

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 9, 2014

Alderman Bukiewicz 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 was Pete Wagner, Planner.

Commissioner Dickmann moved to approve the minutes of the August 26, 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

Mr. Wagner explained that the main reason this item is not being recommended for approval by Planning staff is that there is no space for future parking. Staff is concerned that if the current occupant leaves the building, it would create a hardship to the new owner who may not have the same type of business and requires more parking. If the property is not saleable because of this, the building will be vacant for some time.

Commissioner Dickmann asked if the discrepancy in the green space calculations had been worked out from the last meeting. Mr. Wagner responded that this issue had been resolved.

Commissioner Dickmann asked if the waste material dumpster issue had been addressed from the last meeting. Mr. Wagner explained that there are two dumpsters proposed in the loading dock area. One is for trash and one for disposing of scrap stone materials. There will be a four-foot masonry wall to screen the loading docks as well as the dumpsters on the south side.

Mr. Wagner stated that he made the applicant aware that truck parking should not be included as part of the parking stall calculation. The applicant did modify the plan to state the exact number of parking stalls. This condition (#3) can be included with condition #4 to state that all technical corrections need to be addressed.

Mr. Wagner stated that condition #5 could be eliminated.

Mr. Wagner stated that the Fire Department, as of September 8, 2014, had not worked out the final issue with the applicant regarding additional hydrant coverage and locations. Also, the City has not received revised plans showing the proposed fire truck turnaround. Mr. Wagner stated that a condition should be added stating that if there are any substantial modifications to the site resulting from meeting with the Fire Department regarding any fire protection plan, that the Plan Commission will need to review the site plan.

Steve Sharpe, architect, 5110 S. Loomis Road, Waterford, WI, explained that the screening could have consisted of like material of the building, which is decorative concrete block, or vegetative screening. Mr. Sharpe stated that there is fencing there now that is wrinkled or tattered. He stated his intention to straighten that out. He stated that the difference in elevation between the Menard's property and Wisconsin Granite in some places is 8 feet. Part of it is sloped grass grade and a varied height retaining wall that goes to about 3½'. Mr. Sharpe explained that they are proposing to put the privacy wall along the whole length of the loading dock. It is 4' high and is the same material of the building. This will screen the loading dock and the dumpsters. This makes landscaping on the south side unnecessary and there is no room for plantings.

Commissioner Siepert inquired about the fence on the east end. Mr. Sharpe explained that the fence was a requirement to screen the loading dock on the east side of the current building. Now that the loading operations are moved to the south and west portion of the building, there will be no loading dock activity in view. The only reason he was thinking of taking it out is so that the Fire Department could have complete access to the perimeter of the building.

Mr. Sharpe suggested that a portion of the building could be converted to indoor parking.

Commissioner Johnston asked about snow removal. Mr. Sharpe stated there is room in the back and front. If need be, the owner will truck out the snow. Commissioner Johnston stated that if the snow is piled up on the south side, it will be difficult for an emergency vehicle to get in there. Mr. Sharpe stated that if that is a concern for the Fire Department, he would bring the snow to the last 10' of the property leaving 30' for the Fire Department.

Commissioner Johnston stated his concern about having unscreened, open-topped dumpsters. Mr. Sharpe stated they are screened by a 4' high wall all the way along the south side of the property and are sitting in an inside corner of the building. They are actually screened on three sides by either masonry building or masonry wall. Commissioner Johnston asked if there would be a gate across the front of the dumpsters as is always required by the City. Mr. Sharpe responded that there are none proposed at this time.

Commissioner Chandler asked if there could be a redevelopment plan that a section of the addition could be used for indoor parking. Mr. Wagner stated that the wording must be worked out with City staff and the applicant/architect outside of the Plan Commission meeting before including the condition as part of the recommendation.

Commissioner Correll stated his concerns that issues brought up last week have not been addressed such as the dumpsters not being enclosed and fencing. Mr. Sharpe stated the reason for the fencing was to screen the outdoor storage, which is still there today. Once the building addition is constructed, there will be no need for the fencing. Mr. Wagner stated that the site plan could be modified to reflect removal of the fencing.

Bob Gibbons, 6711 S. 26th Street, expressed his concern about having to look at a big brick wall. He stated it would be a bad decision to approve this addition. He would prefer to keep the fence on the north side.

Alderman Bukiewicz suggested reducing the size of the addition, and reconfiguring the loading docks to create more parking. Alderman Bukiewicz asked how many planned parking spaces they are off by. Mr. Wagner responded 45 just for the new addition.

Mr. Wagner summarized that there are three revisions being proposed.

- 1) A gate enclosure has to be shown on the site plan and installed around the dumpsters.
- 2) The north fence should remain, but the gate on the west end should be removed for Fire Department accessibility.
- 3) Removal of fence on the south side once the building is constructed. It is no longer needed to screen outdoor storage.

Mr. Wagner added that the suggestion was made for language in the conditions for indoor parking should the need arise due to change in use of the building. There was also discussion that language be incorporated into this approval for a redevelopment caveat that if this building were to be vacant for an extended period of time, that something would be done by the property owner to correct the vacancy.

Commissioner Carillo stated she would like to see the removal of all chain link fencing and use landscaping to make the back of the building more attractive. Mr. Gibbons stated his concern that the landscaping on the south side has not been maintained, and therefore, would not be effective as screening. Commissioner Correll asked how language could be included so that the City can hold the applicant to maintaining the south side landscaping. Mr. Wagner stated that this would be handled through an established procedure and follow up with the Weed Commissioner.

Commissioner Chandler asked what would be the next step for the applicant if this item is denied. Mr. Wagner stated that this item could be held again, but the applicant must be given clear direction. These specific items include a revised site plan and the following conditions:

- 1) show the dumpster gate enclosure
- 2) removal of the south and east fence
- 3) keep the north fence
- 4) submit a landscaping plan for review by the Plan Commission or review/approval at staff level with the addition of trees
- 5) all building and fire codes are met and if any significant site modifications are required as a result of Fire Department review, this item comes back to the Plan Commission
- 6) a minimum of 58 parking stalls be maintained on the property
- 7) detailed lighting plans be approved by the Electrical Inspector prior to issuance of building permits
- 8) grading, drainage and stormwater plans be approved by the Engineering Department prior to the issuance of building permits

Alderman Bukiewicz suggested these issues be worked out and this item be brought back before the Plan Commission in two weeks.

Ismail Fursat (sp?), 8200 S. Glenfield Drive, business partner at Wisconsin Granite, stated his concern about needing the additional space to remain competitive in this market. They need the space to display the product in the showroom and more space to store the product. He also stated that he has cleaned up the back of the property and has responded to the neighbor's concerns about maintaining the landscaping. He had concerns about theft of the product because it is stored outside, which is another reason for requesting this addition.

Mr. Wagner summarized the issues to give direction to the applicant.

- 1) Site plan modifications have to occur to reflect the change in fencing (removal of the east and south fence)

- 2) Revised site plan showing the dumpster enclosure including a gate
- 3) Detailed landscape plan enhancing the landscaping on the east side of the building

Mr. Wagner stated he is looking at four conditions.

- 1) That the minimum of 58 parking stalls be maintained on the property.
- 2) Landscaping plans are submitted for review and approval – Plan Commission or staff level
- 3) That all building and fire codes are met
- 4) Revised site plan to reflect the change in fencing and dumpster gate enclosure
- 5) If the site plan has to be substantially modified to accommodate fire protection plan, they would have to come before the Plan Commission for approval.

Commissioner Dickmann asked if he could see pictures of what the building is going to look like on the north side so he can see what the neighbor's view will be. Mr. Sharpe stated they did incorporate windows on the north side and landscaping. He suggested walking the property with the neighbor to see what they will be looking at and what their concerns are.

Commissioner Correll motioned to hold this item based on the suggestions made during the evening, and a request for a color rendering of the building, especially from the neighbor's view and view from Menard's. Commissioner Dickmann seconded. On Roll Call: All voted aye.

Commissioner Carillo motioned to adjourn. Commissioner Siepert seconded. On Roll Call: All voted aye. Meeting was adjourned at 7:41 p.m.