

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 28, 2017**

Alderman Guzikowski 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. Mayor Bukiewicz was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; and Mike Kressuk, Assistant Fire Chief.

Minutes of the November 14, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the November 14, 2017 meeting. Commissioner Siefert seconded. On roll call: all voted aye, except Commissioner Correll and Commissioner Chandler, who abstained. Motion carried.

CONDITIONS AND RESTRICTIONS

**4545 LLC
10651 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1023-000**

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

Commissioner Correll asked about the hours of operation. Planner Papelbon responded that the estimated hours of operation are 6 a.m. to 10 p.m., but that will vary based on the tenant use.

Commissioner Siefert motioned that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of Conditional Use Permit for freight yard/freight terminal/trans-shipment depot uses on the property at 10651 S. Oakview Pkwy., after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

**I-DREXEL, LLC, ICAP DEVELOPMENT, LLC
410 AND 500 W. DREXEL AVE.
TAX KEY NOS. 782-9014-000 AND 782-9003-000**

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

Commissioner Correll motioned that that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by I-Drexel, LLC, ICAP Development, LLC for the properties at 410 & 500 W. Drexel Ave. be approved, subject to 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.

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

**SIGN PLAN REVIEW
MEN'S HAIR HOUSE**

**160 W. TOWN SQUARE WAY
TAX KEY NO. 813-9046-000**

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

Commissioner Chandler requested more information on the eye-level signage. Zoning Administrator/Planner Wagner responded that the look of the eye level sign will be similar to the proposed wall sign (Men's Hair House); underneath that will be the hours of operation. Five Guys Restaurant and Potbelly's have this information on their sign as well. He further stated that the applicant does know that there is the 10% glazing rule.

Commissioner Dickmann motioned that that the Plan Commission approves the Sign Plan submitted by Dan Rayer, Men's Hair House, for Unit 200 of the building at 160 W. Town Square Way. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT
TREE-RIPE CITRUS COMPANY
501 W. RAWSON AVE.
TAX KEY NO. 765-9046-000**

Zoning Administrator/Planner Wagner provided an overview of the request for a temporary use for outdoor retail sales of produce (see staff report for details).

Zoning Administrator/Planner Wagner modified the motion to include specific dates of operation should the Plan Commission approve this request instead of leaving it open-ended until February of 2018.

Commissioner Chandler questioned the difference between plant sales at this location in the summer or these proposed fruit sales. Zoning Administrator/Planner Wagner responded that staff recommended against the plant sales as well. Opening the door further into outdoor sales of merchandise could lead to more requests like this and then the City may have to draw the line at types of merchandise that are allowed. Zoning Administrator/Planner Wagner stated that the parking lot is not designed for outdoor sales of merchandise. Zoning Administrator/Planner Wagner stated that the non-approval request from staff is a recommendation. It is up to the Plan Commission to determine if this is an appropriate temporary use.

Tiernan Payne, 636 N. 99th Street, Wauwatosa, WI, stated that two of his customers wanted to make it known that they are in favor of this; Dennis Zink, 301 W. Jewell St., and Darrell Gruenberg, 8625 S. 15th Ave.

Mr. Payne stated that he has clean, updated, visually appealing equipment. They are not looking to necessarily bring in walk-up traffic. Their goal is to market directly to their customers by word of mouth, so they can have a local place to pick up their delivery. They have 400 active customers in the City of Oak Creek. He stated that wherever they go, they tend to be a benefit to the community. They are licensed in over 100 cities in the State of Wisconsin and they have never had violations, citations or negative feedback from any municipality.

Mr. Payne stated that they are asking for 7.5 hours spread over the winter so they are able to make their deliveries to their customers in this area.

Commissioner Chandler asked what the applicant meant by visually appealing. Mr. Payne responded that their trucks have signage on them, but it is all updated equipment. They do not have older equipment that is rusted out. They maintain all of their equipment.

Commissioner Chandler asked what the signage would consist of. Mr. Payne stated that the signage would contain the company logo and photos of what they sell on the trucks.

Commissioner Chandler asked what size truck they would use. Mr. Payne responded that it would be a 26' refrigerated box truck.

Commissioner Chandler asked what equipment he was referring to. Mr. Payne responded that he was referring to their trucks.

Commissioner Chandler asked where the snow piles would be. Zoning Administrator/Planner Wagner responded that that would be something that Farm and Fleet would determine.

Commissioner Siefert asked why this location was picked. Mr. Payne responded that part of their location selection is that it has easy to access. They also space out their locations taking into consideration other areas where they operate. They usually use large parking lots because it is easy for customers to get in and out by a major thoroughfare. They also base their location on the relationship with the business. They have a very good working relationship with Farm and Fleet. Oftentimes, they will be asked to come to their stores.

Commissioner Siefert stated that this does not set well with him and it gives the wrong impression for the City of Oak Creek to start selling merchandise out of a truck.

Commissioner Correll stated that he would prefer it on the auto repair side (west side). There is room over there and it is not highly visible.

Commissioner Dickmann concurred with Commissioner Dickmann based on the limited amount of hours and the fact that sales of plants and flowers take place throughout a whole summer. He stated he is for this use.

Commissioner Carillo stated she would be in favor of this, but would prefer the east location. Ms. Carillo asked if the City's health department would need to approve this. Zoning Administrator/Planner Wagner stated that he checked with the City sanitarian and because everything is prepackaged and preweighed, they don't need any weights and measures.

Commissioner Dickmann asked Mr. Payne if he had a location preference. Mr. Payne responded he would prefer the east location because it is more hidden on the west side.

Commissioner Loreck asked if they are trying to attract drive-by traffic. Mr. Payne responded that their main means of growth is by word of mouth. Walk-up traffic is not what they are looking for, but they would certainly not turn anyone away.

Commissioner Correll motioned that the Plan Commission approve the temporary use permit for the outdoor sales of produce in the parking lot located at 501 W. Rawson Ave., with preference to the east location, on the December 2 and December 23, 2017, January 13, January 27 and February 17, 2018 for a two-hour window. Commissioner Dickmann seconded. On roll call: all vote, except Commissioner Siefert. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconded. On roll call: all voted aye. The meeting was adjourned at 6:33 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

12/12/17 & 1/9/18
Date