



PLAN COMMISSION

May 14, 2024
6:00 P.M.

Common Council Chambers

8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7000

Daniel Bukiewicz - Chair
Chaucey Chandler
Donald Oldani
Chris Guzikowski
Ashley Kiepczynski
Gregory Loreck
Fred Siepert
Christine Hanna
Matt Sullivan – ex-officio
Kari Papelbon – ex-officio

The City's Vision

Oak Creek: A dynamic regional leader driving the future of the south shore.

Find more information on agenda items at oakcreek.zoninghub.com.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – April 23, 2024
4. Review and Discuss Report on Recent Common Council Actions
5. Review and Discuss Report on Recent Board of Housing and Zoning Appeals Actions
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions – Next report July 23, 2024
7. New Business
 - a. TEMPORARY SIGN PLAN REVIEW – Review a proposed Temporary Sign Plan submitted by Dawn Carrillo, Oak Creek Farmers Market, for a temporary sign to be displayed more than 30 days on the property at 361 W. Town Square Way (Tax Key No.813-9032-000; 2nd Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/4JNK3SAW60>
 - b. TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Pastor Ervin Henderson, World Outreach Center, for temporary vehicle storage on the property at 6912 S. 27th St. (Tax Key No. 737-9026-000; 2nd Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/1H5A79L790>

Announcements & Adjournment.

Dated this 9th day of May, 2024
Posted 5/9/2024 dj

Public Notice

Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 23, 2024**

Alderman Loreck called the meeting to order at 6:00 PM. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler. Mayor Bukiewicz and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the April 9, 2024, meeting

Commissioner Siepert moved to approve the minutes of the April 9, 2024, meeting. Alderman Guzikowski seconded. On roll call: Commissioner Chandler abstained; all others voted aye. Motion carried.

**REZONE/ZONING TEXT AMENDMENT
RYAN BUSINESS PARK, LLC**

**9514 S. 13TH ST. (AKA 1293 W. RYAN RD.), 9554, 9556, 9600, 9654, 9700 S. 13TH ST.; 9512 & 9601 S. BARTEL CT.; 741, 835, 901, & 913 W. RYAN RD.
TAX KEY NOS. 905-9013-000, 905-9005-000, 905-9006-000, 905-9009-001, 905-9003-000, 905-9011-000, 905-9015-000, 905-9014-000, 905-9001-000, 905-9998-001, 905-9997-001, & 905-9996-001**

Senior Planner Papelbon provided an overview of the request to amend portions of the FW, Floodway and FF, Flood Fringe districts affecting the properties listed above (see staff report for details). There were no comments or concerns.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that portions of the properties at 9514 S. 13th St. (aka 1293 W. Ryan Rd.), 9554, 9556, 9600, 9654, 9700 S. 13th St.; 9512 & 9601 S. Bartel Ct.; 741, 835, 901, & 913 W. Ryan Rd. are rezoned to reflect the floodway and flood fringe boundaries approved by FEMA, and that Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended to incorporate the changes to the floodway and floodplain following a public hearing.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLANNED UNIT DEVELOPMENT AMENDMENT
MICHAEL FABER, CREEK TWO LAND, LLC
9955 S. 13TH ST.
TAX KEY NO. 926-9037-000**

Senior Planner Papelbon provided an overview of the request for amendments to the existing Planned Unit Development affecting the property at 9955 S. 13th St. (see staff report for details).

A copy of the amended Conditions and Restrictions for this project was provided and discussed:

- Section 2
 - A. All requirements of the Code, as amended and approvals by the Plan Commission, are in

effect.

B. These Conditions and Restrictions, except where otherwise note, supersede Ord. 2541.

D. A detailed general development plan will be Exhibit A and the plan conditionally approved by the Plan Commission on December 13, 2022 will be Exhibit B.

- Section 3(A), (B), & (D) - Off-street parking, all parking areas, and parking landscaping plans shall be approved by the Plan Commission.
- Section 4 - All plans must meet Code compliance and Plan Commission approval.
- Sections 5, 6, & 7 - See Ord. 2541 Conditions and Restrictions (Exhibit c). All Code Sections referenced as amended, and all landscaping, architectural, and building and parking setbacks shall be in accordance with plans approved by the Plan Commission.
- Section 9 - All sign plans shall be approved by the Plan Commission.
- Section 11 - Time of compliance language is directly copied from Ord. 2541.
- Section 14 - References existing Code Section 17.0701 – Section 17.0709 specifically noted.

Commissioner Kiepczynski asked for an update on the anticipated construction and permitting schedule.

Michael Faber, Capstone Development Company, N17 W24222 Riverwood Dr., Suite 160, Waukesha, WI 53188, stated they would like to begin construction around late summer, but may be pushed to the next construction season.

Commissioner Oldani asked if the proposed parking on the south side of the development was present on the plans from 2022. Senior Planner Papelbon answered in the affirmative.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the existing Planned Unit Development for the properties at 9801, 9905, and 9955 S. 13th St., and 9809 and 9875 S. Stern St. is amended after a public hearing.

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

CERTIFIED SURVEY MAP
RYAN JANSSEN, JANSSEN BRUCKNER
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9075-000, 814-9076-000, 815-9027-000, & 815-9028-000.

Senior Planner Papelbon provided an overview of a Certified Survey Map combining and redividing the properties at 641 and 819R E. Drexel Ave. (see staff report for details).

Commissioner Siefert asked if the existing floodways on the property will be affected by the proposed development.

Attorney Robert Proctor, 2 E. Mifflin St., Suite 200, Madison, WI 53703, stated that the construction will not be in the floodplain of the property. Senior Planner Papelbon confirmed.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Ryan Janssen, Janssen Bruckner LLC, for portions of the properties at 641 and 819R E. Drexel Ave. be approved with the following conditions:

1. That the Sanitary Easement on the south is shown on the map prior to recording.
2. That the symbology used for the drainage ditch is changed for clarity prior to recording.
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 Siepert seconded. On roll call: all voted aye. Motion carried.

**REZONE / PLANNED UNIT DEVELOPMENT
RYAN JANSSEN, JANSSEN BRUCKNER
641 AND 819 E. DREXEL AVE.
TAX KEY NOS. 814-9075-000, 814-9076-000, 815-9027-000, & 815-9028-000.**

Senior Planner Papelbon provided an overview of a request to rezone to and establish a Planned Unit Development on the portions of the properties at 641 and 819R E. Drexel Ave. (see staff report for details).

An amended copy of the Conditions and Restrictions for this project was provided and discussed.

- Section 2
 - Updated home models.
 - Corrected road name error.
 - Clarified landscape requirements.
- Section 3
 - Request for materials modification update to current Code.
 - Clarified Condominium Plat and Declaration requirements.
 - Removed Condominium Plat requirements prior to permitting.
- Section 5
 - Updated to current Code Sections.
- Section 8
 - Updated to five (5) years from original approval for compliance with Statute.
- Exhibit C
 - Updated with new home models.

Attorney Proctor sought confirmation from the City that the five (5) proposed designs are approved. Senior Planner Papelbon confirmed that they were assuming conformance with the Conditions and Restrictions. A stone veneer sample was brought for Commission review.

Commissioner Chandler asked what the Code requirement is for stone exterior material and thickness. Senior Planner Papelbon replied that stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches, and explained the Applicant is requesting to use a stone veneer material that is one (1) to one and a half (1.5) inches thick.

Commissioner Chandler asked where the stone veneer would be placed on the exterior of the homes.

Nicole Bruckner, W339 S9767 Redberry Dr. Mukwonago, WI 53149, explained that the stone will be from the ground up to whatever height the design calls for.

Commissioner Siefert asked if the proposed layout of the garages being so far in front of the face of the home would need to be modified to fit the current Code, if the units will have basements, and if parking would be allowed on the street.

Senior Planner Papelbon explained that the garage requirement is listed in the Conditions and Restrictions.

Ms. Bruckner explained that the units will have basements.

Atty. Proctor stated that the Declaration of Condominium ownership can state the only guaranteed parking will be in the garage and driveways and not on the street.

Ms. Bruckner added that some of the models have side-entry garages. Senior Planner Papelbon stated requirements per Code for that style will be added to the amended Conditions and Restrictions.

Alderman Guzikowski asked if the Applicant is requesting a landscaping escrow before installing the final landscaping, to which Atty. Proctor clarified the intent is to finish the landscaping, gain occupancy, and avoid the landscape escrow.

Alderman Loreck asked if the type of stone veneer presented has been approved in other projects. Senior Planner Papelbon explained different thicknesses of a stone veneer have been approved, but stated that she could not recall if anything thinner than one-and-a-half (1.5) inches had been approved.

Alderman Loreck stated his hesitation for approving the material at one (1) inch thick without supplemental elements added to the proposed design.

Senior Planner Papelbon asked if it were feasible to have the three- (3) inch thick material at the bottom three (3) feet of the designs, and transition to the thinner material for any of the designs showing a full wall of stone veneer.

Ms. Bruckner stated that the transition would not be feasible.

Alderman Guzikowski stated his support for the material being three (3) inches thick.

Senior Planner Papelbon stated staff would support a material that would be one-and-a-half (1.5) inches, not one (1) inch, with a tree in each yard as proposed by Atty. Proctor being an acceptable supplemental element.

Ms. Bruckner asked if the landscaping can be completed per building instead of all at once, to which Senior Planner Papelbon answered in the affirmative.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that portions of the properties at 641 & 819R E. Drexel Ave. be rezoned to Rd-1, Two-Family Residential (NO CHANGE TO FW, Floodway or FF, Flood Fringe Districts) with amendments to the Conditions and Restrictions as part of the Planned Unit Development after a public hearing.

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

**CONDOMINIUM PLAT
JANSSEN BRUCKNER
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9075-000, 814-9076-000, 815-9027-000, & 815-9028-000.**

Senior Planner Papelbon provided an overview of a request for a condominium plat affecting portions of the properties at 641 and 819R E. Drexel Ave. (see staff report for details).

Commissioner Chandler asked what an expandable plat means.

Attorney Proctor explained it is a different form of ownership in a condominium; the expandable land is not legally included within the condominium when the Declaration is first filed, but is reserved to be added to the condominium at a future time.

Senior Planner Papelbon asked how the stormwater infrastructure that is currently located on one (1) of the expandable lots, and is required for the entire development, will be maintained if that land is not yet incorporated into the condominium.

Attorney Proctor stated that an easement could be granted to the Condominium Association for the construction, maintenance, and replacement of the facilities in addition to the obligation and requirement being included in the Declaration.

Senior Planner Papelbon asked if the current owner and developer are listed on the Declaration as being responsible for the lands. Attorney Proctor stated they can be added if they are not already included.

Commissioner Kiepczynski stated that the Maintenance Agreement has already been recorded, and includes the properties included in the original CSM. Therefore, the current property owner is responsible for the infrastructure until that land is turned over to the Condominium Association, which will then be responsible for the infrastructure.

Alderman Loreck asked if the roads through the development are public, which Commissioner Kiepczynski confirmed.

Alderman Loreck asked if the yards and landscaping will be maintained by the Condominium Association, and who will maintain the land that will be undeveloped.

Attorney Proctor explained that the Association will maintain the developed lots while Janssen Bruckner will maintain the undeveloped land.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves the Condominium Plat for the Stonebrook on the Park Condominium for the properties at 641 & 819R E. Drexel Ave. with the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.
2. That all required easements are included on the plat and within the condominium declaration prior to recording.
3. That all revisions to the plat and declaration are submitted to the Department of Community Development prior to submission of permit applications.
4. That all reviewing agency comments, if any, are incorporated as required.

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

Senior Planner Papelbon thanked Commissioner Carrillo for her 13 years of dedicated service on the Plan Commission.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:04 PM.

ATTEST:

Kari Papelbon, Plan Commission Secretary

5-9-24

Date



Recent Common Council Actions

May 7, 2024

ITEM: 4

DATE: May 14, 2024

- **APPROVED** - Ordinance No. 3095, approving a Conditional Use Permit for a tele-communication tower and associated equipment on the property at 1805 E. College Ave. (1st District).
- **APPROVED** - Ordinance No. 3096, approving a Conditional Use Permit for an indoor health / athletic / recreation facility at 7040 S. 13th St. (1st District).
- **APPROVED** - Ordinance No. 3097, approving a rezone of portions of the property at 200 W. Drexel Ave. to reflect the Flood Fringe boundaries approved by FEMA, and to create Section 17.0306(e)(2)(b) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code (1st District).
- **APPROVED** - Ordinance No. 3098, approving a rezone of portions of the properties at 1800, 1830, and 1900 E. Elm Rd. to reflect the Flood Fringe boundaries approved by FEMA, and to amend Section 17.0306(e)(2)(b) of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code (5th District).
- **APPOINTED** – Ald. Guzikowski, Ald. Loreck, Don Oldani, and Fred Siepert to the Plan Commission; Ald. Guzikowski and Michael Theys to the Parks and Recreation Commission; Daniel Jakubczyk and Peter Wagner to the Zoning Board of Appeals/Housing Board of Appeals.

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Senior Planner



Recent Board of Housing and Zoning Appeals Actions

May 6, 2024

ITEM: 5

DATE: May 14, 2024

- **VARIANCE GRANTED** - Case No. 24-0004, a request by Paul Tarczewski, 10804 S. Richard Rd. (5th Aldermanic District), for the following:

- A variance from Oak Creek Municipal Code 17.0414(a)(2), which states: “On residential lots less than or equal to 0.5 acre the aggregate maximum area of all accessory buildings shall not exceed 1,000 square feet or 75% of the livable area of the principal building, whichever is less. Livable area shall not include basements.”

As proposed, the garage would be allowed to be constructed at 1,184 square feet, which is 184 square feet over the maximum.

- **VARIANCE DENIED** - Case No. 24-0004, a request by Paul Tarczewski, 10804 S. Richard Rd. (5th Aldermanic District), for the following:

- A variance from Oak Creek Municipal Code 17.0301, Table 17.0301(a), which requires property in the Rs-3 zoning district to have a minimum interior side setback of 10 feet.

As proposed, the garage would have been 5.52 feet from the interior side of the property.

The Appellant requested relief from the above Code Sections due to the positioning of the garage it will replace, and the necessity to store additional vehicles and lawn care machines. Following extensive deliberation, the Board of Zoning Appeals upheld the appeal for the square footage, and granted the variance. The Board did not uphold the appeal for the property line setback, and denied the variance.

Melanie Pérez

Melanie Pérez
Planner



PLAN COMMISSION REPORT

Proposal: Temporary Sign Plan Review – Oak Creek Farmers Market

Description: Review a request for a temporary sign to be displayed in excess of 30 days for the Oak Creek Farmers Market at 361 W. Town Square Way.

Applicant(s): Dawn Carrillo, Oak Creek Farmers Market

Address(es): 361 W. Town Square Way (2nd Aldermanic District)

Suggested Motion: That the Plan Commission approves a Temporary Sign Permit request submitted by Dawn Carrillo, Oak Creek Farmers Market, for the property located at 361 W. Town Square Way with the following conditions:

1. That all relevant Code and DTSMUPDD requirements remain in effect.
2. That one (1) 72” x 48” (24 sf sign face) x 94” (h) temporary ground sign with one (1) 1.5’ x 6’ attached hanging sign is approved in the location shown on the approved site plan. Sign shall be installed a minimum of 10 feet from property lines and rights-of-way.
3. That the Temporary Sign Permit shall be valid May 15, 2024 through October 20, 2024. The sign shall be removed by October 23, 2024.

Owner(s): City of Oak Creek

Tax Key(s): 813-9032-000

Lot Size(s): 1.055 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Mixed-Use

Background:

The Applicant is requesting approval of a Temporary Sign Permit on the property at 361 W. Town Square Way. The location is within the northwest corner of the Town Square itself, where temporary banner signs have previously been placed advertising various City events. However, the banners had been subject to damage due to wind and environmental factors. Therefore, a 72" x 48" (24 sf) aluminum sign face with rigid vinyl posts and frame measuring 94" in height, with a 1.5' x 6' hanging sign between the posts for an additional event to be displayed below the main sign face, was proposed. Plan Commissioners will recall that this sign was reviewed and approved for temporary installation at the May 9, 2023 meeting.

The request is for the same sign to be displayed through the end of the Farmers Market in October, which is beyond the 30 days that Code allows for an administrative approval. As proposed, the location meets all setback requirements, but is slightly taller than the maximum height of six (6) feet allowed in Code.

While the proposal did not include a specific end date for the display period, staff have included a date of October 20, 2024 for the expiration date of the permit and a removal deadline of October 23, 2024 in the Conditions of Approval above for Plan Commission consideration.

Options/Alternatives: The Plan Commission has the discretion to approve plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Kristi Porter
Community Development Director

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Approved:



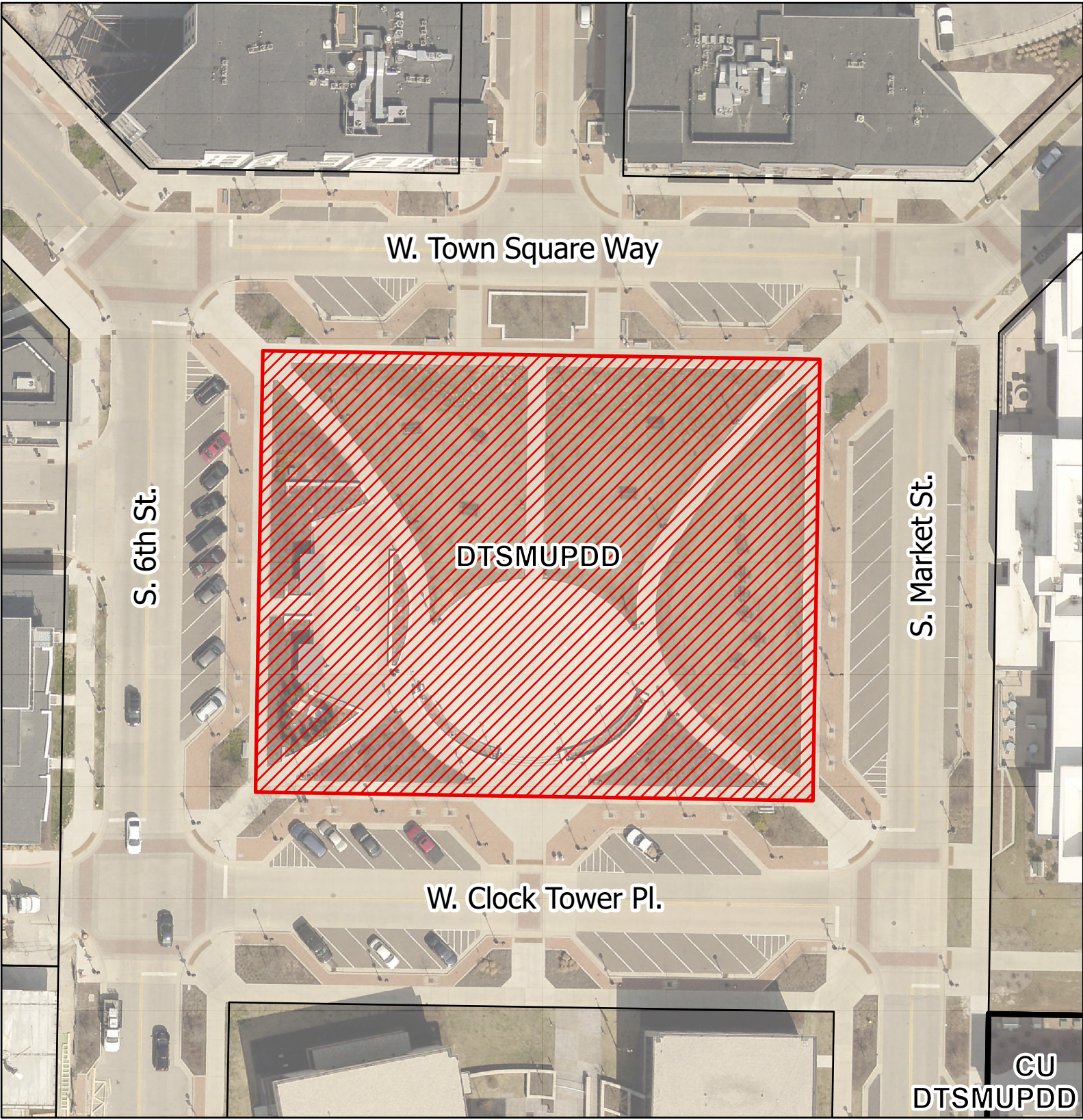
Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

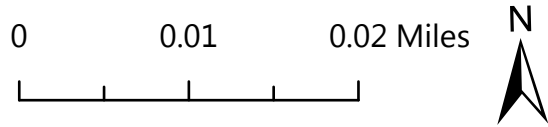
- Location Map
- Temporary Sign Proposal (2 pages)

Location Map




361 W. Town Square Way



This map is not a survey of the actual boundary of the property this map depicts



Legend

-  Zoning
-  Flood Fringe
-  Official Street Map
-  Parcels
-  Floodway
-  361 W.Town Square Way

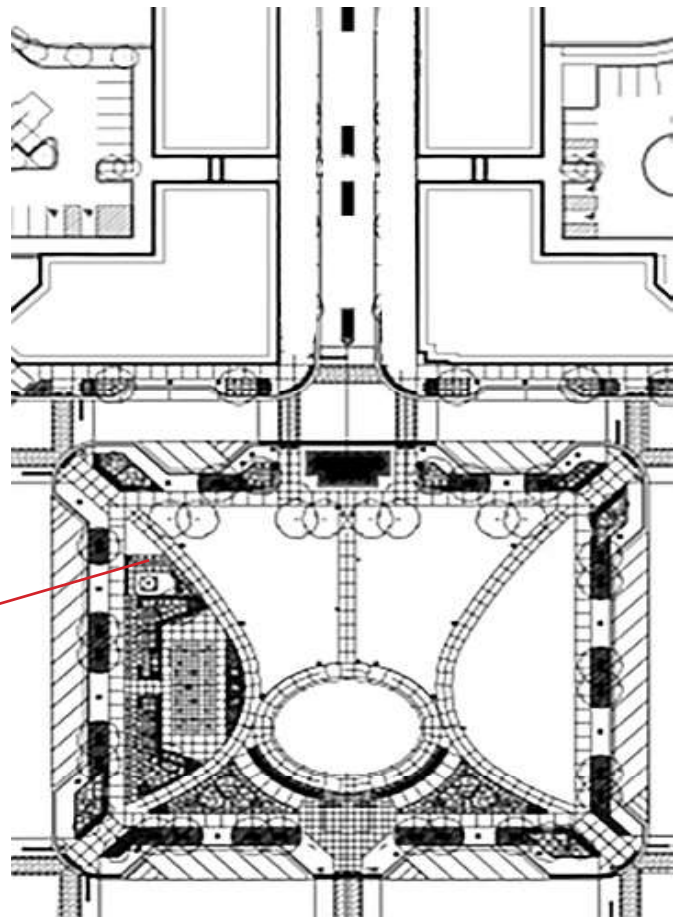
- OAK CREEK -
**FARMERS
MARKET**

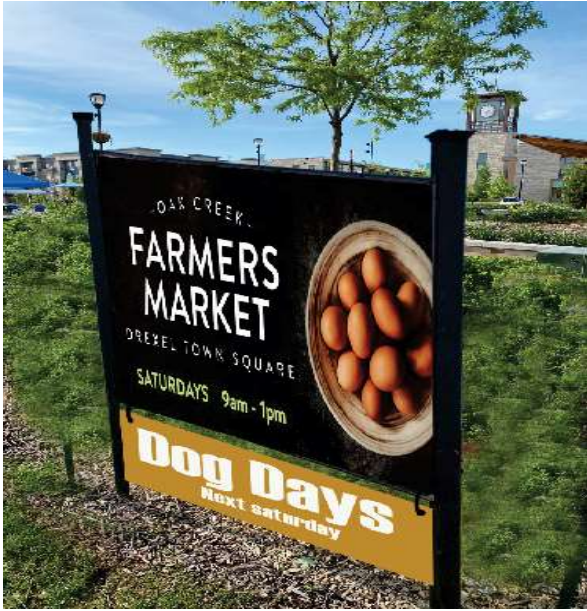
DREXEL TOWN SQUARE

Drexel Town Square Sign proposal

Creating a professional looking
semi-permanent sign holder to upgrade the
banner look from years past.

Placed in
planting
bed



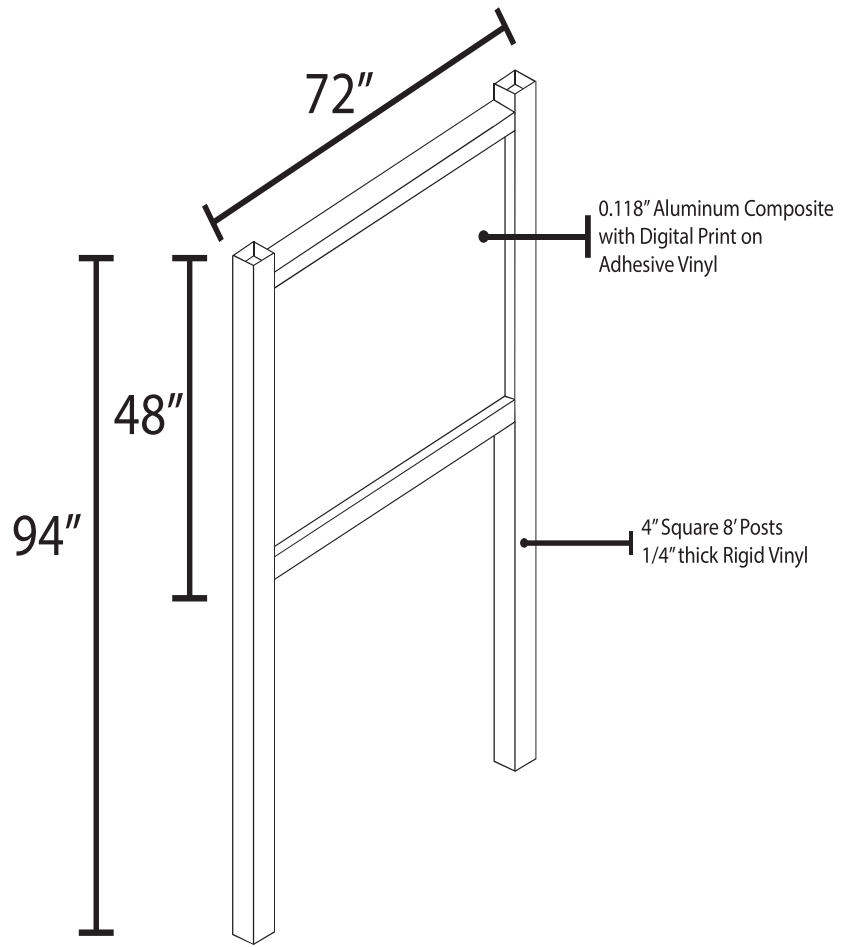


Proposed semi-permanent

Placed in planting bed, tucked away from the street corner, and easy to mow grass around.

In ground May thru October 2023

Bottom hooks: 1.5 x 6 for replaceable hanging signs for other OC activities.



Artwork
6 x 4 on board



PLAN COMMISSION REPORT

Proposal: Temporary Use Permit – Long-Term Vehicle Storage

Description: Temporary Use Permit request for the long-term temporary vehicle storage for Rosen Auto in the parking lot on the property at 6912 S. 27th St.

Applicant(s): Pastor Ervin Henderson, World Outreach Center

Address(es): 6912 S. 27th St. (2nd Aldermanic District)

Suggested Motion: Please see Staff report for concerns when considering the following motion.

That the Plan Commission approves the Temporary Use Permit request submitted by Pastor Ervin Henderson, World Outreach Center, for the long-term temporary vehicle storage for Rosen Auto in the parking lot on the property at 6912 S. 27th St. with the following conditions:

1. There shall be a maximum of 300 vehicles stored on the property in striped parking stalls within the approved vehicle storage area. No vehicle shall be parked on grass or gravel.
 2. Delivery or removal of vehicles shall be between 8:00 AM and 5:00 PM Monday through Friday.
 3. No additional cars shall be added to the site.
 4. There shall be no sales of vehicles from the approved vehicle storage area.
 5. There shall be no structures for this temporary use.
 6. Any security fencing shall conform to all Code and permitting requirements.
 7. There shall be no lighting added for this temporary use.
 8. There shall be no advertising or signage in the approved vehicle storage area.
 9. The vehicle storage area shall not encroach upon fire lanes.
 10. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, supplies, or flammable/hazardous materials.
-

11. A copy of the lease or agreement between World Outreach Center and Rosen Auto shall be supplied to the Department of Community Development prior to parking any vehicle within the approved vehicle storage area.
12. The Temporary Use Permit for storage of vehicles shall expire nine (9) months from the Plan Commission’s approval date (February 14, 2024). Vehicles shall be removed and the property shall be restored to its original condition within 14 calendar days following the expiration of the Temporary Use Permit. No extensions of the Temporary Use Permit will be issued.

Owner(s): WORLD OUTREACH AND BIBLE TRAINING CENTER INC

Tax Key(s): 737-9026-000

Lot Size(s): 6.935 acres

Current Zoning District(s): I-1, Institutional

Overlay District(s): CU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting a temporary use permit to allow for long-term temporary storage of vehicles for Rosen Auto on their property at 6912 S. 27th St. Plan Commissioners may recall that a temporary use permit for a similar proposal at this property was approved at the January 28, 2020 meeting for fewer vehicles and a shorter duration.

Rosen Auto in Milwaukee plans to park 300 vehicles in the east and west parking lots adjacent to the existing building for nine (9) months while they undergo construction on their existing parking structure. No signs, sales, or commercial activity will take place on the lots. The narrative provided states Rosen will provide surveillance, security, and maintenance during the use. Parking management for the leased stalls will be the responsibility of the property owner. No fencing was proposed, but if needed later, any security fencing will be subject to permit approval.

Per the narrative supplied, World Outreach Center does not have concerns that the long-term temporary parking will cause any obstruction to providing adequate parking for their normal activities. Pastor Ervin and the Board of World Outreach Center provided consent and authorization for Rosen Auto to utilize the parking lots for the duration of construction.

Staff have the same concerns as the previous proposal in 2020. The current proposal is asking for double the vehicles to be parked, and for a longer duration than the previous approval. A copy of the lease or agreement between World Outreach Center and Rosen Auto shall be supplied to the Department of Community Development as included in the conditions of approval above.

Options/Alternatives: Plan Commission has the discretion to approve the Temporary Use Permit as presented, approved with specified conditions, or disapprove of the proposal. Should the request not be approved, the Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Kristi Porter
Community Development Director

Prepared:



Melanie Pérez
Planner

Approved:



Kari Papelbon, CFM, AICP
Senior Planner

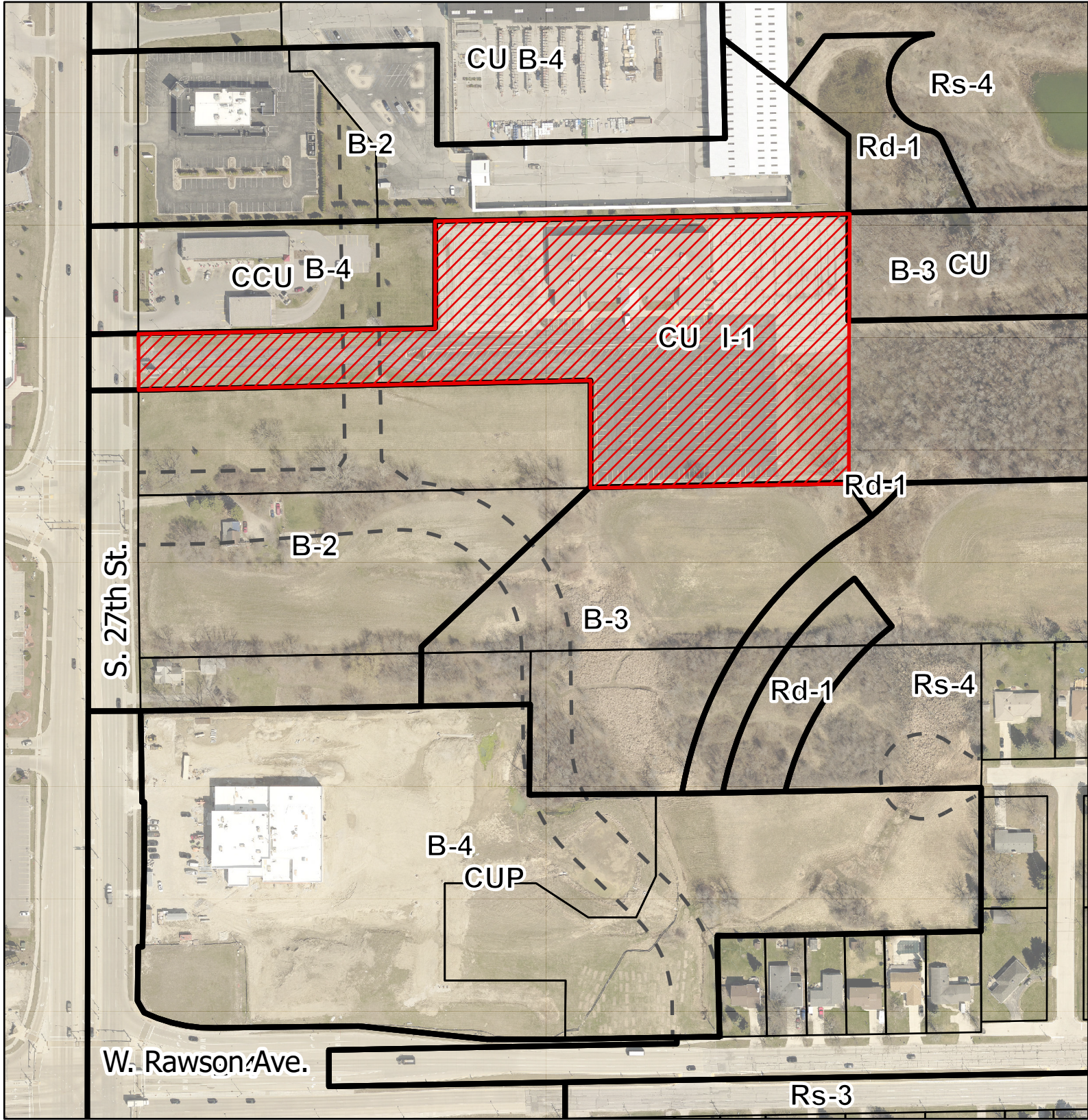
Attachments:

Location Map

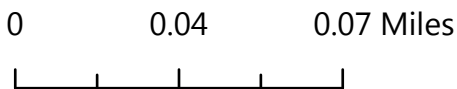
Narrative with Site Plan & Written Owner Consent (2 pages)

Location Map

6912 S. 27th St.



This map is not a survey of the actual boundary of the property this map depicts



Legend

- Zoning
- Flood Fringe
- Official Street Map
- Parcels
- Floodway
- 6912 S. 27th St.

Written Description of Proposed Long-term Temporary Use

World Outreach Center is proposing to provide Rosen Auto long-term temporary use of our parking lot to accommodate storage of 300 vehicles in existing remote, under-utilized parking spaces while their location is under construction. As depicted, they will utilize the east and west lots adjacent to the building, leaving the south (main) lot available for normal church activities - without disruption. Parking is the only permissible activity. No sales or commercial activity is permitted. Rosen will provide continued surveillance, security and maintenance for the duration of use. No signage or other provisions are required.

Proof of Compliance with General Requirements and Criteria

- 1. Land Use Compatibility.** The temporary use is compatible with the purpose and intent of the Zoning Ordinance at 6912 S. 27th Street. The temporary use does not impair the normal, safe, and effective operation of World Outreach Center as they will only utilize unused parking spaces on our site. The temporary use does not endanger nor is materially detrimental to the public health, safety or welfare as it will not disrupt current usage in any way. Its location on our site does not impede access nor normal activity and is not injurious to the property or vicinity. Parking only.
- 2. Compliance with Other Regulations.** No structural changes or modifications are required for this temporary use. Upon cessation of use, the site shall be returned to its previous condition leaving no evidence of temporary usage.
- 3. Hours of Operation and Duration.** World Outreach Center is seeking Temporary Use for 9 months from the date of approval by the Plan Commission.
- 4. Traffic Circulation.** The temporary use should not cause undue traffic congestion or accident potential given regression from the main street, intersections and traffic controls.
- 5. Off-Street Parking.** This temporary use will only utilize adequate designated parking spaces on this site and will not create a parking shortage for any of the other existing uses on the site.
- 6. Public Conveniences and Litter Control.** This temporary use will utilize parking on the site lot with a guarantee that all litter generated by the use shall be removed at no expense to the City.

RECEIVED

APR 9 0 2024

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7. **Appearance and Nuisances.** The temporary use is compatible in appearance, and operation with surrounding land uses in the area, and will not impair the usefulness, enjoyment, or value of adjacent property.
8. **Signs and Attention-Attracting Devices.** No signage or attention-attracting devices are required for this temporary use.

Sketch Plan Depicting Location of Usage



The yellow highlighted lots will be designated for this temporary use.

Written Confirmation of Property Owner

Pastor Ervin Henderson and the Board of World Outreach Center provides written consent and authorization for Rosen Auto to temporarily utilize the designated parking lots for the duration of this project as they remodel their existing parking structure.

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