

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, January 28, 2014

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

Commissioner Correll moved to approve the minutes of the January 14, 2014 regular Plan Commission meeting. Commissioner Siepert seconds. Roll call, all voted aye. Motion carries.

Ms. Papelbon updated the Commission on the significant Common Council actions.

Sign Appeal Hearing
8545 S. Shepard Avenue
Tax Key No. 827-9026

Mr. Wagner read the sign appeal notice into the record. Mayor Scaffidi called the hearing to order and called for public comment. Nikki Grudzielanek, 550 E. Mona Drive, President of Edgewood PTO, and Kristin Sullivan, 7490 S. Manitowoc Avenue, Vice President of Edgewood PTO, came forward. Ms. Grudzielanek stated that they have a need and a want for an interchangeable sign to be placed on the back side of the outside wall of the school. Mayor Scaffidi called second time. Hearing no comments, Mayor Scaffidi called a third time. Hearing no comments, the public hearing was closed.

Sign Appeal
8545 S. Shepard Avenue
Tax Key No. 827-9026

The applicant is seeking a variance from Municipal Code Section 17.0706(g), which states that changeable copy wall signs are not permitted, and that the changeable copy portion is greater than 50 percent of the sign area. Included in the Plan Commission packet is a letter of consideration from Principal Katie Ramos and PTO President Nikki Grudzielanek.

The proposed sign will be 4 feet by 8 feet in size and 32 square-feet in area. The area of changeable copy will be approximately 62 percent of the sign face. The sign will be 7 feet from the ground. The sign will be located on the south side of the building, facing the interior of the site (towards the parking lot and playground).

If granted, this variance would allow Edgewood School to erect one changeable copy wall sign, with the changeable copy area greater than 50 percent the area of the sign, in the location identified on the submitted map.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.

- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Commissioner Chandler asked about the location of the sign. Ms. Sullivan stated that it would go on the wooden gymnasium wall.

Items that were discussed:

- 1. The school district is aware of the request.
- 2. Sign is paint on wood with a lock. Letters are 7" in height and appear to be large enough for visibility. The sign will not be lit.
- 3. Sign will be used for school events.
- 4. Cost of the sign will be the responsibility of the PTO.
- 5. Did not appear to be a safety issue

Alderman Michalski moved to approve the request for the sign appeal for the property located at 8545 S. Shepard Avenue submitted by Edgewood School that would allow for one changeable copy wall sign. Commissioner Correll seconded. All voted aye. Motion carried.

Plan Review
Pilot Air Freight
6724 S. 13th Street
Tax Key No.735-0001

Pilot Air Freight is requesting approval of a 6,400 square-foot single-story addition onto the northern portion of the existing building at 6724 S. 13th St. This addition will be used for "interior storage of temporary products in the logistics industry." No additional employees, parking, hours of operation, or deliveries are anticipated as a result of the project.

The addition meets all required setbacks. However, there is one footing noted on the plans that encroaches into the stormwater easement. The Applicant has indicated that the plans will be revised such that the building and footings are sited entirely outside of that easement. The building size may change slightly to accommodate this revision. Lot coverage is estimated to be approximately 43% following construction.

The addition will be constructed with exposed aggregate precast wall panels to match the existing building. While the panels are acceptable building materials, Section 17.1009(a)(6) requires facades measuring 100 feet or longer to incorporate details to "break up" the length of the façade. However, staff recognizes that the proposed use is warehouse storage, and that the existing building does not include such articulations. The Plan Commission may modify the standards in this section of the Code by ¾ majority vote.

Landscaping plans indicate that the existing landscape area along the front façade (west) of the building will continue along the addition to just past the northwest corner of the addition. This satisfies the requirements for landscaping adjacent to buildings.

Commissioner Chandler asked about the façade. Ms. Papelbon stated to add windows, change the color or materials, or add awnings would be normal methods to break up that wall façade. However, such articulations do not exist currently or on other portions of the building.

A Commissioner asked if the utility box needed to be relocated. David Gehrt, Briohn Design, stated that there is an electrical transformer on the east side of the building, but there is no reason that would need to be relocated for the addition.

Commissioner Correll moved that the Plan Commission approve site, building and landscaping plans for the property at 6724 S. 13th Street. Alderman Michalski seconded. All voted aye. Motion carried.

Right-of-Way Vacation Glen Oaks Drive

The City and WisPark are requesting that the Glen Oaks Drive right-of-way, beginning at the intersection with S. Howell Ave., be vacated. This request was originally reviewed by the Plan Commission in July 2009 following the City's purchase and subsequent sale of property that is being developed as OakView Business Park. As part of the closing agreement for the sale of the property, the City agreed to vacate this right-of-way.

Once vacated, the land will be owned by WisPark as there are no other affected property owners. As mentioned in the 2009 Plan Commission report, an existing water main crosses S. Howell Avenue, through the centerline of Glen Oaks Drive, and continues north to W. Oakwood Road in an easement. The report also clarified that "[t]his water main will remain in an easement after the right-of-way is vacated per Wisconsin State Statutes Section 66.1005, which stipulates that all easements and structures existing in vacated streets remain after vacation and all rights of entrance, maintenance, construction and repair shall continue as if such public way had not been vacated."

Alderman Michalski moved that the Plan Commission recommends to the Common Council that West Glen Oaks Drive in Section 32 be vacated following a public hearing. Commissioner Siepert seconded. All voted aye. Motion carried.

Planned Unit Development Amendment OakView Business Park

WisPark, LLC is requesting approval of an amendment to the existing Planned Unit Development (PUD) for OakView Business Park. The change would be limited to reducing the front setback requirement from 40 feet for off-street parking to 30 feet. Reducing the front setback allows for more flexibility of development on parcels within the PUD while still preserving sufficient areas for landscaping.

Commissioner Correll asked what the basis was for changing from 40 feet to 30. Doug Seymour, Director of Community Development, explained that this came to light from reviewing a development proposal for a perspective user of the park. While reviewing the parking there were a few issues with the layout that led staff to explore what would be an appropriate parking setback for not only this

park, but in the future. This, perhaps, would mean looking at our code for something more comprehensive.

Jerry Franke, WisPark, 301 W. Wisconsin Avenue, stated that this park has 40% open space out of 250 acres. Many times front yards get used by individual retention ponds. There will be five ponds that will serve the park, rather than the 26 that you could have had on each of the lots. Mr. Frank stated that this is a PUD, which is formed-based development where you try to be more flexible with setbacks.

Commissioner Chandler asked about setbacks in other Oak Creek business parks. Doug Seymour stated that the other business parks do have 40 foot setbacks. The intent is to have a uniform, consistent look throughout the park, to have appropriate areas for parking, and to have enough areas for landscaping to provide an attractive street front for the park.

Commissioner Johnston stated that the site has a 70-foot right-of-way, and there is a path that they are putting in, generally on the east side of the proposed road, which will have access to that [Mardeand] park. It will also be tied in to the Milwaukee County trail system. We want to push this back and not crowd it up on the road, so the 30 foot setback works with that and the utility easement.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the planned unit development for the WisPark properties (OakView Business Park) at 405 W. Oakwood Drive, 641 W. Oakwood Drive, 10303 S. Howell Avenue and 10711 S. Howell Avenue be amended to allow a front and street setback for off-street parking at 30 feet following a public hearing. Alderman Michalski seconded. All voted aye. Motion carried.

Commissioner Carrillo moved for adjournment at 6:29 p.m. Commissioner Siefert seconded. All voted aye. Meeting adjourned.