

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 9, 2017**

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

Minutes of the April 25, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the April 25, 2017 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Loreck and Commissioner Correll, who abstained. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
KWIK TRIP, INC.
2040 W. RYAN RD.
TAX KEY NO. 878-9003-004**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz made a first call for public comment.

The representative from Lacrosse Sign, 2242 Mustang Way, Madison, Wisconsin was present representing Kwik Trip.

Mayor Bukiewicz made a second and third call for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL
KWIK TRIP, INC.
2040 W. RYAN RD.
TAX KEY NO. 878-9003-004**

Commissioner Dickmann stated he is not in agreement with the number of signs being proposed on the canopy. Commissioner Siefert stated he concurred with Commissioner Dickmann.

Commissioner Chandler asked for more information from LaCrosse Sign. The representative stated that as Kwik Trip builds new properties, they try to maintain the same look and this is the appearance that they are after.

Commissioner Correll asked if the Kwik Trip signage is going to be on the pumps. Zoning Administrator/Planner Wagner stated they have nothing illustrated on the fueling pump station drawings.

Commissioner Correll stated that they should have the signage on the street side and they are more than entitled to have it. He also would not have a problem with signage on the fueling pumps.

Commissioner Johnston stated that even if they are granted one sign on the canopy, they would still need this variance. Zoning Administrator/Planner Wagner stated that was correct because

there were no approvals for the canopy. Usually there is one per building or two on the street frontage. The three signs on the main building would maximize their signage already.

Zoning Administrator/Planner Wagner stated if they were to limit the number of signs, he would ask the applicant if there was a preference. It should be spelled out so the applicant knows where it is going to go. Commissioner Correll asked if that decision could be left to the applicant.

Commissioner Chandler asked if the illuminated stripe on the side of the canopy are considered a sign. Zoning Administrator/Planner Wagner responded yes.

Lacrosse Sign representative's preference would be to have the signage on the south elevation of the canopy.

Mayor Bukiewicz stated that a sign is not necessary on the north side. The south side is essential. He could even justify the west side. Commissioner Dickmann asked the applicant if the variance was granted for two signs if he would be okay with that. The applicant nodded yes.

Commissioner Siefert stated the number of signs is still overkill.

Commissioner Correll motioned that the Plan Commission grant a variance allowing one canopy sign on the south elevation, and three LED stripes on the existing fuel canopy at 2040 W. Ryan Road. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz called for public comment.

Arden Degner, 8540 S. Pennsylvania Ave., stated that there is a large hill as you approach the lake from Drexel Avenue. Even an 8' sign will not be seen because of that hill. He questions why such a large, tall unseen sign is necessary in the residential development? He maintains that this sign should be in line with the City's requirements for residential apartment dwelling, which is 6'. In addition to that, they are putting in this accessory structure (guard house.) He asked if this sign is going to be located on the accessory structure without consideration of the number of school children on school buses that will have to go around this guard house. He is not in favor of any of this.

Mayor Bukiewicz made a second and third call for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008**

Commissioner Siefert asked for a reason for the 8'10" pillar compared to 6' that was originally granted. Tony DeRosa, 18500 W. Corporate Drive, Brookfield, WI responded that the original approval included piers at 6' height. In the boulevard, where there is a new guard house structure, there was a very simple two-sided masonry wall for a sign. It had signage on both sides and that

is what was approved by the City. They wanted to upgrade their entrance to something better than a basic masonry brick sign. They are trying to create more of a country club type feel to make this feel a little more high-end. They wanted to create a very strong entrance feature coming in and that is where they came up with increasing the height of the piers.

Commissioner Siefert stated that the signage on the pillars are 1½" to 2' and that is a small sign. If someone is standing on the road, it would be difficult to read that. The pillars are very visible, but the actual signage is very small and it would be difficult to read. Mr. DeRosa stated that they are trying not to inundate the entrance with multiple large oversized signs. There is a sign on the guardhouse structure itself. Cast bronze plaques on the pier are more of a decorative piece. It is more from a design perspective, and not necessarily from a functional use.

Commissioner Correll asked how far the piers are off the road. Mr. DeRosa responded that the right-of-way is 60'. Commissioner Correll stated that no one is going to see it from the road, but it is more of a decorative piece that he agrees looks good. He thinks it looks good. He doesn't even consider them signs, but an architectural look to the whole development.

Commissioner Carillo stated she like the larger version of the piers. She stated that to scale it works well. It has a small attractive panel to it and she likes it.

Commissioner Dickmann motioned that the Plan Commission grant a variance allowing the installation of two non-illuminated bronze development signs that are 1.5'x2' at the entrance of the development and that they can be located or installed on two 8'10" tall decorative piers. Commissioner Carillo seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008

Arden Degner, 8540 S. Pennsylvania Ave., pointed out that this is a very restricted area, a bottleneck for the 600 parking spaces and there should be some consideration made for a school bus picking up students unless they are going to allow them into this private road to block the traffic during the early hours in the morning when they pick up. This is the problem he has with this because of the school bus and there will be students there. Will the guard house allow a queuing of students? If so, where will the buses park? There is no room.

Commissioner Siefert asked if the water main is running along the edge of the road or running into the development. Commissioner Johnston stated that it actually goes into the development. Staff is currently reviewing the legal document, the easement for that. It is a structure that falls in the easement. It is not directly over the water main, but it falls within the easement.

Commissioner Correll asked if the guard shack structure is disturbed if any work is done to the water main, if it is all on them. Commissioner Johnston stated the applicant understands this.

Commissioner Correll asked where the school buses will be picking up students. Mayor Bukiewicz stated that is up to the school district and the bus company.

Commissioner Siefert asked if the sign on the guard shack will be lit up. Mr. DeRosa stated that the sign itself is non-illuminated, but there will be a spot-light shining up on it, which is consistent with the original sign that was approved.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if there would be any problems getting their equipment through with the guard house being there. Asst. Fire Chief Kressuk stated that it is

placed far enough back where the fire apparatus can make the turn and it won't pose a major hindrance for the Fire Department.

Commissioner Correll motioned that the Plan Commission approves the site and building plans for the accessory structures located at 7798 S. Drexel Ridge Way, subject to the following conditions:

1. That all building and fire codes are met.
2. That all decorative entry columns are located outside of road rights-of-way and vision triangles, and meet all setback requirements.
3. That a water main easement agreement be submitted and approved by the Engineering Department prior to building permits being issued.

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

**CONDITIONS AND RESTRICTIONS
SELF-STORAGE VENTURES, LLC
275 E. DREXEL AVE.
TAX KEY No. 814-9038**

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details).

Commissioner Dickmann asked Mr. Gallacher if he was in agreement with items 13 B & C. Kelly Gallacher, 3114 E. Hunter's Ridge Way, Heber City, Utah responded that they were fine.

Commissioner Correll asked the applicant if there are any restrictions that need to be discussed. Mr. Gallacher stated that as far as the parking, for the interior component, they would request the number of stalls that were granted on College and Howell.

Brian Randall, Friebert, Finnerty and St. John, 330 E. Kilbourn Ave., Milwaukee, WI, stated that the best way to approach the parking ratio issue is at the site and building plan application process, which will be the step after the Council reviews the rezoning and conditions and restrictions. The standard of 75% quality materials is in the conditions and restrictions, and like College and Howell, these will be sister facilities. They are trying to create a brand image. They will be achieving the 50% standard, but that would require Plan Commission approval of a waiver at the building and site plan stage. Planner Papelbon stated that staff is not proposing any changes to the conditions and restrictions because they have not had plans to review at this point.

Mr. Randall stated they have two requested changes, but the vast majority of the conditions and restrictions they can comply with. On page 4, section 5 D, the requirement that the landscaping be installed and maintained outside of existing proposed easements. There is a drainage easement on the far east, and the residents asked that that area be landscaped and they are willing to do that. Mr. Randall stated that he believes landscaping will be allowed in that easement. They would like language added that plantings are prohibited in such easements or just that there is an understanding that they can show that no easement would be compromised by putting plantings in there. They wouldn't want to be precluded from putting landscaping where the neighbors want it. The way the sentence is written now it precludes them from putting plantings in an easement. Commissioner Johnston stated that this is a public storm sewer easement. As a public easement, the City would not allow the landscaping in there. They would be willing to let this go private, and maintain it and then this issue goes away. The other thing is that the residents want larger trees and those absolutely would not be allowed in a public easement. Bushes and small shrubs are allowed, but that does not appease what the residents were looking for along that back wall. Commissioner Johnston stated that if it goes to private, they would be allowed

there. Mr. Randall suggested adding the word “public” before the word “easement” in this sentence - then it would state that no landscaping would be installed in a public easement, but if they could work with City staff to take that on as a private easement, they could still comply with that with one word added to that.

Commissioner Correll asked if that was the best opportunity to handle this problem. Planner Papelbon stated that if they direct staff to amend that condition they will do so for Council.

Mr. Randall referenced Page 6, Section 7, Building and Parking Setbacks, and requested clarification on the rear setback column. The figures are 30 feet for principal and accessory structures and the LM-1 district is new, but he reads the section as 25 feet per Code. For us, the rear setback would be the far south, which doesn't abut residential. The rear setback would be their south property line by the south stormwater pond, and he does not believe that abuts residential so he doesn't think the 30 feet fits in. Planner Papelbon stated that she would correct the table.

Commissioner Siepert moved that that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a self-service storage facility on the property at 275 E. Drexel Ave. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
VILLA HEALTHCARE
8432 S. 27TH STREET
TAX KEY NO. 831-9035**

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details). She mentioned that she was contacted by the abutting property owner, Norb Theine, who wanted to express his disapproval of having wetlands on a skilled nursing facility property. He is opposed to having anything on the property that he would consider to breed mosquito-borne viruses. He wanted to express his disagreement with having anything in terms of wetlands or standing water on the property.

Commissioner Chandler asked if the parking requirements section of the Conditions and Restrictions needed to be modified for this type of use. Planner Papelbon stated that in the previous iteration of these Conditions and Restrictions from 2015, Plan Commission said that they could use the parking requirements for a skilled nursing facility even though this is in the multi-family residential district. The rationale is that because of the type of facility, few, if any of the residents, are actually going to be driving. These [parking stalls] are going to be for deliveries, employees and visitors.

Commissioner Johnston stated there are three medians on Honadel Boulevard that were intended to be shared with the property owners to the north and south for maintaining those. He asked if this is a good place to bring that up. Planner Papelbon stated she wanted to hear from the applicants on this issue.

Grant Reginato, Direct Supply Aptura, 6767 W. Industrial Road, Milwaukee, WI, responded that his understanding was that this was part of a homeowner's association. Commissioner Johnston stated there is a condo association on the south side that has been maintaining the boulevard for years. In their deed restrictions for their development, it states that when development on the north side occurs, there will be shared costs for the median landscaping. Mr. Reginato stated he would have to read the deed restrictions. If the City needs to add that as a condition, he will have to review that with the owner. Mayor Bukiewicz asked that the applicant review that with staff.

Commissioner Dickmann asked if the applicant agrees with all of the other Conditions and Restrictions. Mr. Reginato responded that he does have the owner's signature.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a skilled nursing facility on the property at 8432 S. 27th St. (to become 2700 W. Honadel Blvd.) Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

SPGMBS, LLC

440 W. BELL CT.

TAX KEY NO. 828-0005

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details).

Commissioner Dickmann stated that the landscaping is not just on this tenant's portion of the building, but on the entire building. Planner Papelbon responded that the landscaping as written in the Conditions and Restrictions is not requiring the tenant to do anything necessarily. It is saying that if anything is changed on the property, it has to be in accordance with the approved landscaping plan.

Commissioner Correll moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an indoor commercial recreation facility (fitness and martial arts center) on the property at 440 W. Bell Ct. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

UNITY FITNESS AND TRAINING

9801 S. 13TH St.

TAX KEY NO. 907-9015

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details). She also reminded the Plan Commission that an email in favor of the proposal was previously sent to staff by one of the PUD tenants/owners.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an indoor commercial recreation facility (fitness center) on the property at 9801 S. 13th St. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

WISPARK, LLC

10303 S. OAKVIEW PARKWAY

TAX KEY NO. 955-1025

Planner Papelbon provided an overview of the proposal, which includes creating three new building lots and one Outlot (see staff report for details).

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Franke, Wispark, LLC, for the property at 10303 S. Oakview Parkway be approved, with the following condition:

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.

PLAN REVIEW
GSF FAMILY INVESTMENTS OF WISCONSIN, LLC
10303 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1025

Planner Papelbon provided an overview of the proposal for a food distribution facility (see staff report for details).

Susan Mleczko, 431 W. Oakwood Road, stated she is not sure where this building is in relation to her home. Planner Papelbon stated that the loading docks will be on the south. There is an access drive that will be around the north so this would be on the south side of her. The north part of the warehouse would be facing her.

Ms. Mleczko asked if the landscaping would go the full length. Planner Papelbon responded yes, and would be abutting her property. Planner Papelbon stated that the landscape buffer is a minimum of 20 feet wide.

Ms. Mleczko asked what kind of lighting would be affecting her. Mayor Bukiewicz stated that there will be egress lighting over the doors per Code.

Ms. Mleczko stated that right now they have a berm behind her property and if they put in an additional berm, it would just have to make sure they have access. Commissioner Johnston stated that the actual road that loops around back behind the building will be about 5 feet lower than what her property line is currently so that all gets dropped down so you'll be sitting up higher.

Ms. Mleczko asked about truck traffic concerns. Jerry Franke, Wispark, 301 W. Wisconsin Avenue, Milwaukee, WI, stated that they did reach out to all of the property owners that abut Oakwood, and this one property owner showed up and was given contact information to reach out to Wispark. He has previously met with this property owner and they have dealt with some of these issues. By the zoning ordinance, there is a requirement that the building be at least 100 feet from the property line when manufacturing abuts residential. They are doing that in this case. They cannot touch the berm on the residential properties; however, when they get to the point where they are doing landscaping, he will be happy to meet with the residents and go over it. If there is an appropriate way to deal with that, they will. He understands that this is adjacent use that they want to respect the neighbors.

Mr. Franke stated that regarding the noise of truck traffic, all of the backing up will be on the south side of the building, so it will be screened and several hundred feet away.

Commissioner Loreck asked if the trucks can just enter the facility on the south rather than driving all the way around. Mr. Franke stated that the truck traffic needs to come around and look over their left shoulder as they are backing in. Werner Briske, Partners and Design Architects, 2610 Lake Cook Road, River Woods, IL, stated that the better way for a truck to hit a dock is the counter clockwise motion so that they are using their left shoulder rather than their mirrors for backing in. It also keeps the trucks moving in a single direction so they don't have cross traffic in the dock area. They also have cars coming in and out to that small parking lot and they are trying to

minimize the conflicts. The other issue is they do occasionally have times where they want to get any trucks queuing, stacking off of the streets and not jamming up the truck court.

Commissioner Siepert asked what type of trucks would be using this facility. Mr. Briske responded that incoming is typically semis, and smaller delivery trucks during the day to deliver to customers.

Commissioner Correll stated that this looks efficient, and is taking into consideration the residential as much as they can and he thinks it looks great.

Commissioner Dickmann concurred with Commissioner Correll. He likes the idea that the trucks are moving forward and moving around so there are not backing up and hearing the backup alarms.

Commissioner Chandler asked what the purpose of the small windows is. Mr. Briske stated that they are doing that to bring a little natural light into the space.

Asst. Fire Chief Kressuk stated the applicant is being proactive about preparing that site for what is about to come with Fire Department requirements.

Commissioner Correll motioned that the Plan Commission approves the site and building plans submitted by Ron De Rosa, GSI Family Investments of Wisconsin, Inc., for a portion of the property at 10303 S. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That all final plans (site, building, landscaping, 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.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
6. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

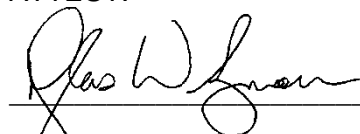
Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**MINOR LAND DIVISION
STORAGE SHOP USA
401 AND 331 E. OAK STREET
TAX KEY NOS. 733-0009 AND 733-0008**

Commissioner Loreck motioned that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Storage Shop USA, LLC for the properties at 331 and 401 E. Oak Street be approved with the condition that all technical corrections are made prior to recording. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:49 p.m.

ATTEST:



5/23/17

Douglas Seymour, Plan Commission Secretary

Date