moved that the Plan Commission approve the sign plan for Emerald Row Apartments located at 7971 S. 6<sup>th</sup> Street. Alderman Guzikowski seconded. On roll call: all voted aye.

**SIGN PLAN REVIEW  
GIGI'S CUPCAKES  
7978 S. MAIN STREET  
TAX KEY NO. 813-9050**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for two (2) 24" x 29.25" cupcake-shaped blade signs on the corner elevation (entry façade), and two (2) wall signs of compliant dimensions on the north and south facades. The north is an entry façade, but the south elevation does not have an entry and will require a variance. The applicant is aware of the requirement.

Commissioner Carrillo asked what side of the building the entrance door is located on. Mr. Wagner stated there is one on the corner elevation and one on the north elevation facing Drexel Avenue.

Commissioner Correll stated he has no problems with the signs.

Commissioner Dickmann moved that the Plan Commission approve the two blade signs and one wall sign on the entry facades (corner and north elevations) for Gigi's Cupcakes located in the tenant space at 330 W. Town Square Way. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT  
OUTDOOR COMMERCIAL RECREATION IN M-1 DISTRICT  
MUNICIPAL CODE SECTIONS 17.0317(c), 17.0317(f)(5) and 17.1402**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal to allow outdoor commercial recreation facilities as conditional uses in the M-1, Manufacturing District.

Mayor Scaffidi asked for confirmation of allowing this outdoor commercial recreational potential use in all M-1 Manufacturing districts still does not say that anyone can come in and do any of these uses in any of these districts. Mr. Wagner responded yes. For example, if someone came to OakView Business Park and wanted to put a baseball field complex, the City may say that is not a suitable location and can recommend against it. The City would work with the applicant, and, hopefully, they would come to the Plan Commission only after they have vetted it through staff for recommendation to the Plan Commission.

Mayor Scaffidi stated that specific to this site, there is a large outdoor area exclusive of the buildings. When they [the Applicants] came before Council, he had expressed reservations about some of the uses that they talked about being close to residential. He stated that given what staff has said and how this is laid out in the staff report, he believes this is a good tool for the Plan Commission and Council to be able to allow some of these uses in these districts. This is an economic development opportunity that the City is underserved in. Mayor Scaffidi continued by stating that the laser tag industry is very popular and is picking up. This would be a good use and match for that piece of land. He likes the fact that the City has control over the specifics because there are a lot of things to consider when it comes to neighborhoods abutting these kinds of developments. Mayor Scaffidi stated he does not have a problem with this use in an M-1 District.

Commissioner Dickmann asked where the 17-foot height restriction language came from, and whether the word "structures" pertains to just buildings. Mr. Wagner responded that right now a fence would be considered a structure. Mr. Wagner suggested replacing the word "structure" with "recreational buildings," which would not include the fencing (such as a batting cage) as a restriction. Mr. Wagner stated that the 17-foot requirement came from the City's current Code that accessory structures cannot exceed 17 feet. If someone wants to go above that, they are going to have to get a variance from the Board of Zoning Appeals to exceed that height.

Commissioner Correll stated that the amendment is needed because M-1 in most surrounding areas has a lot of these uses. The fact that the City can control what happens puts him in favor of the amendment. Commissioner Correll stated his concern that the City has allowed enough for height. As long as there is a means to come back to the City to look at an item specifically, it is fine. Mr. Wagner stated that the variance would go to the Board of Zoning Appeals and not the Plan Commission.

Mayor Scaffidi then questioned what the maximum height should be set at. Commissioner Correll stated the amendment should give a little bit more leeway. Mr. Wagner suggested changing the verbiage to "any accessory structures need to be reviewed by Plan Commission prior to building."

Commissioner Bukiewicz stated that this is another tool that is needed in an M-1, Manufacturing district, and that the City should not be restricting it to 17 feet. It should be left open to come back to Plan Commission.

Arden Degner, 8540 S. Pennsylvania Ave., stated his concern in putting all of this recreation in

districts that may abut a residential area without any consideration for fencing or berms to protect the residential neighborhood. He recognizes the fact that manufacturing districts have to be a couple hundred feet away from a residential district, but he is not sure about this.

Mr. Degner stated that the former City Planner identified an area from Puetz Road to Ryan Road on Pennsylvania Ave. to be manufacturing on the east side of the street. But there are residences in that area.

Mr. Wagner responded that there is an ordinance currently in place that requires a 20-foot buffer yard in addition to the 30-foot setback if there is any commercial or manufacturing that abuts a residential district. In this case, a total of 50 feet would separate the outdoor rec area from residential. That 20-foot buffer yard has to be sufficiently screened with plant materials, berms or other type of screening materials.

Mr. Degner asked if there is some protection for residences. Mr. Wagner responded that the language even includes that a minimum of a wall, or a fence shall not be less than 4 feet and no taller than 6 feet. This is in addition to what is being proposed in this amendment. The closest recreation field would be 50 feet, and there would be requirements for screening during all seasons. Mr. Wagner stated that if a use is proposed that is a loud, crowded type of thing, that would be a reason for the Plan Commission not to make a recommendation because it is not suitable even with the 50-foot buffer yard.

Alderman Guzikowski stated that this is a good compromise of the proposed changes. No matter what entity comes forward, this is well thought out. He also thinks that there is a missing opportunity of economic growth that the City could be getting by allowing these recreational uses in an M-1 district.

Joe McGeorge, 4260L S. 76<sup>th</sup> Street, Greenfield, stated that the definition as it stands is really well written, and they were thinking about doing this project in three phases. They want to make sure when the Code gets changed that it encompasses those things that they want to do in the future. They have the indoor that they are doing now that has already been approved. The next step will be to do an outdoor playfield, and then beyond that to make a more full indoor/outdoor recreational facility.

Mr. McGeorge asked if the definition could be expanded to include a few items. The point has already been made that the City has full control over this. Things like inflatables, rock climbing structures, zip line and rope courses, playground, adventure and obstacle courses, pedal cars, go karts, and even bumper cars are things that they may add in the future to the facility. They have a general plan for the Phase 3 and it kind of depends on how the property shapes up. When they come forward and apply for those things, it would not be anything beyond that.

Mayor Scaffidi stated that in the description it says "such as." Mr. Wagner stated that the way the definition is read it does not say "limited to the following." Mayor Scaffidi stated that the things the Applicant is bringing up would be more appropriate for a further discussion in the next phase.

Mr. Wagner stated that under the definition, the phrase "including uses such as: should be extended to add "but not limited to." That is common language when not encompassing every outdoor use that is out there in the language.

Commissioner Bukiewicz moved to propose an amendment to Section 17.0317 to allow outdoor commercial recreation as a conditional use in the M-1 district. Alderman Guzikowski seconded. Mr. Wagner proposed changing the motion to read "as amended as discussed." On roll call: all

voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:41 p.m.

ATTEST:

10/19/16

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Douglas Seymour, Plan Commission Secretary

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Date

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