

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 24, 2013

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Michalski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present were Peter Wagner, Planner/Zoning Administrator, Kari Papelbon, Planner and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the September 10, 2013 regular Plan Commission meeting. Commissioner Siepert seconds. Roll call, all voted aye. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission

**Plan Review – Pasa Ece, Wisconsin Granite Depot
6720 S. 27th Street
Tax Key No.: 737-9038**

Ms. Papelbon explained that this item was held at the last meeting. Since then a neighborhood meeting was held on September 18th with Alderman Bukiewicz, neighbors and the applicant, along with their representative. Items that were discussed were the height, materials, opacity and the need for the proposed fence. The application also includes a reduction to the parking area. Part of the agreement that was reached by all who were present at the neighborhood meeting included a wood fence with 100% opacity on the north and east sides of the property as well as the chain link fence on the southern end of the property. The fence would be constructed of either redwood, cedar, or treated wood, dog-eared style for the wood fence. Staff has further reviewed the site plan and the code, and there is a requirement for a 20' buffer on both the north and east sides. So the fence would have to be pulled back to the edge of the parking lot. Staff recommendations have been amended since the last time we met to items 1 through 5, with an additional change for No. 2 that the fence be constructed no closer to the northern and eastern property lines than 20 feet, and an additional condition No. 6 for a revised landscape plan, showing all landscaping on the north side of the fence in the buffer area to be submitted and approval by department of Community Development as well as Forestry, if needed.

Alderman Bukiewicz updated the Commission stating that at the September 10th Plan Commission meeting they discussed parking issues and a fence that went up without a permit, conditional uses were being violated by the applicant. The neighborhood meeting was held on the 18th, at which there were four residents, the applicant and his architect. They came to the conclusion of a 6' wooden, opaque fence of the material stated, it was agreed upon that on the north side the fence would be on the property line and the owner to the north would take down his fence. Staff discovered that there is a buffer zone between residential and business properties and that is why the fence can't be any closer than 20' to the property line. We asked the applicant that he not store inventory back there for the time being.

Commissioner Dickmann stated that he agrees with everything that Alderman Bukiewicz stated and that he has been going over there also. He noticed that where the fence was open, on the north side, every couple of days they just bring in more and more crates and they have almost closed the opening with the crates. There is maybe only a 3- or 4- foot area left. How can he keep bringing material without a conditional use permit?

Alderman Michalski stated that when he looks at the south side of the parking area/storage area, it's the 6 foot chain link. A chain link fence over in a commercial area to me looks sloppy. When I look at Menards they have a black wrought iron fence with chain link attached to it. That's the type of fence that I would think would look more attractive because it is a commercial area. When I drove through the parking lot at Menards, it looks like a dump next door with all this stuff piled up, and I would object to just a chain link fence especially when there are alternatives out there. If we allow Mr. Ece to go forward with this, and there is only partial compliance or no compliance, what are our alternatives if he doesn't complete everything?

Mr. Wagner explained that this item refers to the fence, and that the Commission can dictate the opacity. Mr. Wagner stated that at the neighborhood meeting they tried to discuss what is pleasing or acceptable to the neighbors, they would consider a dog-eared privacy fence.

Commissioner Siepert stated that he noticed signage on the south end of the fence.

Commissioner Johnston agreed with Alderman Michalski, and stated that if we are going to allow a fence then 100% opacity should be around the entire site.

Bob Gibbins, 6711 S. 26th Street, stated that the residents agreed upon the wood dog-eared fence along the north side and the east side, and asked if the east side fence is on the property line. If so, that will have to be backed up 20 feet, since it is residential.

Commissioner Chandler asked why the decision to do those two sides 100% and not the other. Ms. Papelbon stated that the wood fence on the northern portion and the eastern portion abut residential districts whereas on the southern portion it abuts another business.

Assistant Fire Chief Mike Kressuk stated that they did approach the business owner about working out a scenario where they have a lock box location and a key. They want to work with the business owners to minimize damage to the facility. Those discussions have taken place.

Steve Sharp, architect for the applicant, stated that the applicant's intent to put the fence up was to stop theft of his materials. People have come in off the cul-de-sac from the residential area. Initially, the purpose of the chain link fence was to stop trespassers. Mr. Ece applied for the permit, but installed the fence before the permit was approved because the permit was held pending other issues. Mr. Sharp further stated that they have no problem putting up a wood fence that abuts the property owners, and the fact that we are moving it in 20 feet still leaves 15 feet for parking if we had to increase it. He also stated that no more products have been delivered since this came to light, and Mr. Ece has reduced the height of some of the pallets and crates. The building is totally sprinkled and there is good fire department access. Our recommendation for the fence facing Menards is just like it is - a chain link fence - because they have a fence there now.

Commissioner Correll motioned that the Plan Commission approves the site plan and parking requirement modification for the property at 6720 S. 27th Street with the following conditions:

1. That all building and fire codes are met.
2. That the fence be constructed no closer to the northern and eastern property lines than 20 feet.
3. That the fence be constructed to a height of six (6) feet.
4. That the north and east sides of the fence be 100% opaque using material such as treated wood, cedar, or similar material. The southern portion of the fence maybe chain link at 50 % opacity to include privacy screening on the chain link.
5. No items stored within the fenced area may extend above the height of the fence.
6. That the reduced parking shall leave 59 spaces available.
7. That a revised landscape plan showing additional landscaping on the north side of the fence within the buffer area is submitted for review and approval by the Department of Community Development and Forestry.

Commissioner Dickmann seconds. Roll call all approve. Motion carries.

**Conditional Use Permit – Pasa Ece, Wisconsin Granite Depot
6720 S. 27th Street
Tax Key No. 737-9038**

Ms. Papelbon stated that we are now discussing the outdoor storage application. She stated that the site plan has changed, and deferred any questions about the actual location of storage to the applicant. The outdoor storage is for the granite and tile materials as has been discussed. There are crates storing these materials outside behind the fence. If the Plan Commission recommends going further with this, the next step would be conditions and restrictions. The staff recommendation is for the Plan Commission to recommend to the Common Council approval of the conditional use permit allowing for an outdoor storage area located at 6720 S. 27th Street after a public hearing, and subject to conditions and restrictions that will be prepared for the Commission at the next meeting of October 8, 2013.

Ms. Papelbon stated that there should be a discussion as to where the materials will be stored since we have not received a revised plan. It would be helpful for the Fire Department as well to determine whether or not there are any access issues.

Mr. Sharp stated that they do not have a revision. Mr. Sharp stated what Mr. Ece intends to do is to keep the crate storage along the fence in the paved area, and there will still be 15 feet of grass before the paved area. Mr. Sharp referred to the drawing and pointed out that the crates will be along the wall, and still allow adequate turning radius because of where the loading docks are located. Mayor Scaffidi asked if they have semis, and with the new revisions is there enough room for them. Mr. Ece stated that the lengths of trucks are about 24 feet.

Assistant Fire Chief Mike Kressuk stated that from the access perspective with the crates along the fence line it opens up the interior of the property. Moving the slabs of granite and placing those in the center of the parking lot would restrict that access. The Fire Department would require that we have a drawing to see what the proposal is and how it would affect our access. The Fire Department would need to have access to get back there.

Commissioner Dickmann referred to the letter that was submitted to the Plan Commission, item No. 1 of which says “We would like to store containers of tile and granite slabs temporarily, until we can put an addition onto the building. This will be an organized, clean area.” Commissioner Dickmann asked whether the outdoor storage would be removed when an addition is constructed. Mr. Ece stated yes, they prefer not to put materials outside because of the

extreme temperature, as hot and cold temperatures will affect material. Commissioner Dickmann asked when they might do the addition. Mr. Ece stated that they have started on plans for such already.

Commissioner Correll asked, "If we put some type of sunset on temporary outdoor storage, does that change any thoughts on approving the conditional use permit?" Mr. Wagner stated that we could have a sunset, but there are staff concerns with sunset dates.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the Conditional Use Permit allowing for an outdoor storage area located at 6720 S. 27th Street after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting on October, 8, 2013. Commissioner Siepert second. Roll call, all voted aye.

Minor Land Division
819, 901, 819 R E. Drexel Avenue
Tax Key No. 815-9014, 9015 and 815-9995-001

Ms. Papelbon explained that the applicant is applying for a certified survey map. He owns three contiguous properties on East Drexel Avenue and is proposing two lot line modifications: 1. To modify a 61.39' x 11.06' area at the southern end of the common boundary between parcels 1 and 2 so that the existing garage will be located entirely on parcel 1 and conform to setback requirements. 2. Move the southern lot line on parcel 2 south into unplatted lands to create a more regularly shaped parcel. Adjusting the lot lines as proposed will not affect the existing 6 foot wide utility easement in the location depicted on the map, the floodplain, the wetlands or the officially mapped street patterns on the unplatted lands to the south. All parcels will exceed the district minimum size requirement following the proposed adjustments.

Commissioner Bukiewicz asked about the existing easement on parcel 2, and if there were any issues with it now that it is in the middle of the yard. Commissioner Johnston stated that it is an existing utility easement and it is not an issue.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Thomas Uttke for the properties at 819, 901, and 819 R E. Drexel Avenue be approved. Commissioner Johnston seconds. Roll call, all voted aye. Motion carries.

Commission Carrillo motioned to adjourn at 6:45 p.m. Commissioner Siepert seconds. Roll call, all voted aye. Meeting adjourned.