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Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6527

PLAN COMMISSION MEETING AGENDA

**TUESDAY, September 9, 2014
AT 6:00 P.M.**

-
- 1) ROLL CALL
 - 2) Minutes of the August 26, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) OLD BUSINESS
 - a) PLAN REVIEW – Review site and building plans submitted by Pasa Ece, Wisconsin Granite Depot, for an addition to the existing building located at 6720 S. 27th St. (Tax Key No. 737-9038). Follow this agenda item on Twitter [@OakCreekPC#OCPCWIGranite](https://twitter.com/OakCreekPC#OCPCWIGranite).
 - 5) ADJOURN

PLEASE NOTE

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 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, AUGUST 26, 2014

Mayor Steve 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, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present were Kari Papelbon, Planner, and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the August 12, 2014 meeting. Commissioner Siepert seconded. Roll call: All voted aye. Motion carried.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Plan Review

**Wisconsin Granite Depot
6720 S. 27th Street
Tax Key No. 737-9038**

Ms. Papelbon described the proposed plans, noting that there was a paved area extension included in the Plan Commission packet that has since been removed. The area which is currently paved now shows some pervious area restored. Although it does say there are stalls for 64 vehicles, 58 stalls are shown.

Mayor Scaffidi confirmed that the first approved addition of 6,704 square feet was not constructed yet, and the applicant is asking for a second addition of 7,712 square feet, which calls into the question the number of parking spots that are available on the site. There are also screening issues with the loading dock. Mayor Scaffidi asked if the applicant was aware of these issues. Representatives confirmed that they were.

Steve Sharpe, architect, stated that after the approval for the first addition, and much discussion with their marketing people, the applicant decided that the approved addition was not sufficient because their business is growing and they need more space to display their products. Mr. Sharpe noted that nothing has changed as far as the number of employees and expected customers. Most of their customer base is by appointment. They may get 10 customers a day in the building, but never all at once. This is why they felt comfortable when the parking requirements were reduced last time to 59 spaces.

Mr. Sharpe stated that after extensive review, he calculated 33.1% of green space or pervious area on the property. The paved coverage area is 24,720 square feet. The proposed open space at 60.15% meets the requirement. He stated that all requirements are met except for parking.

Ms. Papelbon stated that she spoke with the City's Environmental Engineer and he calculated the green space versus lot coverage and came up with, at most, just about 30%. Based on what the original plans were (showing less than 30%) and the estimates, they just barely met the requirements. There were some questions about that, and it was the City's Environmental

Engineer who stated that there was not 33% green space on the lot. Mr. Sharpe responded that the total land area is 91,396.08 square feet, the proposed building area is 36,416 square feet, and 39.84% lot coverage. There is 54,980 square feet of open space. The paved area came out to 24,720 square feet, which comes out to a pervious area of 30,260 square feet or 33.1%. Ms. Papelbon stated that there would have to be some discussions to get the correct number.

Commissioner Correll stated that he never sees a lot of cars in that parking lot, and does not have an issue with the proposed number of parking spaces. He stated that screening is an issue, and they need to meet the 30%.

Mr. Sharpe stated that they had a requirement before to have 50% opacity screening facing the Menard's parking lot. To have a loading dock there is like seeing one of their trucks coming around the building. He does not see the need for that screening to be constructed of a similar material as the building and 100% opacity. Ms. Papelbon clarified that based on the Code, the screening is to be fully opaque landscaping or a wall to match the building.

Alderman Bukiewicz stated his biggest concern was the fence coming down on the north end of the property and how it affects the neighbors. Commissioner Dickmann asked if the neighbors were okay with the fence. Bob Givens, 6711 S. 26th Street, stated he is very happy with the fence. He did not want to see a parking lot and crates if that fence was taken down. He does not see a problem with removing the wood fence if they will be looking at a building.

Commissioner Dickmann asked if any space would be lost because of the construction on 27th Street. Ms. Papelbon stated that she does not know what the plans are for the 27th Street construction. The issue is the CSM that is on file from 2006 has a different acreage than what is being used as a basis for the square footage for the property. This may be where some of the discrepancy in calculations is coming from.

Alderman Bukiewicz agreed that there are not a lot of customers at one given time. As long as the neighbors are okay, he does not have an issue with this parking.

Asst. Fire Chief Kressuk stated that even the current setup is not good for a turnaround. He stated that they are in the process of coming up with a reasonable solution. One of the Fire Department's concerns for fire risk is having access around the east side of the building to reach those vehicles. Moving the dock into that one-way lane creates a new dynamic. When you reach a certain length of a one-way access road, you have to have a Fire Department-approved turnaround. Currently there is no good way to do this. The solution currently under discussion involves a Y-turn around a loading dock. The architect is aware that this is a work in progress, and there might be some adjustment to the parking islands which will affect parking spaces. The southernmost island is a turn they may ask to have removed just for access for the turnaround.

Mr. Kressuk stated that the owner should be aware that the loading docks, except for the drive down loading dock, must remain clear because they are turnaround areas. Because the buildings are fully sprinklered, they can be further away from access roads. The north side of that structure creates some issues. The architect is aware that an additional fire hydrant and sidewalks may be required.

Mr. Kressuk stated his concern about changes in occupancy, and that materials maybe stored with a different hazard level than stone. When the City works around the edges of the Code to make sure than the design is done properly and maintain fire protection, the next occupant can

run into some issues because the Fire Department may require different things then.

Commissioner Correll stated his concern that there be no outside storage. Mr. Sharpe stated that the paved area that they were leaving before for future parking has been proposed to be completely removed in favor of planting grass and adding landscaping so it is more aesthetically pleasing to the people to the northeast and to the north.

Commissioner Johnston asked how the materials are delivered to the site. Mr. Sharpe stated they come by 44' long trucks and take no more than three hours to unload them and then they are gone. There is nothing in the loading dock until the next container comes.

Commissioner Dickmann asked where snow would be stored. Mr. Sharpe stated there is plenty of room on the north side of the building.

Commissioner Chandler asked if the additions were for material storage or customers. Mr. Sharpe stated the new proposed addition will take the place of the first one for storage of materials that are currently outside. The approved addition is for display purposes.

Commissioner Siepert asked if the new buildings would require a sprinkler system. Asst. Chief Kressuk stated the current structure is sprinklered and the additions would also require fire suppression.

Ms. Papelbon asked the applicant where the dumpster would be located. Mr. Sharpe responded that presently it is located on one of the loading docks, but will eventually be located inside the loading dock area.

Ms. Papelbon stated her concern about the change in occupancy. With the reduction in parking spaces, and building out this site with no possibility for future parking or future addition, it does limit the use of the property. That is why there are such strict conditions for granting a reduction in the parking, and the requirement to show where future parking may go.

Asst. Chief Kressuk asked about the storage of combustible waste inside the structure, such as package-type material. Mr. Sharpe stated it would be strictly granite and stone products. Mr. Sharpe stated all the packaging is in wooden crates and they are taken away by truck. Asst. Chief Kressuk stated that every business has some waste (combustible product) material and trash. Ms. Papelbon stated that an outside dumpster would require an enclosure. Mr. Sharpe suggested putting a dumpster with an enclosure on the southeast corner of the property. Ms. Papelbon responded that as long as the Fire Department is okay with the location, it is screened with an acceptable material, trucks have access to it, it is not overflowing, and is not on the property line, this would be an acceptable location.

Asst. Chief Kressuk stated that there was fencing material originally shown in the plan. The fencing cannot be connected to the structure for Fire Department access issues. Mr. Sharpe stated the fencing is only on the south border.

Ms. Papelbon stated the key items regarding this approval: they have to meet building codes including Fire Department turnaround on the property, specify a minimum number of parking stalls, the vegetative screening on the south would be addressed by submitting a landscaping plan to Community Development prior to building permits, 30% open space requirement verified by the Engineering Department, all technical corrections to be made to the plan so that it actually shows correct numbers, and a stipulation that no fencing is connected to the building.

After lengthy discussion on several outstanding issues, Alderman Bukiewicz suggested that this be worked out with Planning staff and that the applicant come back to the Plan Commission with a more complete picture. Mayor Scaffidi concurred with this recommendation.

This item was held for the September 9, 2014 Plan Commission meeting.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Meeting was adjourned at 6:58 p.m.

Summary of Significant Common Council Actions
September 2, 2014

1. **Approved:** Amend the boundaries and project plan for Tax Increment Financing District No. 9 to include the property at 813 W. College Avenue.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: September 9, 2014

PROJECT: Plan Review – Pasa Ece, Wisconsin Granite Depot

ADDRESS: 6720 S. 27th St.

TAX KEY NO: 737-9038

STAFF RECOMMENDATION: That Plan Commission does not approve the site and building plans submitted by Pasa Ece, Wisconsin Granite Depot, for the property located at 6720 S. 27th St.

However, should the Plan Commission approve the application, Staff proposes the following conditions:

1. That all figures and calculations are based on the parcel size of 2.088 acres.
2. That a minimum of 30% open space as defined in Section 17.1009(a)(21) is maintained on the property. Revised plans showing this open space requirement shall be submitted to the Department of Community Development prior to submission of building permit applications.
3. That a minimum of fifty-eight (58) parking stalls are maintained on the property. (This figure may change due to Fire Code requirements).
4. That all technical corrections (correct address, number of parking stalls, acreage, etc.) are made and submitted to the Department of Community Development prior to submission of building permit applications.
5. That landscaping plans are submitted for review and approval by the Department of Community Development prior to issuance of permits. These plans must include fully opaque landscaping and/or a wall matching the building to screen the loading docks on the south side of the property.
6. That all building and fire codes, including required emergency vehicle turnarounds, are met. All emergency vehicle turnarounds shall be depicted on the revised plans and submitted to the Department of Community Development prior to submission of building permit applications.
7. That all mechanical equipment is screened from view.
8. That detailed lighting plans be approved by the Electrical Inspector prior to the issuance of building permits.
9. That grading, drainage, and stormwater plans be approved by the Engineering Department prior to the issuance of building permits.

Ownership: Wisconsin Granite Depot, LLC, 6720 S. 27th St., Oak Creek, WI 53154

Size: 2.088 acres

Existing Zoning: B-2 (CU), Community Business; RR, Regional Retail Overlay District

Adjacent Zoning: North – Rd-1, Two-Family Residential; I-1 (CCU), Institutional; Rs-4, Single-Family Residential
 East – Rd-1 (PUD), Two-Family Residential
 South – B-4 (CU), Highway Business; RR, Regional Retail Overlay District
 West – 27th St.; City limits

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: Yes, a small portion of a cul-de-sac at the end of S. 26th St. on the officially mapped street pattern affects this property.

Commentary: This item was held at the August 26, 2014 meeting to allow the Applicant to address several concerns, to make necessary revisions to the proposed plans, and to allow Staff to prepare conditions of approval. Staff's position has not changed and the recommendation is still that the Plan Commission does not approve of the application. However, based on the discussion from the previous meeting, in conjunction with the submitted revised plan, Staff has drafted the conditions above for the Commission's review and approval.

August 26, 2014

The Applicant is requesting approval of a 7,712 square-foot addition onto the eastern portion of the existing building at 6720 S. 27th St. The addition, to be constructed of split face block with bands to match the existing building, is proposed to be used as warehouse space. Two overhead doors and one depressed loading dock are shown on the south elevation. The existing fence on the north elevation is proposed to be removed, while the paved area will be extended on the southeast corner for access around the building.

Although setback requirements are fulfilled with the proposed location of the addition, the Regional Retail Overlay District requires loading docks to be fully screened from adjoining properties through the use of fully opaque landscaping and/or a wall matching the building. The Code does not allow screening through the use of gates or fencing. The locations of the proposed loading docks may be viewed from the property to the south as a chain link fence with 50% opacity slats exists along the southern property line.

Parking on this lot is severely restricted with the proposal. During the September 23, 2013 review of the application for a fence on the property, the Plan Commission approved a reduction in the minimum parking requirement, and required a minimum of 59 stalls to remain available for parking. This was acceptable as an area was set aside for 11 future parking stalls on the northeast portion of the property at the May 23, 2000 meeting as part of the review for the original building, and there was sufficient space for additional parking on the east. At the January 14, 2014 meeting, the Plan Commission approved the construction of the 6,704 square-foot addition onto the east of the existing building. No change to the existing parking was proposed and there was still sufficient space for future parking stalls on the east. For reference, this would have required an additional 45 parking stalls according to Section 17.0403(j)(2).

In the current proposal, the number of parking stalls is being reduced to 58 with no possibility for future parking on the property. With an addition of this size, the Code requires "one (1) space per 5,000 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees." Therefore, at least 16 new parking stalls would be required based on the size of the space, and assuming 14 employees onsite at any given time.

The Plan Commission may reduce the minimum number of required off-street parking spaces on a case-by-case basis using the following:

1. Evidence That Actual Parking Demands Will Be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Chapter requires.
2. Availability of Shared Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that off-site shared parking spaces are available within 400 feet of the lot line and within the same block to satisfy the parking demand. When a reduction of parking spaces attributable to shared parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that such shared parking can be accomplished. Any and all such agreements

shall be recorded with the Milwaukee County Register of Deeds, at the applicants expense, and a copy of the recorded agreement shall be filed with the City Clerk. The off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

3. Use of Optional Modes of Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur within 12 months following the issuance of the certificate of compliance, the Plan Commission may reduce parking requirements. Optional modes of transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Parking management plans/operations may also be used as a basis to reduce required parking. Parking management plans may include, but are not limited to, flexible working hours or shifts, preferential parking for car pools/van pools, transit/van pool fare subsidy, imposition of a charge for parking, and establishment of a transportation coordinator to implement car pool, van pool, and transit programs. Proposals for adjustments of parking requirements under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

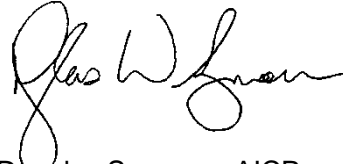
Additionally, site plans must include space set aside for future parking areas in full compliance with Code requirements. If granted by the Plan Commission, this would be the third reduction in the minimum parking requirements. Staff has concerns for the limited number of parking stalls proposed and the fact that the addition leaves no room for future parking areas. There is no capacity for further expansion of the building or parking to meet Code requirements, and the lot currently does not meet the minimum 30% open space requirement. Therefore, staff recommends that the Plan Commission does not approve of the proposed addition.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

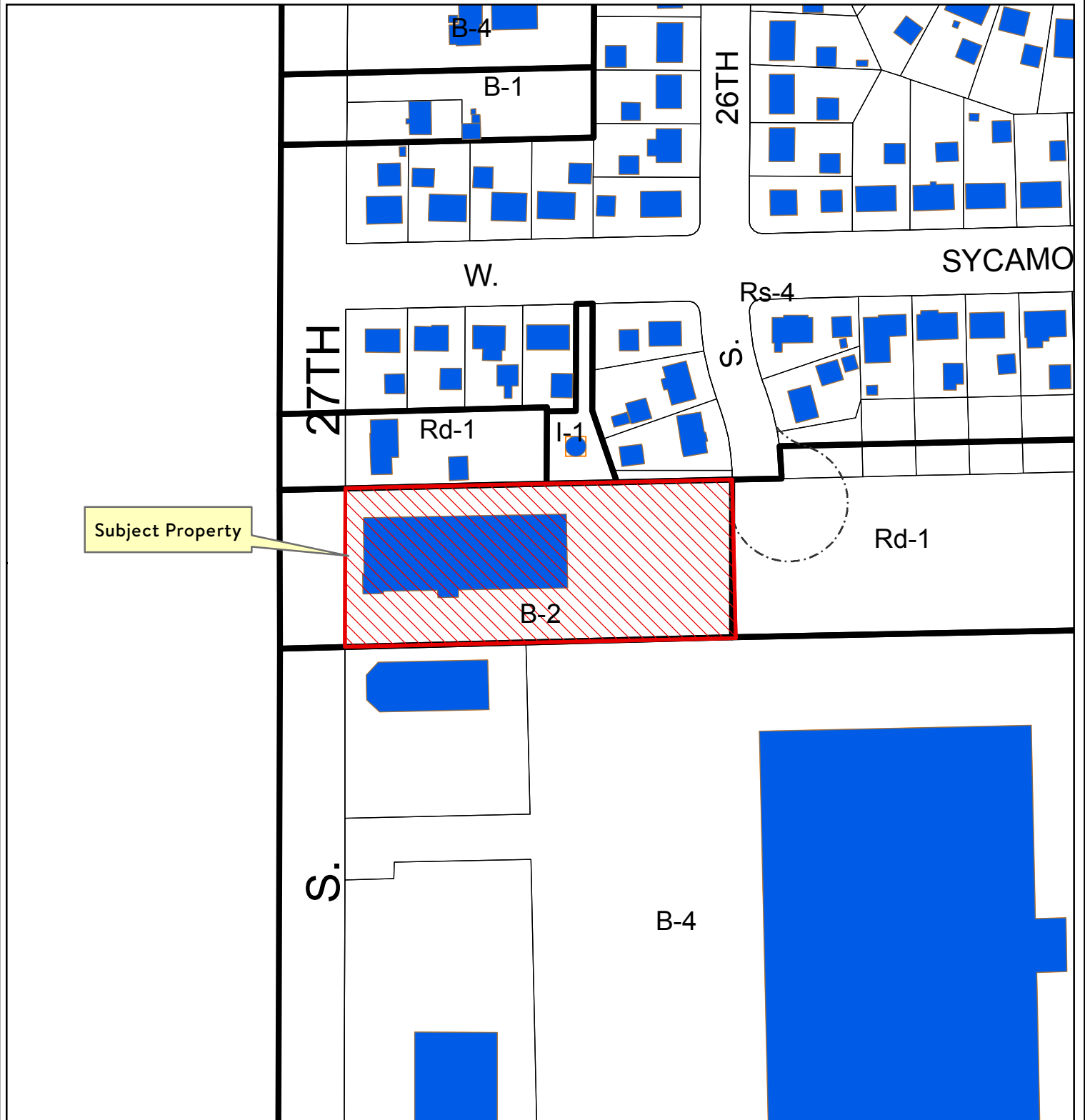
Respectfully Submitted by:



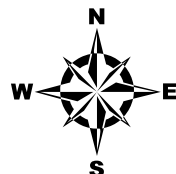
Douglas Seymour, AICP
Director of Community Development

Location Map

6720 S. 27th St.



Subject Property

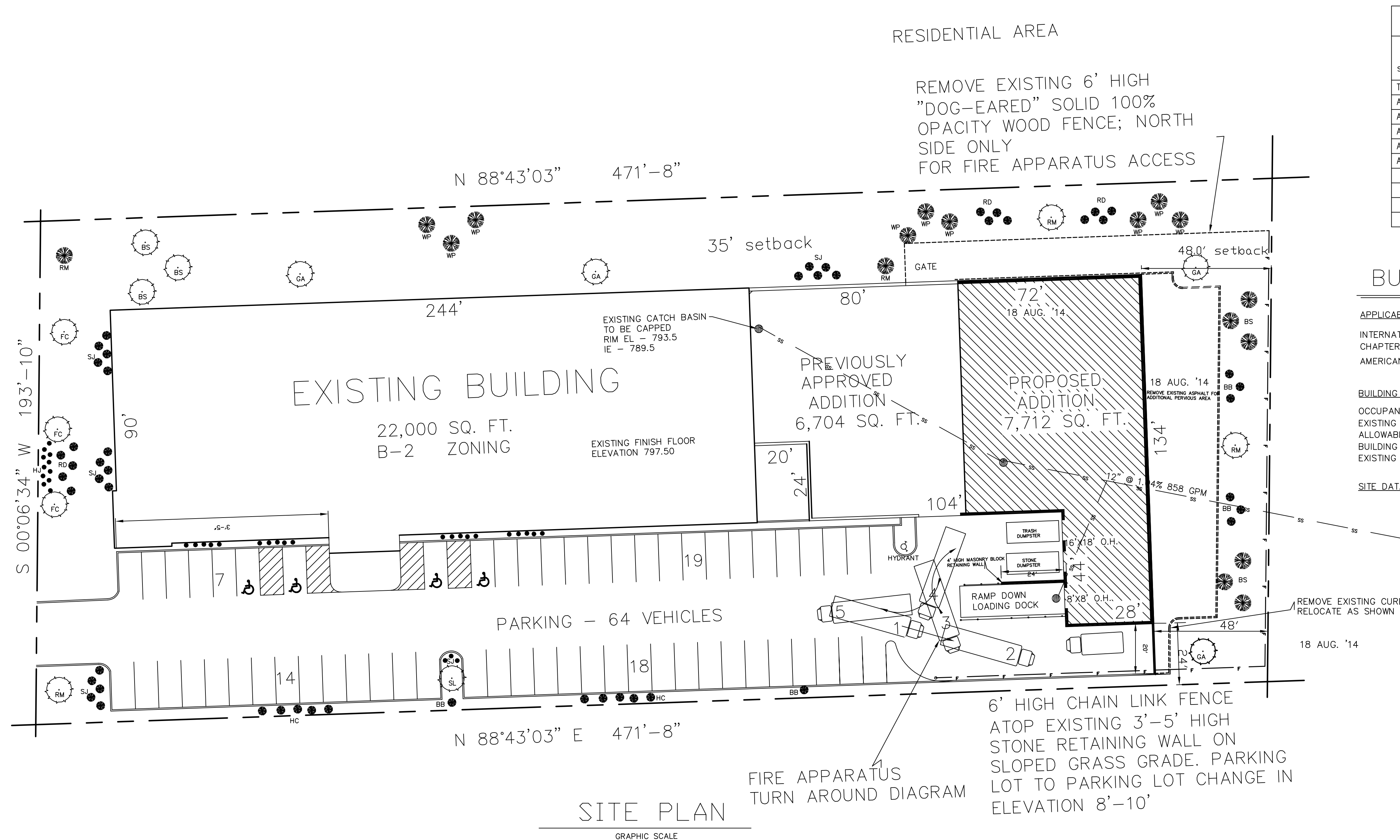


Legend	
	6720 S. 27th St.
	Existing Street Pattern

Wisconsin Granite Depot – Building Addition

6720 S. 27th Street, Oak Creek, Wisconsin

Northbound Lane S. 27th Street



DRAWING INDEX			
SHT.	TITLE	DWG. DATE	REV. NO. / REV. DATE
T-1	TITLE SHEET, SITE PLAN, AND CODE DATA	5 NOV. '13	1 / 30 MAR. '14
A-1	FOOTING & FOUNDATION PLAN, CONSTRUCTION NOTES	5 NOV. '13	
A-2	PROPOSED ADDITION FLOOR PLAN, CONSTRUCTION NOTES	5 NOV. '13	1 / 30 MAR. '14
A-3	CONCRETE MASONRY WALL SECTIONS & DETAILS	5 NOV. '13	1 / 30 MAR. '14
A-4	EXTERIOR BUILDING ELEVATIONS	5 NOV. '13	1 / 30 MAR. '14
A-5	ROOF FRAMING PLAN, ROOF DRAINAGE PLAN	5 NOV. '13	

BUILDING CODE DATA	
APPLICABLE CODES	
INTERNATIONAL EXISTING BUILDING CODE 2009 (IBC) EXISTING BUILDING ADDITION - LEVEL 3 CHAPTER 9 FOR LEVEL 3 ALTERATIONS	
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG)	
BUILDING INFORMATION	
OCCUPANCY CLASSIFICATION - COMMERCIAL WAREHOUSE - STORAGE GROUP S-1	
EXISTING BUILDING AREA - 22,000 SQ. FT. PROPOSED ADDITION 14,416 SQ. FT. TOTAL AREA - 36,416 SQ. FT.	
ALLOWABLE HEIGHT AND AREA - 26,000 sq. ft. with a 200% increase for fully sprinklered.	
BUILDING CLASS OF CONSTRUCTION - TYPE 2, FULLY SPRINKLERED	
EXISTING BUILDING HEIGHT 1-STORY, 26', PROPOSED ADDITION HEIGHT 22'	
SITE DATA	
TOTAL LAND AREA - 90,953.28 SF = 2.088 ACRES	
PROPOSED BUILDING AREA - 36,416 SQ. FT. = 40.003% lot coverage	
OPENSOURCE - 54,537.28 SF = 59.96%	
PAVED COVERAGE - 24,720 SF	
GREEN SPACE (PERVIOUS AREA) - 29,837.28 SF = 32.8% 3 SEP. '14	

STEVEN ROBERT SHARPE & ASSOCIATES
5110 South Loomis Road
Waterford, Wisconsin 53185
Ph. (414) 807-4000 CELL (262) 534-3886 OFFICE

Building Addition
Wisconsin Granite Depot
6170 S. 27th Street
Oak Creek, Wisconsin

Drawn: SRS
Checked: SRS
Mr. Pasa Ece
414-248-7997
Date: 5 NOV. '13

Revisions:	
30 MAR. '14	
9 JULY '14	
22 JULY '14	
15 AUG. '14	
18 AUG. '14	
3 SEP. '14	

Project No. 1311500
Sheet No. T1
Of 6 Sheets

EXISTING PLANTING SCHEDULE - YR 2000						
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOTS	COMMENTS
BS	9	COLORADO BLUE SPRUCE	Picea Pungens	1 1/2"-2" #ABH	B+B	
WP	9	EASTERN WHITE PINE	Pinus Strobus	8"	B+B	
FC	3	FLOWERING CRAB	Malus florabunda	8"	B+B/C.G.	
GA	4	GREEN ASH	Fraxinus Pennsylvanica Lanceolata	1 1/2"-2" #ABH	B+B/C.G.	
RM	5	RED MAPLE	Acer Rubrum	1 1/2"-2" #ABH	B+B/C.G.	
SL	3	SKYLINE LOCUST	Grandispa Triacanthos "skyline"	1 1/2"-2" #ABH	B+B	
SJ	19	SEA-GREEN JUNIPER	Juniperus Chinensis "sea-green"	24"-30" HT.	B+B	
HJ	13	HORIZONTAL JUNIPER	Juniperus Chinensis "hertz"	30" - 36" HT.	B+B/C.G.	
RD	13	RED TWIGGED DOGWOOD	cornus alba	24"-30" HT.	B+B/C.G.	
HC	15	HIGHBUSH CRANBERRY	viburnum trilobum	24"-30" HT.	B+B/C.G.	
BB	11	CHRIMSON BARBERRY		24"-30" HT.	B+B/C.G.	
GS	15	???				

NOTES: ALL SHRUB BEDS TO HAVE HEAVY-DUTY BLACK VINYL EDGING WITH WEED BARRIER AND SHREDED BARK MULCH AT A DEPTH OF 2"-3". ALL INDIVIDUAL TREES AND LARGE EVERGREENS TO HAVE THE ABOVE EDGING, WEED-BARRIER AND MULCH IN AN 6-FT. DIAMETER. DISTURBED AREAS OF SITE WITHIN CONSTRUCTION LIMIT LINES TO BE SEEDED & MULCHED. PROVIDE 3" OF TOPSOIL FOR ALL NEWLY SODDED AND SEEDED AREAS.

