

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JUNE 26, 2012

Mayor Scaffidi called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Bukiewicz, Mayor Scaffidi, Commissioner Michalski (arrived at 7:02), Commissioner Correll, Commissioner Siepert, and Commissioner Chandler. Also present was Jeff Fortin Planner.

Commissioner Dickmann moved to approve the minutes of the June 12, 2012 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye with the exception of Commissioner Correll who abstained. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no additional comments or concerns from the Commission.

**Sign Appeal – Public Hearing**

**6810 S. 27<sup>th</sup> Street**

**Tax Key No.: 737-9031**

Mr. Fortin explained to the Commission Aldi was requesting a variance from Section 17.0706(i)(3) of the Zoning Ordinance, which states that for free standing businesses and industries, the total number of signs shall be limited to two (2) signs per street frontage. The proposal is for a total of four (4) wall signs; two Aldi logo signs and two “Food Market” signs. These signs are part of the reconstruction/improvement of the entrance to the Aldi store at 6810 S. 27<sup>th</sup> Street. Aldi currently has two 47-square foot Aldi logo wall signs, one of which was granted a variance at the January 9, 2007 Plan Commission meeting.

Mayor Scaffidi opened the public hearing to the floor and made three calls for comments or concerns. Hearing none he closed the public hearing.

**Sign Appeal – Aldi**

**6810 S. 27<sup>th</sup> Street**

**Tax Key No.: 737-9031**

Ms. Marcia Sperber representing Aldi explained they have started remodeling other stores and they are having problems with water drainage off the canopy and they are redesigning the canopy so the water does not drain into the parking lot and cause ice problems. At this time they would like to put the site plan for this location on hold but proceed with the sign variance. They are proposing two larger Aldi logos and two “Food Market” signs, all of which would be lit up at night.

Commissioner Johnston commented the City of Oak Creek would require them to connect the downspouts to a storm sewer so that would resolve the drainage issue. He does not know what the site looks like as far as the storm sewer or if it is possible to connect something conveniently or not. Ms. Sperber explained they would like to tie it back into the roof because they would not accept it in its current design.

Commissioner Dickmann questioned if they could go ahead and approve a sign variance without knowing where they would be located on the building. Ms. Sperber explained they would be in the same location as shown but the design of the roof would change.

Commissioner Bukiewicz commented there is a need to take each sign variance request on an individual basis. The sign ordinance is a little bit outdated and each case is somewhat different. When the ordinance was put together the City wasn't quite in the commercial growth mode. They are a little ahead of the curve on 27<sup>th</sup> Street. They are getting very modern on both sides of 27<sup>th</sup> Street and the code needs to change to reflect what is happening with signage.

Commissioner Correll questioned if they would get a second look at this when they come back with the site plan. Mr. Fortin stated that was the case, they would be able to see the location of the signs on the building with the site plan.

Commissioner Chandler questioned at what point in time they have to review the sign strategy for the ordinance. Mr. Fortin explained if the Plan Commission wanted they could put something on the agenda for the next meeting to discuss the issues that have come up in the last couple of years and come up with an approach to deal with the issues.

Commissioner Michalski questioned if the building was getting additional square footage. Ms. Sperber explained they would be tearing off the existing canopy and rebuilding a newer more updated canopy. Commissioner Michalski questioned the need for additional signage without increasing the size of the building.

Commissioner Johnston questioned if they should tie the approval to the site and building plan. Mr. Fortin explained they do not traditionally like to put conditions on variances. Ms. Sperber promised they were not going to leave the building looking the way it currently does and put up the new signage.

Commissioner Chandler questioned the drop ceiling being removed. Ms. Sperber explained it was just part of the interior remodel along with some other updates. Commissioner Chandler questioned since the ceiling heights were changing if the Plan Commission needed to look at this from a safety perspective. Mr. Fortin explained the Plan Commission does not have to look at that since they are not changing the actual roof height just the inside ceiling. Building Inspection will look at it to make sure it meets all of their requirements.

Commissioner Bukiewicz moved that the Plan Commission approve the request for variance from Section 17.0706(i)(3) of the Zoning Ordinance and allow Aldi located at 6810 S. 27<sup>th</sup> Street to have a total of four (4) wall signs: two (2) Aldi logo signs at 75 square feet each and two (2) "Food Market" signs at 21.3 square feet each.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

**Plan Review – Aldi  
6810 S. 27<sup>th</sup> Street  
Tax Key No.: 737-9031**

Item was withdrawn by the applicant.

**Plan Review – Milwaukee Area Technical College (MATC) Wind Turbine  
6665 S. Howell Avenue  
Tax Key No.: 718-9961-002**

Mr. Fortin explained to the Commission the applicant was requesting to install one 47-foot high wind turbine on their property at 6665 S. Howell Avenue. The wind turbine is being installed for their Energy Conservation and Advanced Manufacturing curriculum.

The turbine will be mounted on a monopole structure. It is a smaller turbine (the rotor diameter is 13.4 feet) as opposed to the typical turbine that are seen on many wind farms whose diameter can be well over 100 feet. The area where this turbine is proposed is within the fifty foot height zone established around General Mitchell Airport, so the 47 foot overall height is acceptable. They will need an FAA approval for the wind turbine. The FAA may require lights on the top of the pole.

Mayor Scaffidi questioned the wing span of the turbine. Mr. Fortin stated it had a rotor diameter of 13.4 feet. Mayor Scaffidi questioned if it would be visible from College Avenue. Ms. Yvonne Carter, Vice President of the Oak Creek MATC Campus, stated it would not be visible from College Avenue because of the trees.

Commissioner Siepert questioned if there was any noise associated with the wind turbine. Mr. Kyle Falvey, Grunau, explained the turbine would have limited wind noise and it should not be able to be heard outside of the campus.

Mayor Scaffidi questioned if there was a way the Commission could look at this after the fact if it was causing some noise issues. Mr. Fortin explained it could be a condition of approval that it be subject to the noise ordinance. Once it is installed he believes the Police have sound meters that they could use to check the levels at the property line.

Commissioner Dickmann questioned if it was going to be installed in the middle of the student parking lot and if so why in that area. Ms. Carter explained it would be located between the two parking lots on a grassy area. It was chosen so that it would be more visible to advertise the program to students.

Commissioner Michalski commented he was on the Board of Directors for MATC. He sees the noise is at 37 decibels when the wind is 60 mph which is not all that bad. There are not any lights on the turbine at this time and he would think that some would be required. Mr. Fortin explained the FAA would like to look at the proposal and see if they would be required or not. Commissioner Michalski expressed concern for the cost of the lights pricing them out of the use of the turbine. He would like to see the wind turbine go up because it is a good educational tool and this is a good school in the City of Oak Creek.

Mayor Scaffidi commented with noise it is not always about how loud it is but about a pattern of noise that could irritate the neighbors.

Commissioner Bukiewicz fully supports the wind turbine because it is the wave of the future.

Commissioner Chandler questioned the strategy for the turbine in relation to the students. Ms. Carter explained it would be one of the tools in the Energy Conservation program. They would be looking at the turbine and studying how to put them up or how to repair them.

Mayor Scaffidi felt it was forward thinking and we always have to be thinking whether it educational uses or even civic, for ways to look toward the future.

Commissioner Michalski moved that the Plan Commission approve the site and building plans for a 47-foot high wind turbine for MATC located at 6665 S. Howell Avenue, subject to the following conditions:

1. That all building codes are being met.
2. That FAA approval is received before the issuance of building permits.

Commissioner Bukiewicz seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Carrillo moves to adjourn. Commissioner Siepert seconds. Roll call, all voted aye. The meeting adjourned at 7:25 p.m.