

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JULY 11, 2017**

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

Minutes of the June 27, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the June 27, 2017 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING

SIGN APPEAL

FROEDTERT & MEDICAL COLLEGE OF WISCONSIN

7901 S. 6TH ST.

TAX KEY NO. 813-9056

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

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was closed.

SIGN APPEAL

FROEDTERT & MEDICAL COLLEGE OF WISCONSIN

7901 S. 6TH ST.

TAX KEY NO. 813-9056

Zoning Administrator/Planner Wagner provided an overview of the request (see staff report for details).

Commissioner Correll asked if “Froedert & Medical College of Wisconsin” wording has to be on the monument directional signs, as the name of the hospital is on the other elevations of the building. His concern is the clutter on the directional signs. Also, the signs do not have to be as large if that wording is removed.

Discussion ensued regarding clarification of the requested variances.

Commissioner Chandler asked why it was necessary to have so many signs on each elevation with the hospital name on them. Zoning Administrator/Planner Wagner responded that in talking with the sign company, the size of the building may have dictated the request for the number of signs on each elevation. Mayor Bukiewicz stated that the building is big enough to support the two signs on the east elevation.

Mayor Bukiewicz stated he does not see the point of having the monument/directional sign #2, which sits on the corner of 6th St. and Drexel Ave. Zoning Administrator/Planner Wagner stated that he is not sure about the granting of the Utility easement and if a variance is going to be allowed. They might not actually be able to put it at that location based on the easement issue or a vision triangle.

Mayor Bukiewicz stated that as far as the west elevation, the “Froedert” and “Drexel” signage looks like one sign, but is considered two. Zoning Administrator/Planner Wagner stated that the applicant could have gone for the variance in the size or quantity. They meet the design and standards; however, opted to request a variance for the number of signs.

Commissioner Correll stated that this is a lot of signage outside of a nice development of apartments. It is very obvious that the hospital is there and if the signs were cut in half, people would still know they were there. Commissioner Correll stated that this seems like overkill in totality of signs. Commissioner Dickmann concurred.

Commissioner Chandler asked about the duplication of signs on the same elevation. Ramona Marenda, Lemberg Sign Company, stated that the location of one sign is lower for better visibility. They want to make sure that the public understands that the lower elevation building is tied into the larger part of the center.

Commissioner Dickmann asked about the number of mentions of the hospital name, especially those on the directional signs. He stated that it is overkill. Ms. Marenda stated that the applicant likes to brand themselves. Commissioner Correll stated that if they are purely directional, they don’t need to be that large. Zoning Administrator/Planner Wagner stated that when it comes to the directional signs, the 6 feet is the regulation. The applicant is asking for 15 feet. The Plan Commission must decide on a size. If they want to take it down to 5’ x 3’, it is up to the Commission’s discretion as to how much of a variance they will allow from the 6 square-foot regulation.

Commissioner Correll asked if there is a priority with the directional signs. Zoning Administrator/Planner Wagner stated that these are three directional signs that exceed the size, so they need a variance to grant the size of the directional signage.

Commissioner Correll stated he would be okay with the larger size if they could stay off of Drexel Avenue. He does not think the directional sign on Drexel Avenue serves a purpose other than branding. Mayor Bukiewicz concurred. Mayor Bukiewicz stated that he does agree with the two directional signs on the inner portion of the property. Ms. Marenda stated that the directional sign on Drexel Avenue is to keep people from pulling into the western-more drive. That is strictly for emergency vehicles and delivery trucks egress. Mayor Bukiewicz stated he was not in favor of that road and thinks it is a terrible idea.

Commissioner Dickmann asked if the Plan Commission was saying they do not want the directional sign on Drexel Avenue. Mayor Bukiewicz stated that the right-of-way location is unknown at this time and they may not be able to install the sign in that location anyway. Zoning Administrator/Planner Wagner suggested having the standard highway sign (the blue “H”) to identify where the hospital entrance is instead of having the full directional sign.

South Elevation – no comments

West Elevation – Zoning Administrator/Planner Wagner explained that the “ambulance entrance” sign is for internal direction and is not meant for visibility from Drexel Avenue. Because this directional sign is mounted on the wall, it is considered a wall sign. Asst. Fire Chief Kressuk stated that all the signage helps the Fire Department staff get to where they need to go to pick up a patient that may need to be transported to another facility. For the Oak Creek Fire Department, it will take a couple of weeks to a month before the crews have exposure to responses there. The signage helps for future mutual aid partners that may need to respond to that facility, or there may be other EMS agencies that respond. Asst. Fire Chief Kressuk stated that the size of the ambulance sign is probably adequate.

East Elevation – Commissioner Chandler stated there are too many signs on this elevation. Ms. Miranda responded that it is a large building and with the change of the building materials on this elevation, it is important to establish that the facility continues and that the lower elevation is the actual entrance. Commissioner Dickmann concurred with Ms. Marena. Alderman Guzikowski, Commissioner Correll, Commissioner Siepert concurred.

Commissioner Chandler asked if the signs could be reduced in size if the “Drexel Town Square Health Center” were removed from one of the signs. Mayor Bukiewicz stated no, he likes the mention of Drexel Town Square.

Monument Signs – Mayor Bukiewicz stated that the inner directional signs are important, especially when approaching the center from the south, but is not in total agreement with the directional sign on Drexel Avenue. Ms. Miranda stated that the reason they went with a monument sign for the directional signs was they were given direction that they had to stay within the monument signs of the development.

Ms. Miranda stated that monument #3 is taller because it has the direction for the ambulance. It guides the ambulances along the south entrance rather than going through the parking lots and inhibiting traffic. Otherwise, the signs would be 5’10”.

Commissioner Carrillo had comments, but they were not picked up by the microphone.

Commissioner Siepert had comments, but they were not picked up by the microphone.

Alderman Guzikowski stated he wants the size reduced and the number.

Commissioner Dickmann stated that if they reduce the size, they can put on the sign what they want. He assumes that he would eliminate the “Froedert Health Center” wording because it is on the building. He would like the directions and the address to stay on those signs. He would like to see the signs made smaller. Zoning Administrator/Planner Wagner responded that staff calculated the size of the sign was the 5’ x 3’, which is the dark black cabinet. The address and branding was not included in the overall size because that was an effort by the applicant to follow the design standards for Drexel Town Square.

Commissioner Correll asked if they were limited to two signs, could the applicant decide where they will place them. Zoning Administrator/Planner Wagner responded that the applicant may still decide to keep the branding and in order to achieve the smaller size, decrease the size of the font. The Commission can grant a variance on number, height, and size of signs. Ms. Miranda stated that these directional signs are for guiding people in urgent situations many times. During these times, the driver is going to want to see the words “urgent care” as many times as possible. They will want to be directed as often as possible. Commissioner Correll stated that it is still more than is necessary. He would be okay with two signs and he would be okay with the size. Commissioner Carrillo stated that the corner sign is probably the most important when it comes to directional signage.

Asst. Fire Chief Kressuk stated that the signage routes different types of apparatus; ambulances, the public, clinic visitors, those seeking urgent care and emergency vehicles. The more signage, the better, in the case of the Fire Department, especially when there are alternate routes for each. The urgent care patients should be directed in the most direct route to aid. Emergency apparatus should be routed to where there is less vehicular congestion. Visitors and employees have an alternate route for routine travel. Therefore, the more signage may be better as long as the signage is specific to what they are trying to direct. Mayor Bukiewicz concurred. Commissioner Correll stated there is plenty there. He has no problem with the height if they were both the larger signs.

Commissioner Correll moved that the Plan Commission approves the sign variance for 7901 S. 6th Street to allow for a total of 9 wall signs on three elevations of the building, and two directional signs, one being 5' 10" and not to exceed 15 square feet in size, and one not to exceed 6' 5" and 18 square feet in size. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW
FROEDERT & MEDICAL COLLEGE OF WISCONSIN
7901 S. 6TH ST.
TAX KEY NO. 813-9056

Zoning Administrator/Planner Wagner provided an overview of the sign plan proposal (see staff report for details).

Commissioner Dickmann moved that the Plan Commission approves the sign plan submitted by Froedert & Medical College of Wisconsin for the development located at 7901 S. 6th Street, with modification of permitting only one 5' 10" tall, 15 square-foot directional sign, and one 6' 5", 18 square-foot directional sign for the development located at 7901 S. 6th Street. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW
ORANGE LEAF YOGURT
160 W. TOWN SQUARE WAY
TAX KEY NO. 813-9046

Zoning Administrator/Planner Wagner provided an overview of the request for a wall sign on the north elevation (see staff report for details).

Commissioner Correll moved that the Plan Commission approves the sign plan submitted by Orange Leaf Yogurt for Unit 400 of the building at 160 W. Town Square Way. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
VILLA HEALTH CARE
2700 W. HONADEL BLVD.
TAX KEY NO. 831-9035

Planner Papelbon provided an overview of the proposal for the skilled nursing and hospice facility (see staff report for details).

Commissioner Correll stated that he likes how it looks and where it is going.

Commissioner Siepert asked if the Fire Department has any issues with moving apparatus around the site. Asst. Fire Chief Kressuk responded that they did review site access to determine access points and road widths. They will comply with code on all of those road widths. The Fire Department has been actively working with the civil recently to determine FDC locations, hydrant locations. The Fire Department is okay with the access.

Commissioner Dickmann asked if the hospice center is completely separated from the other part of the building. Grant Reginato, Direct Supply Aptura, 6767 N. Industrial Road, Milwaukee, stated that the owner is going to operate the skilled nursing portion of the facility. They are going to have a separate operator for the hospice. That is why it has its own entrance.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans submitted by Joe Tikotzky, Villa Healthcare, for the property at 2700 W. Honadel Blvd. with the following conditions:

1. That all building and fire codes are met.
2. That all exterior brick veneer meets the minimum 4-inch thick requirement per Code.
3. That all final plans (site, building, landscaping, lighting, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
5. 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.
6. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Commissioner Chandler 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 7:24 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

7/25/17

Date