

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, NOVEMBER 8, 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, Commissioner Siefert and Commissioner Chandler. Also present: Kari Papelbon, Planner; Peter Wagner, Planner/Zoning Administrator; Douglas Seymour, Director of Community Development; and Michael Kressuk, Assistant Fire Chief.

**Minutes of the October 25, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the October 25, 2016 meeting. Commissioner Bukiewicz seconded. On roll call: all voted aye, except Commissioner Siefert, who abstained as he was not present at the October 25, 2016 meeting. Motion carried.

**PUBLIC HEARING  
SIGN APPEAL  
GIGI'S CUPCAKES  
330 W. TOWN SQUARE WAY  
TAX KEY NO. 813-9050**

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  
GIGI'S CUPCAKES  
330 W. TOWN SQUARE WAY  
TAX KEY NO. 813-9050**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for one wall sign on the south elevation, which is a non-entry façade.

Commissioner Dickmann asked if the only real variance was the sign on the non-entry. Mr. Wagner responded that at the October meeting, they looked at the other signs that they had as required by the Drexel Town Square zoning district. If this variance were granted, they will have a total of four wall signs: two blade signs over the entry façade on the corner and then a wall sign on the north side. Now they are looking for that extra sign on the south side which faces the town square.

Commissioner Correll stated that the corner buildings want visibility from both sides, so this is pretty much a given.

Commissioner Chandler asked if the first three signs meet the requirements. Mr. Wagner responded yes. Commissioner Chandler asked for more information on the need for the fourth sign. Christina Haase, 330 W. Town Square way responded they are looking for the fourth sign because that is the most visible side of the building. It faces the town square. The two wall signs are exactly the same and the two blade signs are exactly the same.

Commissioner Bukiewicz read four conditions to be taken into consideration before granting a sign variance. The variance violated none of those conditions.

Commissioner Correll moved that the Commission approve a variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that wall signs are only permitted on entry facades. If granted, the variance would allow the applicant to install a 31.5 square-foot wall sign on the south elevation of the tenant space located at 330 W. Town Square Way. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

## **PLAN REVIEW**

**THE WATERS SENIOR LIVING MANAGEMENT, LLC**  
**8000 S. MARKET ST.**  
**TAX KEY NO. 813-9065**

Planner Kari Papelbon provided an overview of the proposal for a 4-story senior independent living and memory care development.

Asst. Fire Chief Kressuk stated that one of the initial concerns of the Fire Department was the design of the drive-in and the circular drive in front of the structure. The initial concern was if they could get a fire apparatus through there effectively. They have been in contact with the developers. They have run calculations based on larger trucks to determine what the turning radii are. At this time, the Fire Department does not have concerns that they won't be able to work out a solution with them (developers).

Commissioner Dickmann asked if the Fire Department has any concerns with the limited access to the memory care unit because it is set off on the side. Asst. Fire Chief Kressuk responded that what they find with the emergency medical response is that there is one dedicated entrance to a variety of facilities, which allows access to the entire structure. They do have a number of assisted care facilities in the City, and they do find that there are separations that from the exterior would seem to be a bit challenging, but they tend to work those out with a common access point and then routing with staff through the building.

Commissioner Siepert asked if additional fire hydrants needed to be added. Asst. Fire Chief Kressuk responded that Drexel Town Square has been challenging to the Fire Department (not necessarily in a negative way), but as a brand new development with limited existing water supply. The water supply is new in there. The Fire Department has been working with every developer to make sure they meet the coverage requirements for the hydrants. The Fire Department will work with this developer on their site plan and underground design to make sure there is adequate coverage.

Commissioner Bukiewicz asked about the dumpster and the generator locations. Ms. Papelbon responded that the dumpster will be stored in the underground garage and will only be brought up once a week to be emptied. The applicant stated that the generator will also be underground.

Commissioner Dickmann stated that the plans show a café on the first floor. Brian Schack, The Waters Senior Living, 412 Clover Lane, Golden Valley, MN, stated that the café/restaurant and pub are designed to serve our residents, but they are also open to the public.

Commissioner Johnston stated that when they work with the hotel group to the north, they will need easements to connect that sidewalk to that public path.

Commissioner Dickmann asked about transportation services. Mr. Schack responded that each of the existing communities have vans or a larger shuttle depending on the size of the community.

Doug Seymour, Director of Community Development, stated that he has had the opportunity to visit two or three of their facilities in the Twin Cities. He stated that the facilities were very well-run and were very attractive. He got a really good sense that this was a quality operation, quality group. With the plans that they have brought before the Plan Commission, you can tell that they are really committed to this community. Mr. Seymour is happy to have them here and that they will be great neighbors for the Civic Center.

Commissioner Chandler asked where the entrances to the building are proposed. Mr. Schack stated there are four ways to access the community, and described the entrances.

Alderman Guzikowski stated his concern about having enough parking. Mr. Schack stated that about 50% of the residents park at the community. It seems like this is a comfortable number that will work for them. At some point when the facility is fully operable, hopefully they will have 30 to 40 employees. However, at the most they will have 20 on site. He will go back and talk to the VP of construction to extend the underground parking further.

Commissioner Bukiewicz moved that that the Plan Commission approves the site and building plans submitted by The Waters Senior Living, for the property located at 8000 S. Market St. with the following conditions:

1. That all building and fire codes are met.
2. That copies of any agreement regarding shared landscaping, snow storage, etc. with Meijer, and any easements for connections to the public pedestrian path, are provided to the Department of Community Development prior to issuance of building permits.
3. That the dumpster(s)/trash receptacle(s) be located within the garage except for trash pickup days. Once empty, the dumpster(s)/trash receptacle(s) must be returned to the garage.
4. That any proposed signs are reviewed and approved by the Plan Commission prior to submission of permit applications.
5. 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.
6. 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.
7. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
8. That all mechanical equipment and transformers (ground, building, and rooftop) are screened from view.
9. 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.
10. 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**  
**AURORA HEALTH CARE**  
**9444 & 9454 S. HOWELL AVE.**

**200 & 228 E. RYAN RD.**

**TAX KEY NO. 874-9995, 874-9000-001, 874-9994-001, 874-9993-001**

Planner Kari Papelbon provided an overview of the proposal to expand the parking for the Aurora Health Care facility.

Commissioner Chandler asked for more information regarding the signage. Russ Legg, 2180 Hall Road, Town of Erin, stated they don't have exact details right now. They have a standard sign that they use with Aurora, and they are working with Poblocki Signs right now to finish up the details on that. That will be submitted as a separate item before the Plan Commission. Ms. Papelbon stated that if a variance is required for this sign, they would come back. If they meet the Code, they would just need permits. Directional signs are limited in terms of height and size. The locations appear to be outside of required vision triangles. The two main monument signs are also limited by height, square footage and location. Those are the details that will be worked out with the applicant once they finalize their plans.

Commissioner Chandler asked that with access to Howell and Ryan, what would change. Tom Oleneczek, 255 N. 21<sup>st</sup> St., responded they are working with the DOT. There are two existing access points on Howell Ave. The DOT has asked that those two access points go away. The new access point shown on Howell north of this would be the new one. On Ryan Rd., there is an existing access point, which is in essentially the taper lane of Ryan Road and the DOT has requested that that be relocated. So it shifts it 100 to 150 feet to the east.

Commissioner Dickmann asked if there is any landscaping proposed to screen the parking. Ms. Papelbon responded that they do show some screening along Howell Avenue. There are some trees and bushes that have been proposed. They do have a chart that shows the species, but staff is looking for more details so that they can adequately determine whether or not the proposed landscaping meets Code.

Commissioner Bukiewicz asked about the stormwater plan going forward as they are adding a lot of impervious surface to this. Commissioner Johnston responded that they will have to do a new stormwater management plan for the facility, and incorporate all their new pavement into a stormwater plan.

Commissioner Bukiewicz asked about hydrant issues. Asst. Fire Chief Kressuk responded that they have been very flexible with the Fire Department. They are aware of the existing structure and that the Code requirements that will come into play. There was one particular hydrant that came into question with this. They have worked with the applicant and feel they have a solution to that issue.

Commissioner Carrillo asked what was in existence between the homes that are on that path and what will it change to. Ms. Papelbon responded that the landscape plan might be the best way to address this question. There is already a fence that provides some privacy and some separation between the existing residences to the north and the property. There is a required buffer area, which is why the setback is shown. What is being proposed is a six-foot-high wood fence to be facing the existing residences to the north, but there will also be some landscaping. That landscaping is on either side of the fence.

Commissioner Dickmann moved that the that the Plan Commission approves the site plans submitted by Russell Legg, Aurora Health Care, for the properties at 200 & 228 E. Ryan Rd. and 9444 & 9454 S. Howell Ave., with the following conditions:

1. That all building and fire codes are met.

2. That the applicant provide all required reviews and approvals from the Wisconsin Department of Transportation for the proposed access drives to the Department of Community Development and the Engineering Department prior to submission of permit applications.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That all proposed sign plans are revised to meet all requirements of Sections 17.0706, 17.0711, and 17.0714.
5. That all revised plans (site, landscaping, signage, 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 final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector prior to submission of building permit applications.
7. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

**PRELIMINARY PLAT  
CARROLLVILLE CROSSINGS ADD'N. NO. 1  
MICHAEL KAEREK, KAEREK HOMES  
8781 S. 5<sup>TH</sup> AVE.  
TAX KEY NO. 865-0114**

Planner Kari Papelbon provided an overview of the proposal for a subdivision of 8 new residential lots with two existing Outlots, one of which is reserved for parkland and the other of which is currently developed with stormwater infrastructure for the subdivision.

Commissioner Chandler asked for feedback on the request to install or replace the laterals. Mike Kaerek, Kaerek Homes, 11600 W. Lincoln Avenue, West Allis, WI, responded that originally this was going to be a multi-family property (up to 40 units). Back during the recession (2008), he was going to build condos at this location. The neighbors in the subdivision requested that they go back to single family homes. So they knew laterals had to go in and that will not be an issue.

Commissioner Bukiewicz asked about the water retention pond. Mr. Kaerek stated they are going to help fix it up.

Commissioner Correll moved that the Plan Commission approves the Preliminary Plat for the Carrollville Crossing Add'n. No. 1 submitted by Michael Kaerek, Kaerek Homes, for the property at 8781 S. 5<sup>th</sup> Ave., with the condition that all staff and Utility comments are incorporated as required. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
A-1 SERVICES, INC.  
7373 S. 6<sup>TH</sup> ST.  
TAX KEY NO. 764-9031**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for an addition to the west side of the existing building.

Commissioner Chandler asked what the purpose was for the addition. Jerry Martinez, 207 63<sup>rd</sup> Dr., Union Grove, responded business growth.

Commissioner Chandler asked about the outdoor storage. Mr. Martinez stated that they were not storing anything outside, so this will be more than adequate.

Commissioner Chandler asked about the screening of the dumpster. Mr. Martinez stated that they will be screening the dumpster.

Commissioner Siepert moved that the Plan Commission approves the building plans submitted by A-1 Services Inc. for the property at 7373 S. 6<sup>th</sup> St., with the conditions:

1. That all building and fire codes are met.
2. That all garbage dumpsters be screened from the public right-of-way.
3. Temporary outdoor storage of equipment and vehicles is prohibited.

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

**PLAN REVIEW  
NEIL BORKAN  
ARBOR RESTAURANT (TACO BELL)  
8261 S. HOWELL AVE.  
TAX KEY NO. 813-9017-001**

Planner Kari Papelbon provided an overview of the proposal for exterior modifications to the existing Taco Bell building.

Mario Valentini, MRV Architects, stated that this location has recently been purchased by the Arbor Restaurant Group. As part of the franchise agreement for the purchase, they are required to make a remodel of the inside and outside. The outside of the building is trying to mimic some of the detail of the new prototype that Taco Bell has nationally.

Commissioner Bukiewicz asked how the LED lighting would be used. Mr. Valentini responded that the LED lighting will be installed around the rust wall behind the logo bell on the side and the top, but the light bulbs themselves will not be visible.

Commissioner Dickmann asked how Condition #2 regarding the LED strip lighting could be reworded. Ms. Papelbon suggested that they strike Condition #2, and include in the revised plans that lighting is submitted for staff approval.

Ms. Papelbon asked for the Plan Commission's opinion on whether or not the area inside the tower should be EIFS. Commissioner Bukiewicz stated it does help break it up. Commissioner Correll stated there is enough brick in the building that he doesn't have a problem with this at all.

Commissioner Bukiewicz moved that the Plan Commission approves the building plans submitted by Neil Borkan, Arbor Restaurant Group, for the property at 8261 S. Howell Ave., with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. That permits and approvals be obtained for all proposed new and replacement signs.
4. That all revised plans (site, building, signage, lighting, 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.

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

**CANCELLATION OF MEETING**

Planner Kari Papelbon explained that staff never scheduled a meeting for December 27, but an approval by the Plan Commission to cancel the meeting would confirm and solidify that schedule.

Commissioner Correll moved that the Plan Commission cancel the December 27, 2016 meeting. Alderman Guzikowski seconded. 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 7:27 p.m.

ATTEST:

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Douglas Seymour, Plan Commission Secretary

11/9/16

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Date