

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 25, 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 Chandler. Commissioner Siepert was excused. Also present: Kari Papelbon, Planner; Peter Wagner, Planner/Zoning Administrator; Douglas Seymour, Director of Community Development; Andrew Vickers, City Administrator; and Michael Kressuk, Assistant Fire Chief.

**Minutes of the October 11, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the October 11, 2016 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Chandler, who abstained as she was not present at the October 11, 2016 meeting. Motion carried.

**PUBLIC HEARING  
SIGN APPEAL  
BURGER KING  
8081 S. HOWELL AVE.  
TAX KEY NO. 813-9022**

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.

**PUBLIC HEARING  
SIGN APPEAL  
PIZZA MAN  
7878 S. MAIN ST (tenant address: 7974 S. MAIN ST.)  
TAX KEY NO. 813-9050**

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

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**SIGN APPEAL  
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BURGER KING  
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TAX KEY NO. 813-9022**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal, a request for one (1) 6-foot diameter round LED cabinet sign on the north elevation, one (1) 6-foot diameter round LED cabinet sign on the south elevation, and one 27.8 square-foot raceway-mounted channel letter sign on the north elevation of the Burger King building.

Mayor Scaffidi asked if this is identical signage to the Burger King location on 13<sup>th</sup> and Rawson. Mr. Wagner responded that the 13<sup>th</sup> and Rawson location has additional wall signs than what is being proposed for this location.

Mayor Scaffidi mentioned that he stated last time when the other location was being renovated, that the signage improved the look of the building, as does this considering the previous use and their aesthetics.

Commissioner Dickmann stated that the restaurant on 13<sup>th</sup> and Rawson looks pretty good. He stated this signage will enhance the look of this building and he is all for this.

Commissioner Bukiewicz stated that he concurred with this signage and that it is much needed.

Commissioner Bukiewicz made a motion to grant a sign appeal for the property at 8081 S. Howell Avenue submitted by Cave Enterprises that would allow one 6-foot round diameter LED cabinet sign on the north elevation, one 6-foot round diameter LED cabinet sign on the south elevation and one 27.8 square foot raceway mounted channel letter sign on the north elevation. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

## **SIGN APPEAL**

### **PIZZA MAN**

**7878 S. MAIN ST (tenant address: 7974 S. MAIN ST.)**

**TAX KEY NO. 813-9050**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal, a request for one (1) 7'6" x 2'7" vertical illuminated blade sign on the southwest corner of the building for the Pizza Man tenant space.

Commissioner Correll stated the blade signs are important from a directional aspect. He thinks they look good.

Mayor Scaffidi stated that the scale of the sign fits in nicely with the scale of the building. He does not have any problem with it. This is going to be a popular corner, and people need to know where this restaurant is and how to get into the building.

Commissioner Bukiewicz stated that this sign is also serving both sides of the building.

Commissioner Dickmann concurred with all of the previous comments. Even though this sign is larger than the normally allowed 9 square feet of sign (this one is 15 square feet), because of where it is located, you can see it from a couple of directions. He is all for it.

Commissioner Chandler asked if this was only for the vertical sign. Bob Hacker, Bauer Sign and Lighting, 2500 S. 170<sup>th</sup> Street, New Berlin, WI responded yes. Commissioner Chandler asked if the entrance is directly below the sign. Mr. Hacker responded yes.

Commissioner Chandler asked why the sign is so large. Mr. Hacker responded that it has already been downsized significantly in order to get it below the canopy for the second floor balcony. This is consistent with Pizza Man's other identity signs in other locations as well. Actually this is slightly smaller.

Commissioner Dickmann made a motion that the Plan Commission recommend approval of a sign variance allowing for the installation of the 7-foot, 6-inch tall by 2-foot, 2.5-inch blade sign located on the corner of the tenant space located at 7974 S. Main Street (Pizza Man location.) Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
PERFORMANCE RUNNING OUTFITTERS  
7978 S. MAIN ST.  
TAX KEY NO. 813-9050**

Planner Kari Papelbon provided an overview of the proposal for one (1) two-sided, circular cabinet sign measuring 2'1" tall x 2'1" wide (excluding bracket) on the west elevation just south of the tenant entrance.

Mayor Scaffidi stated this looks good. It is a good looking sign.

Commissioner Bukiewicz moved that the Plan Commission approves the sign plan submitted by Robert Hacker, Bauer Sign & Lighting Co., for the Performance Running Outfitters commercial tenant portion of the property at 7978 S. Main St. with the following conditions:

1. That all revised plans be submitted for review and approval by the Department of Community Development prior to the submission of sign permit applications.
2. That a permit application for the sign is submitted to the Inspection Department.

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

**CERTIFIED SURVEY MAP  
AURORA HEALTH CARE  
9444 & 9454 S. HOWELL AVE.  
200 & 228 E. RYAN RD.  
TAX KEY NOS. 874-9995, 847-9000-001, 874-9994-001, 874-9993-001**

Planner Kari Papelbon provided an overview of the proposal to combine the four (4) parcels into one in anticipation of remodeling the existing building and parking lot for an Aurora health clinic.

Mayor Scaffidi stated that this is a long overdue and eagerly-anticipated update of a troublesome corner in Oak Creek, which people ask about all the time. Mayor Scaffidi stated this is spectacular, especially given the user. He has no problem with this.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Russell Legg, Aurora Health Care for the properties at 200 & 228 E. Ryan Rd., and 9444 & 9454 S. Howell Ave. 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.

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

**REZONE  
CITY OF OAK CREEK  
PORTIONS OF PROPERTIES AT 9180 S. 5<sup>TH</sup> AVE. & 4240 E. RYAN RD.  
A-1, LIMITED AGRICULTURAL AND RM-1, MULTIFAMILY RESIDENTIAL TO  
P-1, PARK DISTRICT, EXCLUDING THE LOD, LAKEFRONT OVERLAY DISTRICT  
TAX KEY NOS. 868-9996-002 AND 868-9993-001**

Planner Kari Papelbon provided an overview of the proposal to rezone the Lake Vista Park portions of the properties to P-1, Park District. The proposed district boundary excludes changes to the existing overlay district, and is intended to include all elements of the park.

Mr. Degner asked how this affects the TIF district that the City is going to have to use to defray the cost of this. Does this increase the problems in getting the cash needed to accomplish this or is all this zoning of no consequence? Doug Seymour, Director of Community Development, responded that the TIF district (which has not been presented to the Council) would potentially include the park property. It is not unheard of to have parkland in TIF districts. While it is part of that, some of the infrastructure that will be servicing some of the private development sites will be included as part of that. There will be multiple zonings within the TIF district.

Commissioner Dickmann made a motion that the Plan Commission recommends that the Common Council approves the rezoning of portions of the properties at 9180 S. 5<sup>th</sup> Ave. and 4240 E. Ryan Rd. from A-1, Limited Agricultural, and Rm-1, Multifamily Residential, to P-1, Park District, EXCLUDING the LOD, Lakefront Overlay District, after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**STAFF PRESENTATION TO THE PLAN COMMISSION  
FINAL PLANS FOR LAKE VISTA PARK**

Ms. Papelbon gave a presentation of the final plans for Lake Vista Park.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 6:48 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

11/8/16

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Date

