

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, NOVEMBER 14, 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, and Commissioner Siepert. Commissioner Correll and Commissioner Chandler were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; and Mike Kressuk, Assistant Fire Chief.

**Minutes of the October 24, 2017 meeting**

Commissioner Dickmann moved to approve the minutes of the October 24, 2017 meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP  
SOMERSTONE, LLC**

**7705, 7725, 7751, 7831, 7869 S. 13<sup>TH</sup> ST.**

**TAX KEY NOS. 784-9020-001, 784-9019-000, 784-9003-000, 784-9001-000, 784-9993-001**

Planner Papelbon provided an overview of the request to combine the properties into one parcel prior to development of a mixed use Planned Unit Development (see staff report for details).

Commissioner Dickmann asked for more information on “no access to Drexel and a portion of 13<sup>th</sup> Street.” Planner Papelbon clarified that there would be a portion from the intersection with Drexel Avenue where there would be no access in order to maintain the safety of that intersection. Commissioner Johnston responded that normally they (restrictions) are 250 feet back from the intersection. That is where the turn lanes would come through.

Mayor Bukiewicz asked if there will be a right-hand turn lane there when Milwaukee County widens S. 13<sup>th</sup> St. Commissioner Johnston responded that what the County is doing requires improvements for that intersection. There will need to be additional real estate at this intersection for those accommodations. Commissioner Johnston responded that these improvements are going to be made when this project is developed.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Thomsen, Somerstone, LLC for the properties at 7705, 7725, 7751, 7831, and 7869 S. 13<sup>th</sup> St. be approved, subject to the following conditions:

1. That the CSM is revised to incorporate the “no access” restriction along Drexel Avenue and a portion of 13<sup>th</sup> St.
2. That the CSM is revised to incorporate all wetland areas on all sheets.
3. That all unused laterals are abandoned at the main in conformance with Oak Creek Water and Sewer Utility requirements.
4. 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 Siepert seconded. On roll call: all voted aye. Motion carried.

**REZONE  
SOMERSTONE, LLC**

**7705, 7751 AND 7831 S 13<sup>TH</sup> ST.**

**TAX KEY NOS. 784-9020-001, 784-9003-000 AND 784-9001-000**

Planner Papelbon provided an overview of the request to rezone the properties from Rs-3, Single Family Residential to B-4, Highway Business (see staff report for details).

Commissioner Siefert asked if the homes that are in the proposed rezone change are already sold. Planner Papelbon responded that the properties, if not already closed, are in the process of being acquired by the applicant.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the properties at 7705, 7751, and 7831 S. 13<sup>th</sup> St. be rezoned from Rs-3, Single Family Residential to B-4, Highway Business after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

## **PLAN REVIEW**

**SAMUEL DICKMAN, JR.**

**10651 S. OAKVIEW PARKWAY**

**TAX KEY NO. 955-1023-000**

Planner Papelbon provided an overview of the request for a multitenant industrial building in OakView Business Park (see staff report for details).

Commissioner Siefert asked how many trucks they will have coming and going on a daily basis. Sam Dickman, 9410 N. Lake Dr., Bayside, responded that at this point, they don't have the tenants signed up, so it is difficult to determine what the truck traffic is going to be. His anticipation is that it won't be any greater than what is at the sister building to the north. Mayor Bukiewicz asked how many trucks there are now. Mr. Dickman responded approximately 20-25 a day.

Commissioner Siefert asked about the proposed screening wall. Mr. Dickman responded that they will be putting up two walls to screen the trailers from the street. Commissioner Siefert asked what the height of the wall would be. Mr. Dickman responded 18 feet, high enough so that the trailers will not be visible from the street. Planner Papelbon clarified that the plans show a 16-foot-tall wall.

Mayor Bukiewicz asked about changing the color of the building to break it up from the sister building. Mr. Dickman responded that he is open to doing that.

Mayor Bukiewicz asked about the trash enclosure. Mr. Dickman responded they have screened the trash enclosures.

Commissioner Johnston stated that the Engineering Department is working with the applicant's engineer to work through the storm water issues.

Commissioner Dickmann stated that the building looks very nice and is pleased with some of the minor changes they made because it enhanced the look of the building. He stated he is concerned about the traffic, however.

Commissioner Loreck moved that that the Plan Commission approves the site and building plans submitted by Sam Dickman, Jr., The Dickman Company, for the property at 10651 S. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That the elevations are revised to incorporate canopies and/or decorative elements similar to the Applicant's existing building at 10450 S. Oakview Parkway.

Planner Papelbon pointed out that this condition has already been addressed. This condition was stricken.

3. That the plans are revised to include details for the proposed dumpster enclosure, and that a more durable material, such as composite, is used for the gate on the dumpster enclosure.
4. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.
5. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications for the multitenant building. If the building is revised to accommodate only one (1) tenant with no possibility of future tenants, a sign plan will not be required prior to issuance of sign permits.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector prior to submission of building permit applications.
8. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
9. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Planner Papelbon clarified that revised elevations were received earlier in the day, and condition number 2 (formerly number 3) can be stricken.

The following are the conditions of approval after two items were stricken:

1. That all building and fire codes are met.
2. That all revised plans (site, building, landscaping, 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 detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications for the multitenant building. If the building is revised to accommodate only one (1) tenant with no possibility of future tenants, a sign plan will not be required prior to issuance of sign permits.
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 Director of Community Development, upon written recommendation of 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 Dickmann seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
SAMUEL DICKMAN, JR. 4545 LLC  
10651 S. OAKVIEW PARKWAY  
TAX KEY NO. 955-1023-000**

Planner Papelbon provided an overview of the request for freight yard/freight terminal/trans-shipment depot uses on the property (see staff report for details).

Commissioner Dickmann asked about the amount of deliveries. Planner Papelbon responded that that was not specified in the narrative. Mr. Dickman responded that they don't have an exact amount, but about 30 deliveries will be coming and going each day. As they get tenants in, they are trying to get ahead of the game because it takes a while to get the zoning. Once they find that tenant, they want to get in fairly quickly.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot uses on the property at 10651 S. Oakview Pkwy., after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at the next meeting (November 28, 2017). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**AFFIDAVIT OF CORRECTION  
SUSAN SORRENTINO, SBR LAW GROUP, LLC  
9900 AND 9941 S. RIDGEVIEW DR.  
TAX KEY NOS. 926-9028-000 AND 926-9029-000**

Planner Papelbon provided an overview of the request for approval of a correction document related to a previously-recorded CSM affecting the properties (see staff report for details).

Mayor Bukiewicz asked if there would be any harm in leaving in Condition #1, which states: "That all unused laterals are abandoned at the main in conformance with Oak Creek Water and Sewer Utility requirements." Planner Papelbon responded that it is still going to be required. Planner Papelbon spoke with Attorney Sorrentino earlier in the day, and there was a question if that was actually going to be needed because there is no development proposed at this time. There is no vacation of the right-of-way that they are pursuing at this time. This is merely a correction instrument to remove errors on the map. Adding a condition of approval doesn't do anything other than put people on notice that in the future this may be required. Taking it off doesn't take away the requirement to do it anyway.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Affidavit of Correction submitted by Susan Sorrentino, SBR Law Group, LLC for the properties at 9900 & 9941 S. Ridgeview Dr. be approved, subject to the following conditions:

1. That all unused laterals are abandoned at the main in conformance with Oak Creek Water and Sewer Utility requirements.
2. 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. Motion carried.

**REZONE  
ZUND AMERICA  
B-4, HIGHWAY BUSINESS TO LM-1, LIGHT MANUFACTURING  
8142 S. 6<sup>TH</sup> ST.  
TAX KEY NO. 813-9039-000**

Planner Papelbon noted that there was an error on the Plan Commission agenda. The original request was for rezoning to DTSMUPDD. The request was changed per staff recommendation to LM-1, Light Manufacturing District.

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

Commissioner Dickmann stated he is glad to see they are coming here. It is a different type of property and it is close to Drexel Town Square. Even though it is not part of it, it will be a good addition. Mayor Bukiewicz concurred.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the property at 8142 S. 6<sup>th</sup> St. be rezoned from B-4, Highway Business to LM-1, Light Manufacturing after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
LOVE'S CORPORATION  
9650 S. 20<sup>TH</sup> ST.  
TAX KEY NO. 904-9000-001**

Planner Papelbon provided an overview of the request for an oil alcove addition to the existing tire shop building (see staff report for details).

Commissioner Dickmann asked what an oil alcove is. Planner Papelbon responded that there were no details provided in the narrative. The oil alcove addition language came from the plans. That is why the Fire Department wants to be contacted so that they can discuss exactly what is going to be stored there, and what the fire suppression needs will be based on what would be stored. Asst. Fire Chief Kressuk stated he dealt with Lonnie Spicer previously when this structure was first constructed. Now that they have an addition and are potentially expanding the services provided there, they are going to reopen that discussion about the suppression and detection needs and what may be required on that site. Asst. Fire Chief Kressuk stated he does not have an answer at this time on what additional services will be provided, if any.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans for the oil alcove addition to the existing tire shop building located at 9650 S. 20<sup>th</sup> 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.

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

**ZONING TEXT AMENDMENT  
CHAPTER 17 – ZONING ORDINANCE  
DEFINITION OF BEAUTY SHOP**

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

Commissioner Siefert asked what zoning this falls under. Zoning Administrator/Planner Wagner responded that beauty shops fall under B-1, B-2, B-3 and B-4. Zoning Administrator/Planner Wagner clarified that it would be allowed in all of the commercial districts. Right now, tattooing is only allowed as a conditional use in the B-2 and B-4 districts.

Zoning Administrator/Planner Wagner stated that he did a survey of surrounding areas and this is a newer service, so a lot of zoning codes don't even address this yet. The City of Oak Creek

will probably be one of the first communities to identify this type of cosmetology service in their zoning code.

Commissioner Carrillo asked if the term “beauty shop” could be updated to the word “salon.” Zoning Administrator/Planner Wagner stated that this is the definition that is accepted by the Planning Association so that is why they are keeping it in the code right now.. Zoning Administrator/Planner Wagner stated that the City is updating the zoning code in 2018. Chapter 17 will be revised and updated and maybe with the help of the consultant, they could find another term that identifies a beauty shop, salon or a day spa.

Commissioner Dickmann asked if dermatologists perform these services. Zoning Administrator/Planner Wagner responded he is not aware of any because they deal mostly in skin care.

Commissioner Loreck moved that the Plan Commission recommends to the Common Council that Section 17.1402 be amended to include the definition of a Beauty Shop as a commercial establishment where cosmetology services are offered which may include: hair care, skin care, nail care, licensed facial microblading and facial micro-pigmentation, tanning, and hair removal. Piercing, tattooing, and massage therapy are not included, after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

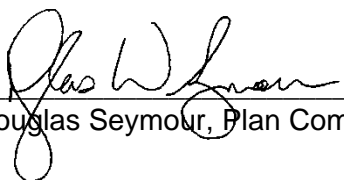
**ZONING TEXT AMENDMENT**  
**CHAPTER 17.03170(g) – ZONING ORDINANCE**  
**LM-1 DISTRICT SETBACK REQUIREMENTS**

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

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that Section 17.03170(g) be amended to reduce the building front setback from a road or right-of-way from 30 feet to 25 feet, after a public hearing. Alderman Guzikowski 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 6:51 p.m.

ATTEST:

  
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Douglas Seymour, Plan Commission Secretary

November 14, 2017  
Date