

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 24, 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, Zoning Administrator/Planner; and Mike Kressuk, Assistant Fire Chief.

Minutes of the October 10, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the October 10, 2017 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Alderman Guzikowski and Commissioner Correll abstained. Motion carried.

**CONDITIONAL USE PERMIT
STORAGEWERKS, LLC
1901 E. RAWSON AVE.
TAX KEY NO. 768-9015-000**

Planner Papelbon provided an overview of the request and staff concerns (see staff report for details.)

Andrew Reahm, StorageWerks, LLC, 161 W. Wisconsin Ave., Suite 2J, Pewaukee, WI stated that he feels there are a lot of misunderstandings in the way this was reviewed and comments that were made to things that are applicable and not. Mr. Reahm stated that they are looking for a conditional use approval and comments regarding landscaping, bush designs, tree designs, placement, density, sizes and those types of details would come up at a later time once the conditional use permit is approved.

Mr. Reahm stated that as far as the assessment, he is mixing two different types of storage uses, whereas this development is being compared to a two-story, climate-controlled, all indoor type of storage facility. This is not that type of facility. That is more of an urban-type dense type unit. His clientele would be storing boats, trailers, ATV's and larger pieces of furniture; things that you would not take through hallways and corridors. Mr. Reahm stated that he doesn't know if it is a fair comparison to say that that is a type of facility that they should be because that is a totally different business model and clientele. Mr. Reahm stated that is difficult to respond to staff's assessment as a whole because it doesn't really compare to what they are asking for.

Mr. Reahm stated that as far as building materials, this is comparable to a commercial building in terms of how they are built. They will be using masonry and natural materials. These will not be tin buildings.

Mayor Bukiewicz stated that the 24-hour per day operation is unacceptable.

Jim Nelson, 7222 S. Delaine Dr., requested that his comment be publically read. It is as follows:

"Pave paradise and put up a parking lot."

Dana Merkel, 7238 S. Delaine Dr. requested that her comment be publically read. It is as follows:

"I oppose the storage unit for the proximity to our homes, the changes to the green space and the nocturnal light pollution."

Lonnie Benning, 7254 S. Delaine Dr., speaking on behalf of the Camelot Trails Condominium Association property owners, stated she concurs with the Planner. She was confused to see that this was not the layout of the property which had been divided into two. Now it is back to the old configuration. Also, she was surprised at the type of storage that they are proposing. She noted that the consulting letter on Page 3 from Wetland Waterway did comment about the Army Corps of Engineers, even though the DNR apparently gave some agreement. There were some wetland areas labeled on the maps. She did not see anything on there from the Army Corps of Engineers, so she was glad to see that.

Ms. Benning stated that she is very concerned about the buffer between this development and the residential condominiums. This is not what was laid out in prior meetings.

Ms. Benning stated that one of the huge concerns is the lighting wattage because this is within 50' of the backyards of the homes, which is the patio of the homes.

Ms. Benning stated that the business hours are a huge concern. Twenty-four/seven with cars driving; the whole thing is a paved parking lot and not what they anticipated.

Ms. Benning stated that she has questions about the detention basin. She is not adverse to it being there, because it may be needed. The size is not necessarily the issue, but certainly the aeration of it is a question they would like to know about in terms of what it breeds, and the safety of it in terms of it being fenced in.

Ms. Benning stated that the amount of paving is going to lead to quite a bit of runoff.

Ms. Benning stated that they had hoped to hear from Mr. Frede and he did contact them and offered to sell the homeowners association a portion of the property for \$400,000, which they do not have. He also indicated to Ms. Benning that he had DNR approval. They didn't have any word from the people who do own this business.

Joan Liempeck, 2205 E. Excalibur Ct., requested that her comment be publically read. It is as follows:

"Do not want the property values to go down."

Marlene Klug, 7252 S. Delaine, requested that her comment be publically read. It is as follows:

"When making decisions, please consider current longtime residents."

Renee Steinbeck, 7286 S. Delaine Dr., requested that her comment be publically read. It is as follows:

"I'm concerned about the amount of lights being installed, and also the water runoff for the homes in that area."

Jennifer Heagle, 6976 S. Rolling Meadows Ct., requested that her comment be publically read. It is as follows:

"2 part questions: is this the same LLC that tried to build a storage facility in Mukwonago? What was outcome? Pass or fails why?"

David Howard, 7237 S. Delaine Dr., Unit 5, stated he does not want this development to lead to a slum condition. He has seen storage facilities that had a blue roof on them and they actually

look pretty nice, but he doesn't expect to have that quality, but it would be nice if it didn't lead to a slum area.

Jim Krueck, 7254 S. Delaine Dr., stated that he is opposed to the development. He is concerned about the impact on property values in the surrounding area. He stated that the retention basin is huge. He has concern about smells, bugs, runoff especially concerning his property, which is right next door to this.

Mr. Krueck stated that the traffic 24/7 would be an issue and referenced the impact of the lights from Piggly Wiggly, which is just north of him. There are three huge lights that shine directly into their yards. He has a concern that this would be repeated and they would have lights shining from the north and the west. Mr. Krueck stated that the staff report was very complete and probably addresses any other issues that he may have.

First District Alderman Steve Kurkowski, 1110 E. Milwaukee Ave., Oak Creek, WI, stated that he didn't find any positive comments in the staff report. Back when this entire project started, he received complaints about what was going on there. The new owners had started to do some work on the property and had gotten permission from the County. He stated that there is property off of Rawson Avenue that requires permission of the City to alter. Someone from the City's Engineering Department had to go over there and tell them to stop what they are doing.

Alderman Kurkowski stated that as far as lack of contact with the neighbors, he did suggest that that happen and there was a meager attempt by the developers/owners to do that. He mentioned this because he had concerns by the neighbors for the apartment development at Pennsylvania and Drexel. The developers met with the neighbors and there were a lot of concerns. There might have been 12 to 15 different problems that the neighbors had with the development. They addressed every concern that the neighbors had. To this day, he has not received any calls from any of the neighbors that the developers are going back on anything that they are doing. They are working things out with the abutting property owners and that doesn't seem to be the case now.

Alderman Kurkowski stated that the property was rezoned LM-1 so that there could be some condo-type development with the self-storage. He stated that he is aware that self-storage is allowed in the LM-1 zoning, but he specifically voted to make this LM-1 to accommodate the split in the properties. Now this has gone back to just having a self-storage facility and the changes that have occurred here are frustrating and worrisome. Alderman Kurkowski stated that this creates serious concerns about the transparency of the developer and the commitment to going forward with what they really want to do. Even though this was allowed to be rezoned to LM-1, he did have concerns at the time of the vote that he didn't like what he was seeing. After reading the Plan Commission report, he feels worse about this

Alderman Kurkowski stated that given the nature of the staff report with numerous concerns about this development, the developer still has come forward to say they would still like to go forward with their model and matters of concern such as buffers and landscaping can be discussed at a later time. Alderman Kurkowski stated his concurrence with Mr. Reahm that they are back at square-one. He stated that he would like when someone comes forward to decide what they want to build (with as much opposition as there is to this) to try and cover all the bases, have everything worked out, and not have a staff report that has so many open-ended questions and concerns. He still does not know what the developer's model is.

Alderman Kurkowski stated he is not happy with this because of everything in the staff report. The developer has not worked with the neighbors to try and rework this so that everyone can be happier or at least live with what they want to do.

Alderman Kurkowski stated that his request is to deny the conditional use permit. Let the developer come back at square one. Now they have an entire piece of property to put this self-storage facility on because the property is not being split.

Commissioner Correll stated his concern about the neighbors' opposition for a variety of reasons to this development (and staff concerns) and that this development, as presented, is not even close to being able to make it fit. Planner Papelbon responded that in every conditional use request, there is a requirement for conceptual plans. In this case, because there are specific concerns with regard to what is going on with the property, every concern that has been raised is appropriate. Things such as architectural standards can be handled at a later date, but staff has ultimate concerns regarding the development of the property. It is not just the architecture. Planner Papelbon stated that her comparisons to other self-storage facilities that have come before the City have incorporated those traditional types of self-storage units in addition to the indoor facilities. It is a combination of self-storage uses that have been brought forward recently.

Planner Papelbon stated that as far as the landscaping details, they will be reviewed at a later date. However, if the concept does not even take into consideration the Code requirements and the plans don't show that there is going to be enough room for the type of landscaping that would need to go in, that is a concern. All of these things could be incorporated into conditions and restrictions, which is why they are being brought up at this time. There are certain things that are handled at a later date for Plan Commission review; however, the requirements for compliance are incorporated into conditions and restrictions.

Commissioner Correll asked if the applicant will want to go back and look at this development again considering it will be on a larger parcel since the property is not going to be split. Planner Papelbon clarified that this has always been two lots. What was presented for the Plan Commission and Council's consideration back in May was a reconfiguration of the two lots, which is no longer being pursued. That was where staff was saying this is a complete change from what was presented. Additionally, what was originally presented said indoor climate controlled and ambient-controlled storage facility, which lead the City to believe that these are going to be indoor units or at least a combination. When the rezone and CSM were presented, they were presented with the rationale that the lots as currently configured weren't usable. If they weren't usable then, why are they suddenly usable now? There was an overall development plan for both of the lots at the time of rezone and CSM, which they no longer have. So again, it is the holistic viewpoint of what is going to happen for both of these developments. That is not necessarily what is going to happen with this conditional use because it is just for one of the lots. It is still a consideration that staff has because it was presented as an overall development plan originally.

Commissioner Correll stated that this development, as presented, is not even close to being considered. Mayor Bukiewicz concurred because there is a lot going on from what was originally proposed. Mayor Bukiewicz stated he does not feel it is appropriate to go forward with this plan.

Commissioner Siefert concurred with Commissioner Correll because of his concerns that they are only dealing with one lot and what would happen to the other lot. That empty lot could be vacant for many years and not developed. He would like to see an idea as to what is going to be proposed of the whole concept of lots 1 and 2, and not just break it off and leave a piece hanging.

Commissioner Siefert stated his concern with the staff report regarding the criteria not being met that the City established as far as a quality development.

Commissioner Chandler asked the applicant to provide more information on why the reconfiguration is not being pursued.

Michael Frede, 4191 Lakeland Dr., Nashotah, WI stated he feels there is a total misunderstanding on the concept of the division of the lot. The CSM that was reviewed and approved that reconfigured the two lots is still being pursued. The issue was that in order to record the new CSM, they needed to get the signature of the current property owner, since they don't own the property yet, and because there is a mortgage on the property. They needed to get a signature of the mortgage holder. The current property owner signed the new CSM, but the mortgage holder, would not sign the new CSM because it could affect the value of the property which is the two-lot configuration that currently exists. They attempted to record the new CSM, but were blocked because of the mortgage holder of the current property owner. At that time, they decided to work through an approval process and get to the point that they could actually purchase the property. That removes the mortgage holder from the equation and then as the new property owner, they could sign the new CSM and get it recorded. Mayor Bukiewicz asked if the City is being asked to approve something that may never happen. Mr. Frede stated that if the conditional use is approved and they can purchase the property, then they have control and they can record the new CSM.

Mr. Frede stated that what they did with the original concept, they were looking at the two lots and it was going to be self-storage on the east lot and commercial condominiums on the west lot. Based on initial feedback that there were concerns about the self-storage units being constructed next to the condominium development to the east, the decision was made to put the self-storage facility on the western lot further away from the residential area. Then they would create greenspace adjacent to the residential condominiums, and then look at doing the commercial condominiums on the northern half of the eastern lot. Mr. Frede stated that they are not far enough along in the design process to present the commercial condominiums on the north half. They have a preliminary plan to do that. So the plan is the same that has been submitted since the very beginning. The main difference is that the storage units have been shifted further away from the residential. The civil engineers attempted to create more greenspace between the residential condominiums and where the commercial buildings would be. At this point, they need to know that they can move forward before they will purchase the property.

Alderman Guzikowski asked why the applicant has not had a chance to reach out to the neighbors, as that was a request of the Plan Commission the last time they were before the Commission. Mr. Frede stated he is not the self-storage developer so it is not up to him to engage the neighbors. His job was to look at rezoning the property and it was at the request of the City to rezone it LM-1. Mayor Bukiewicz stated that the City didn't request the zoning to be changed; the property owner would have to request the change in zoning or real estate holding company representing the property owner.

Mr. Reahm stated that from his perspective the plan has not changed. This has always been a storage facility type use. It has always had aisle ways and a setup similar to that. Whether the buildings are running north/south, east/west, the concept is the same where you have linear buildings, alleyways in between, garage door access through a drive-to scenario, and security-gated access. He stated that the linear buildings could also be climate-controlled with separate drive-up access.

Mr. Reahm stated that he meant no disrespect to any of the neighbors by not reaching out to them. However, if the contact was made prematurely with a tentative plan and then he goes before Plan Commission and it changes, the initial meetings would be a waste of everyone's time.

Commissioner Correll stated he does not have a problem with a storage facility on that site. He has a problem with what has been specifically proposed so far. Commissioner Correll stated that this is a difficult site. He thinks that with the second piece coming, it ties it together. Commissioner Correll stated there are a lot of concerns about how this storage facility becomes the one that the Plan Commission would approve.

Commissioner Dickmann stated the concerns that have been brought up have been very pertinent. He has concerns as to whether this storage unit development will even occur.

Planner Papelbon responded that she understood there was an issue with getting the CSM signed by the mortgage holder. Her understanding is that until that is figured out, the applicant is not going to pursue the CSM - they are just going forward with the current configuration and proposal because the developer wants to get started on the self-storage. While staff still had concerns and questions, the direction was to put it to the Plan Commission as proposed. Planner Papelbon stated that she does not have any level of assurance that these proposed plans fit in with that proposed CSM. Until she knows that, she doesn't know how she can incorporate a condition of approval that says the CSM has to be recorded prior to developing this lot.

Mayor Bukiewicz concurred with Planner Papelbon and is not in favor of going that route. He stated that there are a lot of things that the City does not know about this development and they are being expected to make a decision based on what is not known. Planner Papelbon stated that it was a misunderstanding from the mortgage holder's perspective about what it was they were being asked to sign. When Planner Papelbon spoke to them, they seemed to be clear on it and that was the last she heard about it. Planner Papelbon stated her understanding is that they are abandoning the CSM and they are going to pursue the lot configuration as is. If the CSM is still going to be pursued, staff needs to have some assurance that this plan fits in with that proposed CSM.

Planner Papelbon clarified that moving the self-storage portion to the west makes more sense. Mayor Bukiewicz agreed; however, he has his doubts given the number of proposed units that the applicant can meet the masonry standards.

Commissioner Dickmann stated there are too many open items for him to feel comfortable voting on this.

Commissioner Johnston stated that the wetland issue is because there is a man-made pond on the site. It is their determination that they can fill that in. That creates grading issues with the long narrow buildings going down a steep slope. A stormwater pond is needed for this site. Anything development with over ½-acre of impervious surface requires a detention pond. That will contain the water from the site, slow the water down so that is good for the site and the neighbors. Commissioner Johnston added that aerators are not required.

Michael Beaumont, 9720 W. National Ave., West Allis, WI stated he and his family started this business over 30 years and it was all about the neighbors. He urged the applicant to communicate with the neighbors.

Discussion ensued on which course of action to take with regard to holding this item or making a motion for approval and having it fail the vote. Mr. Reahm stated he would prefer to hold this item rather than have the motion for approval fail at the voting level.

Mr. Frede asked if they can get the mortgage holder to sign the CSM, what items would be outstanding for this approval. Commissioner Correll responded that the building components, landscaping, layout and working out all the things in the staff report would get a more favorable response.

Mayor Bukiewicz stated that he would like this item held.

Mr. Howard came back up to the podium to ask about the CSM. Planner Papelbon responded that the property is currently two lots. The certified survey map would reconfigure those two lots

so they are more equal-sized and linear. Right now the lot that is being proposed for the development of the storage is an L-shaped lot with the remainder being a smaller portion. This CSM would make the lots more regular. They would be two rectangles of roughly equivalent size.

Mayor Bukiewicz declared this item HELD.

PLAN REVIEW
BLIFFERT LUMBER
6826 S. 10TH ST.
TAX KEY NO. 735-9998-004

Planner Papelbon provided an overview of the request (see staff report for details.)

Josh Brown, 6826 S. 13th St., stated that right now they do have asphalt shingles and they are open to doing a metal roof like they did at the building on 13th Street. The materials are very similar to what the City approved for the building on 13th Street, minus the cedar upper that they have on that building. Planner Papelbon clarified that staff does not have a preference for shingles vs. metal roof. It was mentioned because there was a conflict in the plans.

Commissioner Siepert asked what will be performed in the cutting room. Mr. Brown stated that the room will have a table saw and mitre box in it. Commissioner Siepert asked if the break room will be separate from the cutting area. Mr. Brown responded that the office and restroom will be completely separate from the cutting room. There will be two overhead doors that will open and a dust collector, so when the cutting is taking place, there will not be any hazardous materials.

Commissioner Chandler asked where the cutting operations are being moved from. Mr. Brown responded that the table saw was in one building and the chop saw was in another building; they are trying to consolidate.

Commissioner Chandler asked if there were renderings available. Mr. Brown responded no, but this building will be mostly gray with the trim color unknown at this time. However, the building will be consistent with their location on 13th Street.

Commissioner Dickmann stated that since there will be so little visibility from the street, he is fine with what is proposed. Mayor Bukiewicz concurred.

Commissioner Loreck moved that that the Plan Commission approves the site and building plans for the yard office & cutting room building located at 6826 S. 10th St., with the following conditions:

1. That all building and fire codes are met.
2. That all revised plans (site, building, lighting details, elevations, etc.) are submitted in digital format 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 the final site grading, and drainage plans are approved by the Engineering Department.
5. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.
6. 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.

CERTIFIED SURVEY MAP
WALDEN OC, LLC

**1700, 1750, 1800, 1816, 1848, 1850 AND 1900 W. DREXEL AVE.
TAX KEY NOS. 784-9010-001, 784-9009-001, 784-9008-000, 784-9994-001, 784-9016-000,
784-9014-000, 784-9013-000, & 784-9024-000
7700 S. IKEA WAY
TAX KEY NO. 784-9024-000**

Planner Papelbon provided an overview of the request (see staff report for details.)

Commissioner Loreck asked if this will land-lock this property with no access along Drexel Avenue. Planner Papelbon responded that the driveway access will be for residential purposes and at such time that the property would be proposed to be used for something other than residential, that would be something that staff would have to work with them to resolve.

Mayor Bukiewicz stated that the WisDOT traffic analysis is recommending having “no access” on Drexel Avenue, except for Ikea Way. The City wants to give the applicant ample time to conduct an engineering study to see if it would be feasible because they would like to obtain an entrance on Drexel. Mayor Bukiewicz stated that our recommendation is to follow the state and allow those accesses. In this case, it is only fair to take a look at their properties for possible developments to see if it is accessible through Ikea Way. Mayor Bukiewicz stated he would like condition #1 stricken that says, “*That the CSM is revised to incorporate the “no access” restriction along Drexel Avenue for all parcels.*”, and that it can be addressed at the Common Council level at another time. Commissioner Johnston stated that Engineering staff is concerned with this and this is a safety issue for Drexel Avenue. It does not meet sight distances, reaction times for getting off the expressway ramp and getting into Ikea Way. Engineering is all aboard with no access on Drexel Avenue

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Kevin Kennedy, Walden OC, LLC for the properties at 1700, 1750, 1800, 1816, 1848, 1850, & 1900 W. Drexel Ave. and 7700 S. Ikea Way be approved, subject to the following conditions:

1. That the CSM is revised to incorporate the “no access” restriction along Drexel Avenue for all parcels.
1. That the CSM is revised to incorporate all wetlands and floodway/floodplain areas.
2. That all unused laterals are abandoned at the main in conformance with Oak Creek Water and Sewer Utility requirements.
3. 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.

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

REZONE

WALDEN OC, LLC

**1700, 1750, 1800, 1816, 1848, 1850 AND 1900 W. DREXEL AVE.
TAX KEY NOS. 784-9010-001, 784-9009-001, 784-9008-000, 784-9994-001, 784-9016-000,
784-9014-000, 784-9013-000**

Planner Papelbon provided an overview of the request to rezone the properties to B-6, Interchange Regional Retail District (see staff report for details.)

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the properties at 1700, 1750, 1800, 1816, 1848, 1850, & 1900 W. Drexel Ave. be rezoned

from Rs-3, Single Family Residential to B-6, Interstate Regional Retail District (no change to FW, Floodway or FF, Flood Fringe Districts) after a public hearing. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried.

**REZONE
CITY OF OAK CREEK
1920 W. DREXEL AVE.
TAX KEY NO. 784-9012-000**

Planner Papelbon provided an overview of the request to rezone the property to I-1, Institutional District (see staff report for details.)

Commissioner Loreck asked if this is the property with the house still on it. Planner Papelbon responded there is no house on this property. It is currently owned by the City and has stormwater infrastructure on it. Commissioner Johnston stated that the house was torn down so that the first phase of Ikea Way could be constructed. It is not used for compensating storage for floodway and the actual road that is in that lot.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the property at 1920 W. Drexel Ave. be rezoned from Rs-3, Single Family Residential to I-1, Institutional (no change to FW, Floodway or FF, Flood Fringe Districts) after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**OFFICIAL MAP AMENDMENT
NORTHEAST ¼ OF SECTION 16
928 E. FOREST HILL AVE.**

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

Commissioner Siepert asked what the lot size is. The audience indicated six acres.

Mayor Bukiewicz stated that this is almost a better concept and makes the lots more desirable than the officially-mapped street pattern.

Zoning Administrator/Planner Wagner stated there is a neighbor to the southeast with concerns about the road going in. This amendment is simply modifying lines on a map so that the parcel owner can build a house. The City has to look at any building permits or any project development as if the officially mapped roads actually exist. The way it is configured right now, the applicant would be limited to the area outside of the cul-de-sac. They were looking to build closer to Abendschein Park. In the late 1990's, there was a curb and thin strip going down. The City acquired a 30' right-of-way. That is why this person can build a house there because there is a partial right-of-way. No further division of these parcels can be done until the road actually goes through. This would be the only house that would be able to go on this parcel. Even though the road is being reconfigured, it is not as if they can start carving up that parcel for additional roads.

Commissioner Loreck moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the Northeast ¼ of Section 16 (mapped, unimproved right-of-way affecting the property at 928 E. Forest Hill Avenue) be amended as illustrated, after a public hearing. Commissioner Siepert seconded. On roll call: All voted aye. Motion carried.

**PLAN REVIEW
EVCAP
120 W. TOWN SQUARE WAY**

TAX KEY NO. 813-9045-000

Planner Papelbon provided an overview of the request for a 3-building, multitenant commercial building (see staff report for details.)

Jeff Stowe, 4417 N. Murray Ave., Shorewood, WI architect for the project, explained the project in further detail with a slide show presentation.

Commissioner Siefert stated that it looks like there is no entrance from the east side of the buildings. Mr. Stowe responded that was correct. The one tenant in the middle building has a potential of two tenants possibly three and there are some emergency egress doors. Most of the customer entrances are off the west. There are two sidewalks that cut through the patios that would link. There may be some customer entrances for the tenants that face those patios. Those would more likely be access doors if a fast casual restaurant had some outdoor seating.

Commissioner Chandler asked if the proposed building materials meet the City's requirements. Planner Papelbon responded that staff is recommending that more brick or stone elements be incorporated as opposed to the Nichiha panels. There is one building that does incorporate the Nichiha panels in Drexel Town Square more prominently and that is the Pet Smart/Mattress Firm building. There were a couple of Nichiha panels that were incorporated into the building that houses Five Guys, Orange Leaf and Potbelly. For the most part, the City is looking for more stone brick decorative masonry glass. There are metal panels on the other sides of Forge and Flare facing the parking lots, and those were allowed to go in with a $\frac{3}{4}$ majority approval of the Plan Commission. However, staff's recommendation is that with the prominence of these buildings along Howell Avenue, that they incorporate more of those brick and stone elements.

Mr. Stowe stated he has been working with staff on this development and they are open to incorporating some more masonry or stone to get the desired look.

Commissioner Loreck asked if there would be any drive-thrus. Mr. Stowe responded no.

Commissioner Loreck asked who the tenants will be that will be filling those spots. Tom Treder, Founders 3 Real Estate Services, 1000 N. Water St., Milwaukee, WI stated that he cannot give specific tenant names because no leases have been signed at this time. Mr. Treder stated that one tenant will be a high-quality jewelry store, fast casual restaurant that will be first to the area, electronics store and an optical store. The other space is unspoken for at this time.

Commissioner Johnston stated that underneath the trash enclosure on the northwest corner of the site, there is going to be a storm sewer manhole that was missed on the plans. That will need to be addressed and probably moved to where that trash enclosure was.

Commissioner Dickmann asked about the landscaping changes that staff will be working with along Howell Avenue. Planner Papelbon responded that there are going to be some considerations throughout the site. They will be talking about Howell Avenue to make sure that what is proposed there meets the requirements for the perimeter landscaping that is part of the PUD, making sure that it coordinates with the existing landscaping and the proposed landscape plans for the proposal for the northern lot; making sure there is a continuous landscaping treatment along Howell Avenue. There are some requirements along Town Square Way as well.

Mayor Bukiewicz stated it is nice to see some retail tenants and hopes that these tenants will be unique to the area and the same with the dining choices.

Commissioner Loreck moved that the Plan Commission approves the site and building plans submitted by EVCAP, LLC, for the property located at 120 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
3. That the building materials for each building are revised to incorporate more brick, stone, decorative masonry, and/or glass as the primary building material(s).
4. That detailed building materials calculations for each elevation of each building are provided for review and approval by the Department of Community Development prior to the submission of building permit applications.
5. 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.
6. That a Master Sign Plan for the buildings is reviewed and approved by the Plan Commission prior to review of any tenant signage.
7. That detailed plans for tenant signage are reviewed and approved by the Plan Commission.
8. 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.
9. That all mechanical equipment (ground, building, and rooftop) is screened from view.
10. 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.
11. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

ZONING TEXT AMENDMENT SECTION 17.0501 ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

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

Niki Neal, 7249 S. Pennsylvania Ave., stated that Zoning Administrator/Planner Wagner said everything she has to say and she hopes this item passes.

Commissioner Siepert stated he doesn't see any problems with this.

Mayor Bukiewicz stated that this request was driven by a homeowner whose home was a little older. They were not allowed to go any bigger with the garage. Homes built back in the 1930's and 1940's just didn't accommodate today's needs. Mayor Bukiewicz thanked the applicant for being very patient as this item started out sometime this summer.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that Sections 17.0501(b)(6)(a), & 17.0501(b)(6)(b) be amended to allow for larger accessory structures for residentially-zoned properties as proposed after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

INFORMATION ITEM REQUEST FOR PROPOSALS COMPREHENSIVE PLAN AND ZONING CODE UPDATES

Planner Papelbon stated that she wanted to keep the Plan Commission updated on staff's proposal to have the Comprehensive Plan and the Zoning Code completely overhauled. Request for Proposals (RFP) were published on the website on Friday, October 20, 2017. She is looking to Plan Commissioners to be participating in both of these updates and more details will follow in the future.

There will be a mandatory pre-plan meeting for all those interested in submitting their proposals on November 8, 2017 at 10:00 a.m. in the Common Council Chambers. The deadline for questions to be submitted to staff will be November 10, 2017 and staff will provide responses and/or addenda to the RFP by November 17, 2017. The proposal submission deadline is December 1, 2017 by 4:00 p.m. Selection Committee reviews will be complete January 12, 2018. Consultant interviews will be conducted January 23 through January 25, 2018. The selection would be by Council by February 20, 2018 and notice of that selection will be February 21, 2018.

They are hoping to have the updates completed within a year.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 8:07 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

November 14, 2017
Date