

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 14, 2014

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, Alderman Guzikowski, Commissioner Correll and Commissioner Chandler. Commissioner Siepert was excused. Also present: Pete Wagner, Zoning Administrator/Planner and Kari Papelbon, Planner.

Commissioner Dickmann moved to approve the minutes of the September 23, 2014 meeting. Commissioner Johnston seconded. Roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, and Commissioner Chandler voted aye. Alderman Bukiewicz, Mayor Scaffidi, and Commissioner Correll abstained. Motion carried.

Commissioner Johnston moved to approve the minutes of the September 30, 2014 meeting. Commissioner Correll seconded. Commissioner Dickmann, Commissioner Johnston, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll and Commissioner Chandler voted aye. Commissioner Carrillo abstained. 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

Steve Sharpe, Architect for the project, stated that he felt he addressed all of the concerns from the previous Plan Commission meetings.

Ms. Papelbon stated that based on the minutes and motion from the September 9, 2014 meeting, the missing items are the rendering of the proposed addition as viewed from the Menards parking lot, and the detailed/enhanced landscape plans for the eastern portion of the property.

Mr. Sharpe stated that his notes from the last meeting reflect that the purpose for providing a rendering of the building was for the benefit of the homeowners in attendance that wanted to see what the building was going to look like, the same as the Plan Commission members because the architectural two-dimensional drawings are vague of texture and color. Mr. Sharpe stated he provided a colored rendering that he had prepared of the building as viewed from the neighbor's property. He also stated he was advised to meet with the owners to discuss the amount of landscaping. He stated the rendering is a depiction of existing landscaping from photos he took. They used Google to verify the locations and the heights and they put them on the rendering.

Mr. Sharpe stated he was asked to prepare an enhanced landscape plan with the suggestion to meet with the homeowners to see what they would want to have for enhanced landscaping. He stated he asked the homeowners at the end of the last meeting if they would have a time that he could come over, stand in their backyard because he stated a lot about being able to see the flags at Menard's and the skyline. He asked for a date to meet with the homeowners and said that their response was that they didn't want more landscaping and they were not going to meet with Mr. Sharpe. Mr. Sharpe went to their property on his own and asked permission to stand in their yard and took photographs of the landscaping and came up with the rendering displayed. Mr. Sharpe stated that he was never under the impression that they had to have a rendering from Menards view because Menards does not have concerns about the addition.

Ms. Papelbon stated that what has been received has been most of what was requested, but it was specified in the motion that they did get a rendering as viewed from Menards. Ms. Papelbon stated the enhanced landscape plan for the eastern side has always been something that has always been in the minutes for the meetings as things that are of concern to the Plan Commission. Other concerns seemed to be addressed. Ms. Papelbon stated other concerns have been addressed. There are details for a dumpster enclosure, which include a masonry wall about 4' high and will also screen the depressed loading dock. There is a gate on that that was requested at the last meeting by the Plan Commission. There has been a note added to the plans about removing the fencing on all sides, but Plan Commission has requested removal on the east and south side, but didn't make any mention of the north. Ms. Papelbon stated they also now have details for the building materials, which are the same as the existing building. Staff feels it is up to the Plan Commission whether or not they are satisfied with the submissions that have been proposed.

Mr. Wagner added that the reason for the southern elevation of Menards was because there was a lot of discussion about the fencing on the south side of the property. Right now there is wind screen. The question was if there was going to be a large building with no outdoor storage, was there a need for that fencing and the screening to be there. What would that building look like if the fencing were removed and you could see that addition? That is where the debate was and the Commission wanted to see what that would look like. There was a lot of confusion as to how that south side of the building would look. Mr. Sharpe stated he remembered talking about the fence and the fabric being wavy and not taut and they decided to take it off. He stated he was directed to remove all fencing on the north, east and south and they are removing it all. Mr. Wagner stated they requested that that be reflected on a site plan. Mr. Sharpe stated yes.

Alderman Bukiewicz stated that he was the one who put in the request for the drawings. He thought it would help the Plan Commission get a better look but also the residents. He stated that he remembers nine items that needed to be worked out and they resolved four and five were still in question; that being the dumpster and fences.

Bob Gibbons, 6711 S. 26th Street, stated at the last meeting there was an agreement to leave the wood fencing along the north side. Mayor Scaffidi stated the Plan Commission was in agreement with this. He stated he does not want to see a 25' brick wall. He would rather have at least a little wood fence if approval of this addition goes through rather than just all block bricks there. Fencing on the north was supposedly going to stay.

Commissioner Dickmann stated that the Plan Commission had never seen this rendering and he wanted to know how the neighbors felt about what this side of the building looked like. Up to that point there was a drawing with a couple of windows in it, but they weren't sure. If the neighbor would like to have the wood fence stay as the Plan Commission said it should, and if it helps break up the wall, he is all for that.

Commissioner Correll stated that he agreed with Mr. Gibbons that the wood fence was to stay. Commissioner Correll asked if any more features were requested on this side of the building to break it up. Ms. Papelbon responded that the previously approved addition is adding on a portion of the additional wall area. There is an additional 80'. The architectural standards state that if you are putting up a wall that is in excess of 100' in length, it must be broken up by modulation, color, materials variations or windows. There are a few windows proposed on the north side. There is banding that will break it up a little bit. If the landscaping in the rendering is close to what will happen on site, that will also help break up that façade.

Commissioner Correll stated that they originally approved an addition and now they added 80', so this wall is greater than 100'. He questioned if the applicant has done enough with the building. Ms. Papelbon stated there is an existing privacy wall on the north side which according to the plans is 60' in length. They would be adding a total of 100' that you could see beyond the length of that wall. Commissioner Correll stated that since this is abutting a residential area, he would be looking for more architecturally.

Ms. Papelbon stated if the wood fence on the north side is going to remain, that will block the addition somewhat from the residential. Mr. Sharpe stated he did not have a problem leaving the wood fence and it should stay there.

Mr. Sharpe stated he took photographs from Mr. Gibbons' property looking to the west and all the existing landscaping to show that it somewhat resembles the rendering. Banding is on the building. He stated that if the neighbors want more windows on the building, they will put more windows on the building. Right now, the building matches the existing building.

Commissioner Johnston clarified that the gate that runs to the building on the north side was to be removed so the Fire Department has access. Mr. Sharpe agreed.

Alderman Bukiewicz stated his concern for the neighbors. This property transitions the business zone to a residential neighborhood. The first addition was acceptable. However, the second addition obstructs the view of the neighbors.

Mr. Gibbons stated that there wasn't always a building there. When they moved in, the land was residential and it got changed. He stated he was against the second building addition. Mayor Scaffidi asked if the addition is preferable to the outside storage currently there. Mr. Gibbons responded that the outdoor storage does not bother him because of the wooden screening fence. Cheryl Gibbons stated that she does not want the building there at all.

Mr. Sharpe stated that since the last meeting he has made the addition smaller, rotated the loading docks to facilitate both their needs and the Fire Department's needs, and are putting in a new hydrant on the southeast corner of the property.

Commissioner Chandler asked why the loading dock was now being shown on an angle. Mr. Sharpe stated they had approximately 20' of paving on the south end of the building for firefighting apparatus to maneuver around there so he rotated it.

Alderman Bukiewicz motioned that the that Plan Commission approve the site and building plans submitted by Pasa Ece, Wisconsin Granite Depot, for the property located at 6720 S. 27th St.

1. That a minimum of 30% open space as defined in Section 17.1009(a)(21) is maintained on the property.
2. That a minimum of fifty-eight (58) parking stalls are maintained on the property.
3. That landscaping plans are submitted for review and approval by the Department of Community Development prior to issuance of permits.
4. That all building and fire codes, including required emergency vehicle turnarounds, are met. Any substantive changes to the plans will require additional Plan Commission review.
5. That the north wooden fence will remain.

Commissioner Carillo seconded. On roll call: Commissioner Dickmann, Commissioner Carillo, Alderman Bukiewicz voted aye. Commissioner Johnston, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll, and Commissioner Chandler voted no. Motion failed.

Temporary Use – Outdoor Storage

James Watson
9833 S. 15th Avenue
Tax Key No. 910-9978

James Watson, 6101 S. Pennsylvania Avenue, Cudahy, Wisconsin, stated he wished to continue his temporary storage of building materials. The previous temporary use expired. In that time, he had a

wetland delineation done. They did have staff show them where to put the blocks where they are located now prior to the delineation in 2012. They submitted their building plans, but ran into issues with the WisDNR and Army Corps of Engineers needing a crossing to put the building on the site. That will take 30 to 90 days. In order for him to move the block to an area where it is stored higher, he would need to grade it flat and remove trees.

Commissioner Johnston asked what has caused the delay in the last two years. Mrs. Watson responded they have been working on getting wetland delineation done, and have had contractor problems.

Mayor Scaffidi asked what the City could do so that they do not have to move the materials immediately to give them a reasonable time to get this done. Mr. Wagner stated that in the report he recommended 30 days from date of approval, but that the Plan Commission could extend that to 60 or 90 days or until the Army Corps of Engineers and WisDNR approvals.

Commissioner Johnston stated that if this is approved there should be a grading plan.

Commissioner Correll suggested a date in early spring of 2015 (April 1) for the extension.

Ms. Papelbon clarified that the concern with the floodplain issue is that there is storage of materials that are not anchored or sheltered. The concern is for any properties that might be damaged by those materials in the event of a flood event. Mr. Watson stated they own the adjacent land to the north and west (36 acres).

Mr. Watson stated he needs permission for removal of trees and to flatten out the area to put the materials in there.

Alderman Bukiewicz motioned that the Plan Commission approve the temporary use permit allowing for the storage of bricks and concrete blocks on the property at 9833 S. 15th Avenue, subject to the following conditions:

1. Before filling or grading activity may take place, that a grading plan be submitted and approved by the Engineering Department.
2. That the blocks are stored in an orderly manner.
3. That the blocks are stored outside of the wetlands and floodplain areas and any blocks located within the floodplain or wetland be moved by April 15, 2015.
4. That the temporary use shall expire on October 15, 2015.

Commissioner Dickmann seconded. On roll call: Commissioner Dickmann, Commissioner Carillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll, and Commissioner Chandler voted aye. Commissioner Johnston voted no. Motion carried.

Certified Survey Map
Steve Mark
324 E. Forest Hill Avenue
Tax Key No. 814-9011

The applicant was not in attendance. Mayor Scaffidi held this item until the next Plan Commission meeting.

Certified Survey Map
Steve Mark
400 E. Lily Drive
Tax Key No. 814-0256

The applicant was not in attendance. Mayor Scaffidi held this item until the next Plan Commission meeting.

Preliminary Plat
Oakfield Village Addition #2
324 E. Forest Hill Avenue, 400 E. Lily Drive
Tax Key Nos. 814-9011 and 814-0256

The applicant was not in attendance. Mayor Scaffidi held this item until the next Plan Commission meeting.

Right-of-way Vacation
One West Drexel, LLC
Northwest ¼ of Northeast ¼ of Section 17

Commissioner Chandler asked why there was a reduction from 85' to 82'. Ms. Papelbon responded that there was a change to the configuration of the road.

Alderman Bukiewicz motioned that Plan Commission recommends to the Common Council that the unimproved right-of-way of a portion of the Northwest ¼ of the Northeast ¼ of Section 17 (east side of South 6th Street at 331 W. Drexel Ave.) be vacated after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

Certified Survey Map
One West Drexel, LLC
331 W. Drexel Avenue
Tax Key No. 813-9031-000

Commissioner Chandler asked why the lots were being divided. Jerry Franke, One West Drexel, LLC responded that the lots are being subdivided based upon Blair Williams from Wired Properties proposed use of the properties and an unnamed entity for the lot furthest to the east.

Commissioner Johnston stated a condition should be added that all gas and electric easements are shown on the certified survey map as a technical correction.

Mayor Scaffidi stated that multiple CSMs were submitted prior to Common Council adoption of a text amendment to the Code allowing the creation of up to 8 lots via CSM.

Alderman Bukiewicz motioned that Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer, water, and sanitary sewer easements are updated on the map prior to recording.
3. That all gas and electrical easements are also specified and recorded.

Commissioner Dickmann seconded. On roll call: All voted aye. Motion carried.

**Certified Survey Map
One West Drexel, LLC
331 W. Drexel Avenue
Tax Key No. 813-9031-000**

Commissioner Johnston asked if this includes the ROW vacation that was just approved at this meeting, and does the CSM have to include that technical correction. Ms. Papelbon stated that this is going to be recorded prior to that vacation process completed. Mr. Franke stated that an affidavit of correction would then be filed with the ROW vacation.

Alderman Bukiewicz motioned that Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer, water, and sanitary sewer easements are updated on the map prior to recording.
3. That all gas and electrical easements are also specified and recorded.

Commissioner Johnston seconded. On roll call: All voted aye. Motion carried.

**Certified Survey Map
One West Drexel, LLC
7941 S. Howell Avenue
Tax Key No. 813-9030-000**

Alderman Bukiewicz motioned that the Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer easements and bioswale easements are updated on the map prior to recording.
3. That all gas and electrical easements are also specified and recorded.

Commissioner Correll seconded. On roll call: All voted aye. Motion carried.

**Certified Survey Map
One West Drexel, LLC
7941 S. Howell Avenue
Tax Key No. 813-9030-000**

Commissioner Dickmann motioned that the Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer easements and bioswale easements are updated on the map prior to recording.
3. That all gas and electrical easements are also specified and recorded.

Commissioner Johnston seconded. On roll call: All voted aye. Motion carried.

Commissioner Carillo motioned to adjourn. Alderman Guzikowski seconded. On roll call: All voted aye. The meeting was adjourned at 6:58 p.m.