

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 14, 2017**

Interim Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert, and Commissioner Chandler. Commissioner Dickmann was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator.

Minutes of the February 28, 2017 meeting

Commissioner Siepert moved to approve the minutes of the February 28, 2017 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT
WEST VIEW GARDENS
7501 S. HOWELL AVE.
TAX KEY NO. 782-9036**

Zoning Administrator/Planner Wagner provided an overview of the request for a temporary garden center in the parking lot of the Classic Lanes bowling alley (see staff report for details).

Interim Mayor Bukiewicz asked if the applicant was using a more permanent sign, rather than the plywood sign they have used in previous years. Zoning Administrator/Planner Wagner responded they did last year. Larry Schutz, 1247 51st Street, Caledonia, WI, stated he had a sign made that is better, and is the same square footage of the previous sign. Zoning Administrator/Planner Wagner stated that was fine, and that they were in compliance last year.

Commissioner Siepert moved that the Plan Commission approves the temporary use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. That the temporary use shall expire on July 10, 2017.
2. Allow one sign no larger than 32 square feet.
3. That the property is returned to its original condition.

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

**SIGN PLAN REVIEW
FIVE GUYS
160 W. TOWN SQUARE WAY
TAX KEY NO. 813-9046**

Zoning Administrator/Planner Wagner provided an overview of the request for wall signs and eye-level (window) signs on the commercial tenant space for Five Guys (see staff report for details).

Commissioner Chandler asked about the eye-level signs and what elevation they will be on. Zoning Administrator/Planner Wagner responded that they are only allowed on the entrance façade per Code.

Commissioner Chandler asked for more information. Matt Stried, 704 Sommerset Drive, Janesville, WI, representing Five Guys, stated that one sign is just an LED "open" sign, signifying

they are open during business hours. It is a typical open LED sign, which would be above the doors, and the business hours (vinyl letters on the door) with "Five Guys Burgers and Fries" with their "open 7-days."

Commissioner Correll moved that the Plan Commission approves the sign plan submitted by Matt Stried, Five Guys, for the commercial tenant portion of the property at 160 W. Town Square Way allowing the following:

- 1) One 46.13 square-foot, 32" tall, wall sign on the north elevation.
- 2) One 46.13 square-foot, 32" tall, wall sign on the south elevation.
- 3) Two eye level signs, not to make more than 10% of the glazing opaque on the south elevation.

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

**PLAN REVIEW
MENARD, INC.
6800 S. 27TH ST.
TAX KEY NO. 737-9040-001**

Planner Papelbon provided an overview of the proposal for an addition to the exterior overhang on the south elevation of the building that was reviewed and approved in 2015 (see staff report for details).

Commissioner Chandler asked why this change is being proposed. Planner Papelbon responded that they are moving their delivery operation from inside the store to outside the store. This would put everything in that overhang area and allow them to have the consolidated operations under that addition.

Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by Tyler Edwards, Menard, Inc., for the property at 6800 S. 27th St. 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.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:16 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

3/28/2017

Date