

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JUNE 13, 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 Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator.

Minutes of the May 23, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the May 23, 2017 meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

2020 Vision – A Comprehensive Plan for the City of Oak Creek

Update Planned Land Use Category and Map 2 from Single Family Residential to Mixed Residential

8100 and 8146 S. 27th St. and 8100 S. Orchard Way

Tax Key Nos. 810-9012-001, 810-9005-000 and 810-9013-000

Mayor Bukiewicz stated that the applicant has requested to withdraw this request. There will be no action on the proposal by the Plan Commission other than the acknowledgement of the withdrawal. Mayor Bukiewicz declared the public hearing closed.

PLAN REVIEW

WE ENERGIES

10770 S. CHICAGO RD.

TAX KEY NO. 966-9999-002

City Planner Kari Papelbon provided an overview of the proposal for an office and warehouse facility (see staff report for details). She stated that WE Energies has prepared a presentation of the project.

WE Energies project team members introduced themselves.

Mike Woznicki, WE Energies, stated the intent to build an administration building and a warehouse at the Oak Creek campus of WE Energies. They want to build two buildings adjacent to each other. The administration building is there for the coal-handling facility, as they have outgrown the existing building they are using.

As far as the warehouse is concerned, they never had warehouse facilities on the site after construction of the new power plant. They have been placing all of their spare parts and equipment inside the power plant itself, which is a housekeeping and safety issue. They also need to eliminate outside storage. Also, they need to have their parts available to them on site rather than hauling them from the Pewaukee location.

Commissioner Siepert asked if they were going to secure the whole building with some type of fencing. Mr. Wozniak responded yes. There will be a fence around the new building, but they already have the access to that area from fishing pier road and the intersection is already gated and locked. There will be no chance of anyone going out that way. All access has to come from the main access road like it is now.

Commissioner Siefert asked for more information on the berms on the west side. Mr. Wozniak stated that there are some trees on the site berm already, but he doesn't know the height. The one that is coming off of the north ash landfill towards the railroad is not as high as the south ash landfill.

Commissioner Siefert stated that asked if the property will be screened from the south. Mr. Wozniak responded that he doesn't think the buildings are visible from the south because of the south ash landfill that is there. Mayor Bukiewicz stated that this building sits on the WE Energies property and sits pretty far back off of Hwy. 32.

Commissioner Dickmann asked about the fencing/screening around the proposed electrical transformer. Mr. Wozniak responded that that is within the fencing. It is going to be on the other side of the north bowl access road and fishing road pier intersection. The only way the transformer is visible is from their access road. Commissioner Dickmann stated his concern about potential terrorists accessing the site and interrupting the flow of electric services. Mr. Wozniak responded that they won't have a fence along that area. You would have to go through the guard station first to get there. If someone gets through there, then there are other problems going on.

Commissioner Dickmann asked if the warehouse will have a flat roof. Mr. Wozniak responded yes.

Mr. Wozniak stated that originally they were going to have roof-mounted HVAC units and they decided to put them on the ground instead. However, that has become cost-prohibitive. He asked if it would be okay to go back to roof-mounted HVAC units on the warehouse. Mayor Bukiewicz stated it wouldn't be visible unless someone is actually on the site.

Commissioner Chandler asked about the current outside storage. Mr. Wozniak responded that they do have some small warehouses. There is an 8,000 square-foot warehouse at the roundabout on the main access road, and another 8,000 square-foot warehouse on the top that is overfilled. All the material that is there is in places it shouldn't be. They are placing materials wherever they can to keep it there. Right now, they only have about half of what they need on the site and they are placing things where they don't need to be because of housekeeping and safety issues and the need to store things in a climate-controlled atmosphere.

Commissioner Chandler asked how dumpster placement will be handled. Mr. Wozniak responded that there will be dumpsters for the waste and recyclables. Planner Papelbon responded that there is no front setback per se for this particular location because it is on a larger parcel, so the front setback is much further north. It is not going to be seen from the road so internal screening is not as much of a factor. Typically, the City requires dumpsters to be in an enclosure, but this is something that is not going to be seen from the road or anywhere else.

Commissioner Chandler asked if there is a requirement to increase parking. Planner Papelbon responded that there has to be enough parking for the employees that are going to be there and that is what they are going to have to accommodate on the site. There will be 30 employees on the site at the peak shift and, therefore, they meet the requirement.

Commissioner Chandler asked if the landscaping is acceptable. Planner Papelbon responded that that is something that would require a $\frac{3}{4}$ majority approval of the Plan Commission. Mayor Bukiewicz responded that it is very well landscaped/well-kept for a power plant. Unless someone has business there, they should not be on the site. The only visitors would be from other locations of WE Energies.

Mayor Bukiewicz stated that since this is a power plant, there is really no need for a brick building. All of the buildings now are metal-paneled because it is the most functional for the application.

Commissioner Correll moved that the Plan Commission approves the site and building and landscaping plans submitted by WE Energies for the property at 10770 S. Chicago Rd. 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 final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. 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.

**TEMPORARY USE PERMIT
FARM & FLEET
501 W. RAWSON AVE.
TAX KEY NO. 765-9046**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal to temporarily display trailers for sale in the parking lot adjacent to the vehicle maintenance shop along 6th St. (see staff report for details).

Commissioner Correll stated he agrees with staff that moving the operation more to the west of the building and limiting the amount of trailers would be preferable.

Commissioner Dickmann concurred with Commissioner Correll.

Commissioner Chandler asked how many trailers they requested. Zoning Administrator/Planner Wagner responded that they did not indicate how many trailers they want to use. They just want to have a particular area identified. They would be basing the number of trailers on the size of the requested area and the number of parking stalls, and that is how many they would want to have.

Commissioner Dickmann moved that the Plan Commission approve the temporary use permit for the outdoor display of 8 trailers in the parking lot west of the automotive repair bay doors along 6th Street at 501 W. Rawson Avenue with an expiration date of October 1, 2017 as long as they can remain in that location. Commissioner Siepert seconded. On roll call, all voted aye. Motion carried.

**PLAN REVIEW
EXETER 120 WEST OPUS, LLC
120 W. OPUS DR.
TAX KEY NO. 924-9010**

Planner Papelbon provided an overview of the proposal for an expansion of the existing facility (see staff report for details).

Commissioner Siefert asked if there will be any parking for trucks overnight. John Warren, 7501 Kickapoo Drive, McKinney, TX, stated that the actual use of the facility will not change. If they park overnight, they will remain in the dock door location.

Commissioner Chandler asked what would be stored in the warehouse. Mr. Warren responded that GE currently uses the facility to rehabilitate MRI and medical equipment. They take old medical equipment and break it down and reuse the existing parts, recycle parts that are no longer working. It will be primarily for storage of old equipment.

Commissioner Johnston stated they are losing their truck turnaround and asked if they had any concerns about making that a parking lot instead of trucks being able to turn around there. Mr. Warren responded that they have actually done some auto turn work to see if they could fit additional parking stalls into that area. They were limited because GE wants to maintain the operational doors on the east elevation. They have done auto turns to ensure that the trucks can turn around and go out the opposite direction. Commissioner Johnston stated that typically, truck drivers like to back in from the left side so they can see where the trailer is. Going this way, they will not be able to see their trailers when they are backing in. Mr. Warren stated that they have thought about that and have discussed that with GE.

Commissioner Dickmann asked if they see any problem working with staff on trying to keep that 2.5% of landscaping of the 5% within the parking lot that they are going to add. Mr. Warren responded that they would prefer not to keep landscaping in the actual truck dock area for future use of the building. There are still truck doors that will remain there. They won't be operational, but for the long-term use of the building, they would be willing to add additional landscaping anywhere outside this area to try to equal the 2.5%. Planner Papelbon stated that staff will work with the applicant to make sure they have something that is agreeable.

Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by Timothy Weber, Exeter 120 West Opus, LLC, for the property at 120 W. Opus Dr. 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 final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. 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.

SIGN PLAN REVIEW
PERFORMANCE RUNNING OUTFITTERS
7978 S. MAIN ST. (TENANT ADDRESS: 7956 S. MAIN ST.)
TAX KEY NO. 813-9050

Zoning Administrator/Planner Wagner provided an overview of the proposal for a wall sign on the west elevation for the tenant space (see staff report for details).

Commissioner Dickmann moved that the Plan Commission approves the sign plan submitted by Performance Running Outfitters commercial tenant portion of the property at 7978 S. Main St. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 6:49 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

6/27/17

Date