



Common Council Chambers  
8040 S. 6<sup>TH</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Patrick Correll  
Chris Guzikowski  
Brian Johnston  
Gregory Loreck  
Fred Siepert  
Vacant

Edward Ciechanowski – ex-officio  
Doug Seymour – ex-officio

## PLAN COMMISSION

January 9, 2018  
6:00 P.M.

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – November 28, 2017 & December 12, 2017
4. Significant Common Council Actions
5. Public Hearings
  - a. COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Industrial" to "Planned Mixed Use" for the properties at 410 and 500 W. Drexel Ave. (no change to Resource Protection Areas). Follow this item on Twitter [@OakCreekPC#OCPCCompPlan](#).
6. New Business
  - a. COMPREHENSIVE PLAN AMENDMENT – Consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Industrial" to "Planned Mixed Use" for the properties at 410 and 500 W. Drexel Ave. (no change to Resource Protection Areas). Follow this item on Twitter [@OakCreekPC#OCPCCompPlan](#).
  - b. CERTIFIED SURVEY MAP - Review a certified survey map submitted by Brian and Jenny Stramowski dividing the property at 1825 E. Drexel Ave. into 2 residential building lots. (Tax Key No. 819-9993-000). Follow this item on Twitter [@OakCreekPC#OCPCStramowskiCSM](#).

JAN 5 AM 10:48

Adjournment.

Dated this 5th day of January, 2018  
Posted 1/5/2018 jf

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

**Public Notice**

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 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, NOVEMBER 28, 2017**

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

**Minutes of the November 14, 2017 meeting**

Commissioner Dickmann moved to approve the minutes of the November 14, 2017 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Correll and Commissioner Chandler, who abstained. Motion carried.

**CONDITIONS AND RESTRICTIONS**

**4545 LLC  
10651 S. OAKVIEW PARKWAY  
TAX KEY NO. 955-1023-000**

Planner Papelbon provided an overview of the request to review conditions and restrictions for freight yard/freight terminal/trans-shipment depot uses on the property (see staff report for details).

Commissioner Correll asked about the hours of operation. Planner Papelbon responded that the estimated hours of operation are 6 a.m. to 10 p.m., but that will vary based on the tenant use.

Commissioner Siepert motioned that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of Conditional Use Permit for freight yard/freight terminal/trans-shipment depot uses on the property at 10651 S. Oakview Pkwy., after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP  
I-DREXEL, LLC, ICAP DEVELOPMENT, LLC  
410 AND 500 W. DREXEL AVE.  
TAX KEY NOS. 782-9014-000 AND 782-9003-000**

Planner Papelbon provided an overview of the request for a certified survey map (see staff report for details).

Commissioner Correll motioned that that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by I-Drexel, LLC, ICAP Development, LLC for the properties at 410 & 500 W. Drexel Ave. be approved, subject to the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
MEN'S HAIR HOUSE  
160 W. TOWN SQUARE WAY  
TAX KEY NO. 813-9046-000**

Zoning Administrator/Planner Wagner provided an overview of the request for approval of a sign plan (see staff report for details).

Commissioner Chandler requested more information on the eye-level signage. Zoning Administrator/Planner Wagner responded that the look of the eye level sign will be similar to the proposed wall sign (Men's Hair House); underneath that will be the hours of operation. Five Guys Restaurant and Potbelly's have this information on their sign as well. He further stated that the applicant does know that there is the 10% glazing rule.

Commissioner Dickmann motioned that that the Plan Commission approves the Sign Plan submitted by Dan Rayer, Men's Hair House, for Unit 200 of the building at 160 W. Town Square Way. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried.

**TEMPORARY USE PERMIT  
TREE-RIPE CITRUS COMPANY  
501 W. RAWSON AVE.  
TAX KEY NO. 765-9046-000**

Zoning Administrator/Planner Wagner provided an overview of the request for a temporary use for outdoor retail sales of produce (see staff report for details).

Zoning Administrator/Planner Wagner modified the motion to include specific dates of operation should the Plan Commission approve this request instead of leaving it open-ended until February of 2018.

Commissioner Chandler questioned the difference between plant sales at this location in the summer or these proposed fruit sales. Zoning Administrator/Planner Wagner responded that staff recommended against the plant sales as well. Opening the door further into outdoor sales of merchandise could lead to more requests like this and then the City may have to draw the line at types of merchandise that are allowed. Zoning Administrator/Planner Wagner stated that the parking lot is not designed for outdoor sales of merchandise. Zoning Administrator/Planner Wagner stated that the non-approval request from staff is a recommendation. It is up to the Plan Commission to determine if this is an appropriate temporary use.

Tiernan Payne, 636 N. 99<sup>th</sup> Street, Wauwatosa, WI, stated that two of his customers wanted to make it known that they are in favor of this; Dennis Zink, 301 W. Jewell St., and Darrell Gruenberg, 8625 S. 15<sup>th</sup> Ave.

Mr. Payne stated that he has clean, updated, visually appealing equipment. They are not looking to necessarily bring in walk-up traffic. Their goal is to market directly to their customers by word of mouth, so they can have a local place to pick up their delivery. They have 400 active customers in the City of Oak Creek. He stated that wherever they go, they tend to be a benefit to the community. They are licensed in over 100 cities in the State of Wisconsin and they have never had violations, citations or negative feedback from any municipality.

Mr. Payne stated that they are asking for 7.5 hours spread over the winter so they are able to make their deliveries to their customers in this area.

Commissioner Chandler asked what the applicant meant by visually appealing. Mr. Payne responded that their trucks have signage on them, but it is all updated equipment. They do not have older equipment that is rusted out. They maintain all of their equipment.

Commissioner Chandler asked what the signage would consist of. Mr. Payne stated that the signage would contain the company logo and photos of what they sell on the trucks.

Commissioner Chandler asked what size truck they would use. Mr. Payne responded that it would be a 26' refrigerated box truck.

Commissioner Chandler asked what equipment he was referring to. Mr. Payne responded that he was referring to their trucks.

Commissioner Chandler asked where the snow piles would be. Zoning Administrator/Planner Wagner responded that that would be something that Farm and Fleet would determine.

Commissioner Siepert asked why this location was picked. Mr. Payne responded that part of their location selection is that it has easy access. They also space out their locations taking into consideration other areas where they operate. They usually use large parking lots because it is easy for customers to get in and out by a major thoroughfare. They also base their location on the relationship with the business. They have a very good working relationship with Farm and Fleet. Oftentimes, they will be asked to come to their stores.

Commissioner Siepert stated that this does not set well with him and it gives the wrong impression for the City of Oak Creek to start selling merchandise out of a truck.

Commissioner Correll stated that he would prefer it on the auto repair side (west side). There is room over there and it is not highly visible.

Commissioner Dickmann concurred with Commissioner Dickmann based on the limited amount of hours and the fact that sales of plants and flowers take place throughout a whole summer. He stated he is for this use.

Commissioner Carillo stated she would be in favor of this, but would prefer the east location. Ms. Carillo asked if the City's health department would need to approve this. Zoning Administrator/Planner Wagner stated that he checked with the City sanitarian and because everything is prepackaged and preweighed, they don't need any weights and measures.

Commissioner Dickmann asked Mr. Payne if he had a location preference. Mr. Payne responded he would prefer the east location because it is more hidden on the west side.

Commissioner Loreck asked if they are trying to attract drive-by traffic. Mr. Payne responded that their main means of growth is by word of mouth. Walk-up traffic is not what they are looking for, but they would certainly not turn anyone away.

Commissioner Correll motioned that the Plan Commission approve the temporary use permit for the outdoor sales of produce in the parking lot located at 501 W. Rawson Ave., with preference to the east location, on the December 2 and December 23, 2017, January 13, January 27 and February 17, 2018 for a two-hour window. Commissioner Dickmann seconded. On roll call: all vote, except Commissioner Siepert. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 6:33 p.m.



**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, DECEMBER 12, 2017**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Commissioner Loreck, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner.

**Minutes of the November 28, 2017 meeting**

**CERTIFIED SURVEY MAP  
BRADLEY SCHMIDT  
810 E. OAKWOOD RD.  
TAX KEY NO. 922-9047-000**

Planner Papelbon provided an overview of the request for a certified survey map.

Brad Schmidt, 7981 S. 20<sup>th</sup> Street, stated that presently this is a single-family lot and all buildings have been razed. The driveway will come off of Shepard Avenue.

Discussion ensued regarding driveway setback.

Commissioner Johnston stated that City staff can work with the developer on the layout of the driveway. For safety concerns, it is always best to keep the driveway as far away from an intersection as possible. If there are any turning/stopping movements there, there isn't a driveway to contend with.

Mr. Schmidt stated that the driveway that is currently there is coming off of Oakwood Road as far as the demo of that driveway. It is pretty much gone with the demo of the house, but the culvert is still there. Mr. Schmidt asked if it is his responsibility to remove that.

Mr. Schmidt asked if that has to be completed if the CSM is recorded. Commissioner Johnston responded that if it is not totally demolished now, meaning that the ditch is still flowing and that it is not impeding the water flow in that ditch, it can be done with the house construction.

Planner Papelbon stated that that would not be a condition of this CSM approval.

Mr. Schmidt stated that he did forward over an updated survey. Planner Papelbon confirmed that it had not been corrected. Planner Papelbon stated that this doesn't have to be corrected when it goes to council, but will have to be corrected before being submitted back to the city for recording.

Debbie Daehn, 840 E. Oakwood Road, asked what types of homes would be constructed. Mr. Schmidt responded that there will be two ranch homes.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Bradley Schmidt for the property at 810 E. Oakwood Road, be approved, submitted to the following conditions.

1. That the existing driveway crossing the northwest portion of Lot 1 is removed/relocated in conformance with all applicable requirements of the Municipal Code as part of the building permit process.

2. That all proposed new residential structures are sited in accordance with the average front setback requirements of Section 17.0604, and the corner lot requirements of Section 17.0605.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW**  
**ENTERPRISE RENT-A-CAR**  
**561 W. COLLEGE AVE.**  
**TAX KEY NO. 718-9002-000**

Planner Papelbon provided an overview of the plan review request (see staff report for details).

Arden Degner, 8540 S. Pennsylvania Avenue, asked if sidewalks are required on County roads. If not, he requested that sidewalks be installed along College Avenue so that access would be provided for any pedestrians trying to access this property. Commissioner Johnston responded that when this business went in, the sidewalks were extended along College Avenue.

Keane Kehoe, 513 W. College Ave., stated his concern about the fuel tank being that there are no fire hydrants in the area. He stated that they have had nothing but issues since Enterprise moved in there, including garbage blowing around, noises, and unloading trucks throughout the night. He stated that he has complained to everybody and nobody seems to do anything about it. He stated that he got the Police Department involved because there are constant car alarms, horns blowing, mulch has settled underneath the fence so all the garbage passes through under the fence. He is constantly picking up garbage. If you drive down MATC's road, you can see all the garbage blowing from that parking lot. The wetlands go right up to the end of that parking lot. That is all sloped. There is no drain. If there is a spill, it is going right into the wetland. Mayor Bukiewicz responded that they have to meet State standards for an above ground tank.

Mr. Kehoe stated his concern about the quality of employees in that they seem reckless.

Alderman Guzikowski stated he has been on the Council for three years and does not recall this issue being brought up at a Council level. Mr. Kehoe stated he spoke to his alderman and it was recommended they he call the police department. The police department told him to contact his alderman.

Dave Komasa, 531 W. College Avenue, stated he has three 2x8 tens 10' long along the back fence to keep the garbage from blowing underneath the fence. The car hauler drivers drop the ramps, hook them up, drag the chains across the ramps and it wakes him up at night. He stated they should be on the west side of the parking lot, not next to his house. He stated they were not supposed to park any cars along the fence or trucks. There is nothing there now, but all summer long he had to close his windows because of the diesel smell. Somebody backed into the fence and knocked the center horizontal bar loose and knocked out a panel and it needs to be fixed. They didn't say anything to their employees. Mr. Komassa further stated that putting the tank in above ground is going to be an accident waiting to happen.

Mayor Bukiewicz stated that although there is a list of concerns, they are not on the agenda. As long as it was brought up, however, the concerns will be addressed. Jim Flowers, representing Enterprise Rent-A-Car, stated that he appreciates the concerns brought up and that Enterprise takes neighbor concerns very seriously. They have changed the operation on site in the past 12



months. They used to have the airport operations there. They now have some administrative support there along with a truck rental division. Some of the concerns with noise, etc., they have diligently worked with their employees and anyone coming on the site to avoid alarms. Regarding the fuel tank, they are working with the installer that is certified with the State of Wisconsin. They do satisfy the codes in making sure it is within the proper distances from the property line as well as the building. They also meet security and spill regulations, everything they are putting in place, they are meeting or exceeding. They will not have fuel deliveries. They are taking the used vehicles, reclaiming that fuel out of the vehicle into the tank, and reusing that for brand new vehicles that are being delivered. All of the safety equipment that they are putting in there is to ensure that they do not have a spill. If there was to be a spill, it would be minimal at most and anything that they would have there, spill kits, training, etc. should easily be able to contain that.

The reason they moved the location of the tank to the west side of the property is to meet the minimum setback from the property line and minimum setback from their building. The placement is so that the employees would be closer to the building. If there was an emergency, it would be a quicker way for them to obtain the ability to call for emergency help.

Commissioner Siepert asked what the spill containment factors are. Mr. Flowers explained that the tank is double-walled. If over time, the initial tank did leak, there is a containment in place. It also has a leak detection probe that will notify them with a visual alarm because they are required to do monthly and weekly inspections on the tank. There are two pumps on this tank; one that draws the gasoline out of the used vehicles and a filling pump, where they will dispense into a brand new vehicle. If there was an emergency, there is an emergency shut-off switch. The amount of fuel that they are dealing with is minimal. If a spill did occur, they have a spill kit. The kit allows them to contain any spill with a containment sock. They can immediately place it down to stop any leaking or dropping of gasoline on the ground, as well as absorbent pads that they can throw away.

Mr. Flowers stated that as far as crash protection, they are required to have concrete bollards, which is essentially a crash protection post around that tank to make sure the vehicle can't get through and hit the tank.

Mr. Flowers stated that he is going to take all of the concerns back to Enterprise and they will be addressed. He stated that the trash is very concerning, especially in an open space like that. They definitely want to be a good neighbor and clean up any of that and also to prevent anything from getting underneath that fence.

Mr. Flowers stated that as far as smell of transport trucks that do come in, they have a direct communication with them to make sure they are aware of where they are operating and the fact that they are unloading at nighttime, they do set perimeters of when they are open and when they are allowed to unload. He stated that they are not allowed to unload 24 hours per day. He stated that he will definitely be communicating with them to make sure that they are operating within that unloading time. They open up around 7 a.m. and close down at 5 p.m. for deliveries. There should not be any night deliveries.

Alderman Guzikowski asked if there are cameras on the property. Mr. Flowers responded yes.

Commissioner Correll stated his concerns of allowing a change of operations to someone that may or may not be following what is needed. He wanted to see more assurances allowing more operations. To him, this sounds like more issues on top of what is already a problem. Commissioner Correll asked if there would be a contact person at Enterprise that the neighbor could contact.

Zoning Administrator/Planner Wagner stated that City staff has addressed the issues that the residents have brought up. Enterprise has complied. Regarding the mulch under the fence, they brought in more mulch and maybe the mulch has eroded from 2 years ago. They have posted signs stating that they are not to be using vehicle alarm FABs to locate vehicles in the parking lot. They have taken steps to address those concerns. If they have come back up again, Zoning Administrator/Planner Wagner has not heard of any complaints. If they have come back up again, he has not heard any complaints. Mr. Flowers added that vehicles from their airport operation which are open until 11 p.m. each day may drop off a vehicle later that night that is being stored there. It may occur every once in a while, but there shouldn't be any activity in the building at that point. Mr. Flowers added that he can extend his contact information to the neighbors if any concerns come up.

Mr. Flowers mentioned that within the last 12 months Enterprise added a fuel operation to their airport operation from Milwaukee. So they are experienced with what they are supposed to be doing safety-wise, inspection-wise and training for their employees. This is a much smaller scale to what they have already done. He is confident that by using a certified installer and the on-site training program that they can make sure they are operating as safely as possible.

Mr. Flowers then described the process for using the tanks for removal of fuel from cars.

Mayor Bukiewicz asked Zoning Administrator/Planner Wagner how the issues that the neighbors brought up were going to be handled. Zoning Administrator/Planner Wagner responded that he looked into the City's case management system that was started in 2015 and there are no cases regarding that property. Looking into the old case management system before that, there were concerns about the garbage and the erosion of the mulch so that there were headlights that were shining through into the two residential houses there. There were concerns about alarms being used to locate vehicles. They were also moving cars around on the lot after 10 p.m. Zoning Administrator/Planner Wagner stated that every time he has contacted the business regarding these concerns, they have made steps to correct the issues, so those complaints are closed.

Keane Kehoe, 513 W. College Avenue, stated they did clean up the part that is alongside the building. They ignored the back section where most of the garbage was coming underneath the fence. As far as the posted signs prohibiting car alarms, they fell off the fence a year and a half ago. As far as not complaining the last couple of years, he gave up. Mr. Kehoe asked for contact information so that he can contact Enterprise directly and not have to bother the police.

Commissioner Correll moved that the Plan Commission approves site plans for one (1) above-ground fuel storage tank on the property at 561 W. College Ave., with the following conditions:

1. That all building and fire codes are met.
2. That copies of all State approvals and/or permits are submitted to the City.
3. That all spill containment features are submitted to the City Inspection, Engineering, and Fire Departments for review.
4. That stormwater and grading plans (as required) are submitted for final approval by the Engineering Department prior to issuance of permits.

Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW**  
**ZUND AMERICA, INC.**  
**8142 S. 6<sup>TH</sup> ST.**  
**TAX KEY NO. 813-9039-000**

Planner Papelbon provided an overview of the plan review request (see staff report for details).

Planner Papelbon noted that there is a concern regarding parking setbacks being insufficient per current LM-1 district requirements. However, there is a text amendment that was recently reviewed by the Plan Commission to reduce those setbacks in the LM-1 district. If that is approved by the Common Council during the public hearing, then the proposal will meet the new setback requirements for parking.

Tom Stacey, Architect with Epstein Uihlein, 333 E. Chicago St., Milwaukee, gave a background of Zund America and the use of the proposed building materials (rain screen).

Mr. Stacey clarified the landscape screen walls are actually plant material. However, there will be all natural material placed there to screen equipment that has to land on some portion of the building, normally the street side.

Commissioner Siepert stated he likes this and it is a good plan. He also likes the fact that the City is allowed to use their parking as overflow for Drexel Town Square.

Commissioner Correll stated he really likes the building. It is unique and fits what could go there.

Commissioner Correll asked if the allowance of less parking than is required for that size building goes with the property going forward, or is it just for this use. Planner Papelbon responded that the approval would be for this site plan as is. If the use of the property were to change, it would come back to the Plan Commission for review again. If the use changes in the future, there might be some overlap component with Woodman's.

Commissioner Chandler asked if all the materials were compliant, except for the cement board. Planner Papelbon responded, yes to the cement board and she had a question with the cement panel. Planner Papelbon asked if this product is similar to an EFIS product. Mr. Stacy responded, no. It is a compressed cementitious product, whereas EFIS is an applied synthetic over an insulation board. They like to stay away from that product as much as they can. The insulation layer is concealed by a waterproofing membrane that is invisible to anyone because the cement board is the decorative rain screen. Whereas, EFIS is the insulation layer as well.

Commissioner Chandler asked which part incorporates the cement. The concrete and the boards are all shown as gray. Mr. Stacy responded that the pattern is created just by a color change and joints in the panel itself. Mr. Stacy stated that it is going to look, smell and feel like concrete. It is a thinner product, but it is more efficient use of material. Planner Papelbon stated that it is for Plan Commission's consideration of these building materials to determine if they are acceptable. Mr. Stacy mentioned that the owner's initial concept for the building was to express each component of the building distinctly. The office reads as one kind of element, the warehouse is another, and the showroom/demonstration is the third component.

Commissioner Chandler asked if there are any changes that need to be incorporated for the shared access with Woodman's. Planner Papelbon stated that there won't be changes on the Zund property. There is a resolution for the Plan Commission's consideration in another agenda item that would address that.

Commissioner Loreck asked if they would be using pavers in their parking lot. Mr. Stacy responded that they are not proposing a porous pavement. They did initially consider that as a means of storm water runoff management, but they are well within standard engineering practice for storm water runoff as is.

Mayor Bukiewicz stated that this is one of the most unique buildings he has seen in a long time. Standup concrete panels are pretty much standard through the industry of what is going on. He really likes the use of the glass and the product is distinct. He does not have a lot of reservation about the product they intend to use. He stated that the building is very well laid out and will be a really nice addition to what is going on and he stated that this is a great buffer going from commercial office district, what leads over to Forest Hill, which is mainly manufacturing. You could not have blended it better.

Commissioner Loreck moved that the Plan Commission approves the site and building plans submitted by Chris Nicholson, Zünd America, Inc., for the property at 8142 S. 6<sup>th</sup> St. with the following conditions:

1. That all building and fire codes are met.
2. That the plans are revised to include details for the proposed dumpster and generator enclosure, and that a more durable material, such as composite, is used for the gate.
3. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That one (1) monument sign per street frontage is approved. Detailed plans for signage shall be required prior to issuance of sign permits.
5. That all mechanical equipment (ground, building, and rooftop) is screened from view.
6. That final lighting plans, consistent with the standards for Drexel Town Square businesses, indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector prior to submission of building permit applications.
7. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Alderman Guzikowski seconded. On roll call: all voted aye.

**PLAN COMMISSION RESOLUTION NO. 2017-08  
AMENDED PARKING REQUIREMENTS  
WOODMAN'S PROPERTY AT 8131 S. HOWELL AVE.**

Planner Papelbon provided an overview of the Plan Commission resolution regarding amended parking requirements (see staff report for details).

Commissioner Siefert moved that the Plan Commission adopt Resolution No. 2017-08, modifying parking requirements for the Woodman's Food Market at 8131 S. Howell Avenue to require a minimum of 715 parking spaces. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
OAK CREEK FRANKLIN JOINT SCHOOL DISTRICT  
340 E. PUETZ RD.  
TAX KEY NO. 826-9026-001**

Zoning Administrator/Planner Wagner provided an overview of the sign plan request (see staff report for details).

Commissioner Johnston stated he has a concern about the size of the letters in the LED sign.

Lou Kristoferson, VJS Construction, 4340 E. Puetz Road, stated that LED letters can be anywhere from 2” to 11”. Commissioner Johnston stated that it is difficult to see the letters as you’re going down the road because they are so small. He wants to make sure the sign is actually legible once they start using this sign.

Commissioner Chandler asked if the sign is similar to the high school sign for the 9<sup>th</sup> grade campus. Mr. Kristoferson responded that it is exactly the same.

Commissioner Siepert moved that the Plan Commission approve the sign plan for the Oak Creek Senior High School at 340 E. Puetz Road. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
EVCAP OAK CREEK, LLC  
120 W. TOWN SQUARE WAY  
TAX KEY NO. 813-9045-000**

Zoning Administrator/Planner Wagner provided an overview of the sign plan request (see staff report for details).

Mayor Bukiewicz stated that with the way they set up the buildings with the patio, they get a different type of building and he likes the setup. Zoning Administrator/Planner Wagner stated that the way the developer is designing the buildings, there will be three customer entrances. That is why there is the walkway on the north and south side to accommodate that. However, there could be a chance that it would not be maximized to have four signs on all sides. If they meet the height and the size standards, they will be able to do that. That is why the developer proposed the sign plan the way they did. They designed the entrances the way they did to maximize their ability to do this. They are not asking for any variance and are working within the rules that the City has established.

Commissioner Johnston asked if there are any regulations on where the monument sign is placed. Zoning Administrator/Planner Wagner responded that Drexel Town Square is allowed to have a primary ground sign along there, plus a secondary ground sign. They could actually have two, but they are just proposing the one along Howell Avenue. Commissioner Johnston stated that people driving by the sign will not be able to read it because the wording is too small.

Commissioner Correll moved that the Plan Commission approved the Master Sign Plan for the multitenant commercial buildings at 120 W. Town Square Way. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:44 p.m.

ATTEST:

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Douglas Seymour, Plan Commission Secretary

January 3, 2018  
Date

## Summary of Significant Common Council Actions

December 19, 2017

1. **APPROVED** – Resolution No. 11893-121917, a Final Resolution regarding Industrial Development Revenue Bond Financing for Marquette13 LLC and Tower13 LLC Project.
2. **APPROVED** – Resolution No. 11899-121917, a Resolution Authorizing Amendments to \$2,200,000 City of Oak Creek, Wisconsin Industrial Development Revenue Bonds, Series 2014 (Howell Avenue Oak Creek LLC Project) issued on February 27, 2014.
3. **APPROVED** – Ordinance No. 2888, an Ordinance to rezone the properties at 7705, 7751, and 7831 S. 13<sup>th</sup> St. from Rs-3, Single Family Residential to B-4, Highway Business.
4. **APPROVED** – Resolution No. 11898-121917, approving a Certified Survey Map for John Thomsen, Somerstone, LLC for the properties at 7705, 7725, 7751, 7831, and 7869 S. 13<sup>th</sup> St.
5. **APPROVED** – Ordinance No. 2892, amending Section 17.1402 of the Municipal Code to include the definition of a Beauty Shop.
6. **APPROVED** – Ordinance No. 2893, to repeal and recreate Section 17.03170(g)(1) of the Municipal Code to reduce the minimum setback from 30 feet to 25 feet from the right-of-way of all public streets in the Lm-1, Limited Manufacturing District.
7. **APPROVED** – Resolution No. 11900-121917, approving a Certified Survey Map for Bradley Schmidt for the property at 810 E. Oakwood Rd.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 5a & 6a

DATE: January 9, 2018

**PROJECT:** Comprehensive Plan Amendment – I-Drexel, LLC / ICAP Development, LLC

**ADDRESS(ES):** 410 & 500 W. Drexel Ave.

**TAX KEY NO(S):** 782-9014-000 & 782-9003-000

**SUGGESTED MOTION:** That the Plan Commission adopts Resolution 2018-01, amending the Comprehensive Plan and Planned Land Use map to reflect the changes in land use from “Planned Industrial” to “Planned Mixed Use” for the properties at 410 & 500 W. Drexel Ave. (no change to the Resource Protection Areas) following review and adoption by the Common Council.

**BACKGROUND:** I-Drexel, LLC / ICAP Development, LLC is requesting that the Planned Land Use category and map in the Comprehensive Plan for the properties at 410 & 500 W. Drexel Ave. are updated from “Planned Industrial” to “Planned Mixed Use” (no change to the Resource Protection Areas) in consideration of the future commercial / service redevelopment plans for the properties (to include rezoning to B-4, Highway Business). Although the attached narrative requests “Planned Business” for the change, staff’s analysis of the area and the future redevelopment plans led to the recommendation for “Planned Mixed Use.”

Parcels immediately south of the subject parcels in this request – Drexel Town Square - were updated to Planned Mixed Use prior to redevelopment. Planned Mixed Use allows for a comprehensive development that could include professional office, residential, and commercial uses. It is anticipated that additional parcels in the area will need be updated for mixed use redevelopment in the near future.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the comprehensive plan. Approval of these changes to the Comprehensive Plan would bring the Comprehensive Plan in line with the intent and goals for future development of the properties at 410 & 500 W. Drexel Ave.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

CLASS 1 NOTICE TO BE PUBLISHED DECEMBER 6, 2017

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK PLAN COMMISSION**

**PURPOSE:** The purpose of this public hearing is to consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" as it relates to the properties at 410 and 500 W. Drexel Ave.

**Hearing Date:** Tuesday, January 9, 2018  
**Time:** 6:00 PM  
**Place:** Oak Creek City Hall  
8040 South 6<sup>th</sup> St.  
Oak Creek, WI 53154  
Common Council Chambers

**Proposal:** The proposed amendment would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Industrial" to "Planned Mixed Use" for the properties at 410 and 500 W. Drexel Ave. (no change to Resource Protection Areas).

The Plan Commission may schedule other public meeting items/public hearings for January 9, 2018. This hearing may begin at 6:00 PM or as soon as possible following the conclusion of any other public meeting items/public hearings.

Any person(s) with questions regarding the proposed change(s) may call the Department of Community Development at (414) 766-7027 during regular business hours.

Date of Notice: November 29, 2017

CITY OF OAK CREEK PLAN COMMISSION

By: Daniel J. Bukiewicz, Mayor

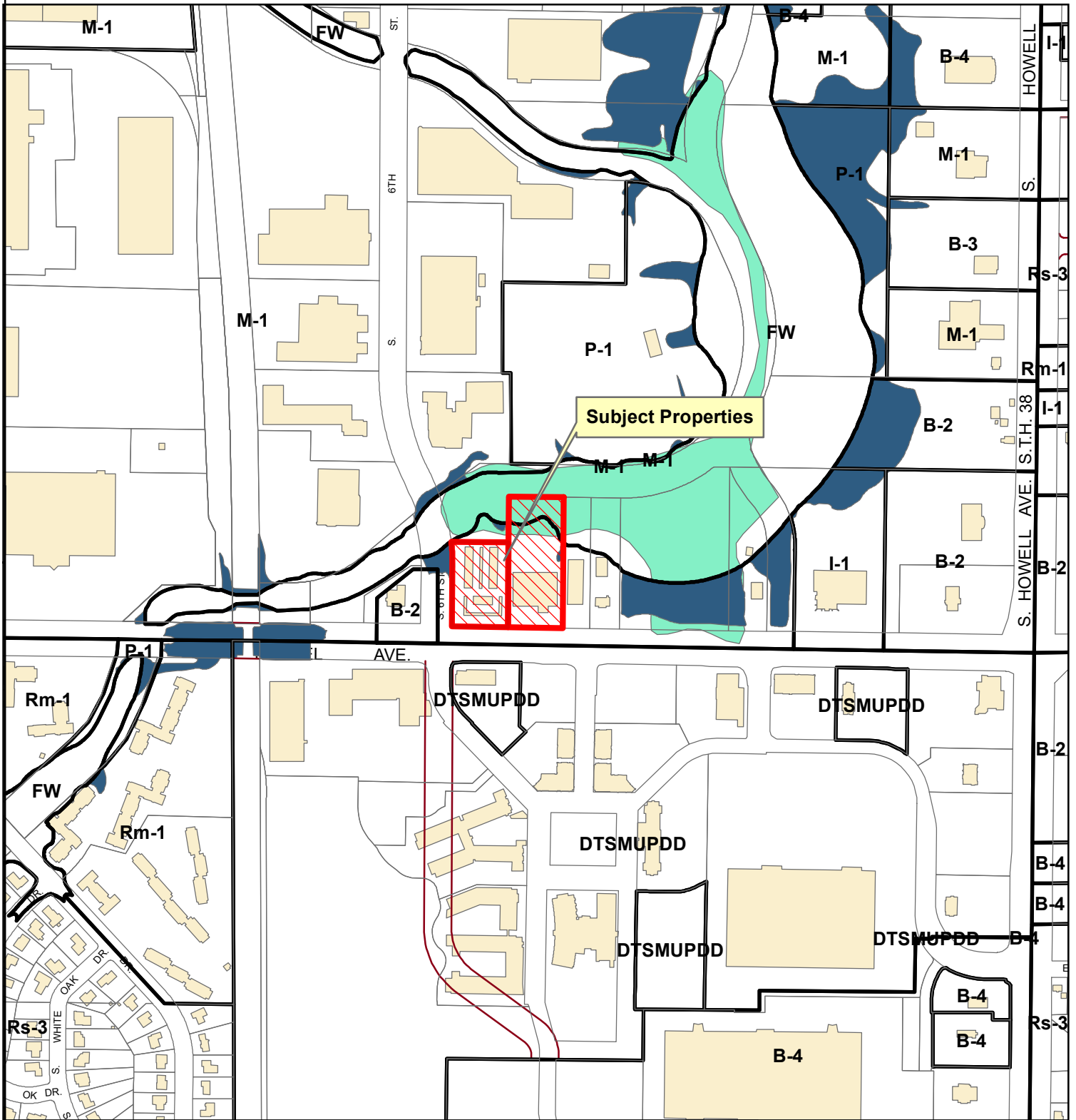
**PUBLIC NOTICE**

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, preferable a minimum of 48 hours. For additional information, or to request this service, contact the Oak Creek City Clerk at 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

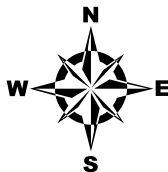


# Location Map

## 500 & 410 W. Drexel Ave



This map is not a survey of the actual boundary of any property this map depicts.



**Legend**

500 W. Drexel Ave 500 W. Drexel Ave
 410 W. Drexel Ave 410 W. Drexel Ave

**Zoning Overlays**

- C-1-Shoreland Wetland
- FF-Flood Fringe
- Lakefront Overlay
- NO-Mixed Use Neighborhood
- OO-Mixed Use Office
- RR-Regional Retail

DEC 04 2017

RECEIVED



November 29, 2017

City of Oak Creek  
Plan Commission Submittal for Comprehensive Plan  
Amendment

**Project Location:**

The two parcels commonly known as 500 W Drexel Ave and 410 W Drexel Ave located at the northeast corner of 6<sup>th</sup> Street and Drexel Ave (the "Property").

**Project Description:**

ICAP Development has entered into binding purchase agreements with the owners of the Property defined above and seeks to redevelop the property for multiple commercial uses. The contemplated development would include retail and/or medical uses on the 3.6 acre parcel. The current Planned Land Use for these two parcels in the City's Comprehensive Plan is "Planned Industrial".

**Scope of Project:**

This current application relates to a change to the City's Comprehensive Plan which will ultimately allow for the rezoning of the Property from M-1 to B-4. These changes are necessary in order to move forward with the redevelopment as contemplated by ICAP. The current Planned Land Use for the Property is "Planned Industrial". ICAP desires to have the Planned Land Use for the Property changed to "Planned Business". This Plan Land Use is consistent with other B-4 zoned properties.

**Land-Use:**

Both parcels within the Property are currently zoned M-1, however, ICAP's planned redevelopment will require a rezoning of the property to B-4. One parcel (500 W Drexel) is currently operated as a self-storage facility and the other (410 W Drexel) is currently used for light manufacturing. The Drexel Ave area has recently undergone significant redevelopment from Industrial to Retail/Commercial uses. ICAP believe this amendment to the Comprehensive Plan is consistent with the changes occurring in the area.

**REQUEST:** ICAP requests the Oak Creek Plan Commission recommend approval of the requested Amendment to the City's Comprehensive Plan for the properties located at 500 W Drexel Ave. and 410 W Drexel Ave., as submitted.

Respectfully Submitted,

A handwritten signature in black ink that reads "B.R. Adamson" with a long horizontal flourish extending to the right.

Brian R Adamson  
ICAP Development LLC



# Plan Commission Report

ITEM: 6b  
DATE: January 9, 2018

**PROJECT:** Certified Survey Map – Brian and Jenny Stramowski

**ADDRESS(ES):** 1825 E. Drexel Ave.

**TAX KEY NO(S):** 819-9993-000

**SUGGESTED MOTION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Brian and Jenny Stramowski for the property at 1825 E. Drexel Ave. be approved, subject to the following conditions:

1. That the map is updated to reflect the dedication of future right-of-way along Drexel Ave. for both lots, and that the Common Council's signature page is updated with dedication and acceptance language.
2. That the storage shed and concrete pad on the south side of Lot 2 is removed by May 1, 2018.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

**Ownership:** Brian and Jenny Stramowski, 8634 S. Shepard Ave., Oak Creek, WI 53154

**Size:** Lot 1 = 28,326.1 sf; Lot 2 = 24,156.0 sf

**Existing Zoning:** Rs-1, Single Family Residential

**Adjacent Zoning:** North – P-1, Park District; I-1, Institutional  
East – Rs-1, Single Family Residential  
South – Rs-1, Single Family Residential  
West – Rs-1, Single Family Residential

**Comprehensive Plan:** Planned Residential.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, on the east side of the proposed Lot 2, and the north sides of both lots.

**Commentary:** The Applicants are requesting approval of a Certified Survey Map (CSM) to divide the property at 1825 E. Drexel Ave. into two single family residential lots of conforming size. Staff has provided comments to the Applicants with the following errors and requirements:

- There is an Official Street Pattern for future Drexel Ave. right-of-way improvements on the north sides of both proposed lots. The map must be revised to incorporate this future ROW, with dedication and acceptance language added to the Common Council's signature page.

- Water for Lot 1 is available either from across the street or on the diagonal piece crossing the road. The developer would need to obtain a street opening permit on Drexel in order to connect to the piece crossing the road.
- Storage shed and concrete pad shown over property line on south portion of Lot 2. Must be moved.

With the exception of moving the shed and concrete pad that crosses the southern boundary of Lot 2, the Applicants have indicated that all errors and requirements will be incorporated into the map and plans for development. The Applicants have requested until spring to move the shed and concrete pad, which staff supports. Suggested conditions of approval are provided above for the necessary corrections.

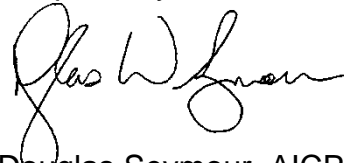
Planning staff has consistently cautioned against the subdivision of single family lots with direct driveway access to arterial and collector streets. Although not prohibited outright, it does create potential conflicts, especially as traffic continues to increase on these major travel routes. Should the City allow this additional access point, it should require that any building on Lot 1 be setback in line with the adjacent (existing) house, and that provisions be made for a driveway turnaround on the lot to prevent vehicles from reversing onto Drexel Avenue.

Prepared by:



Kari Papellbon, CFM, AICP  
Planner

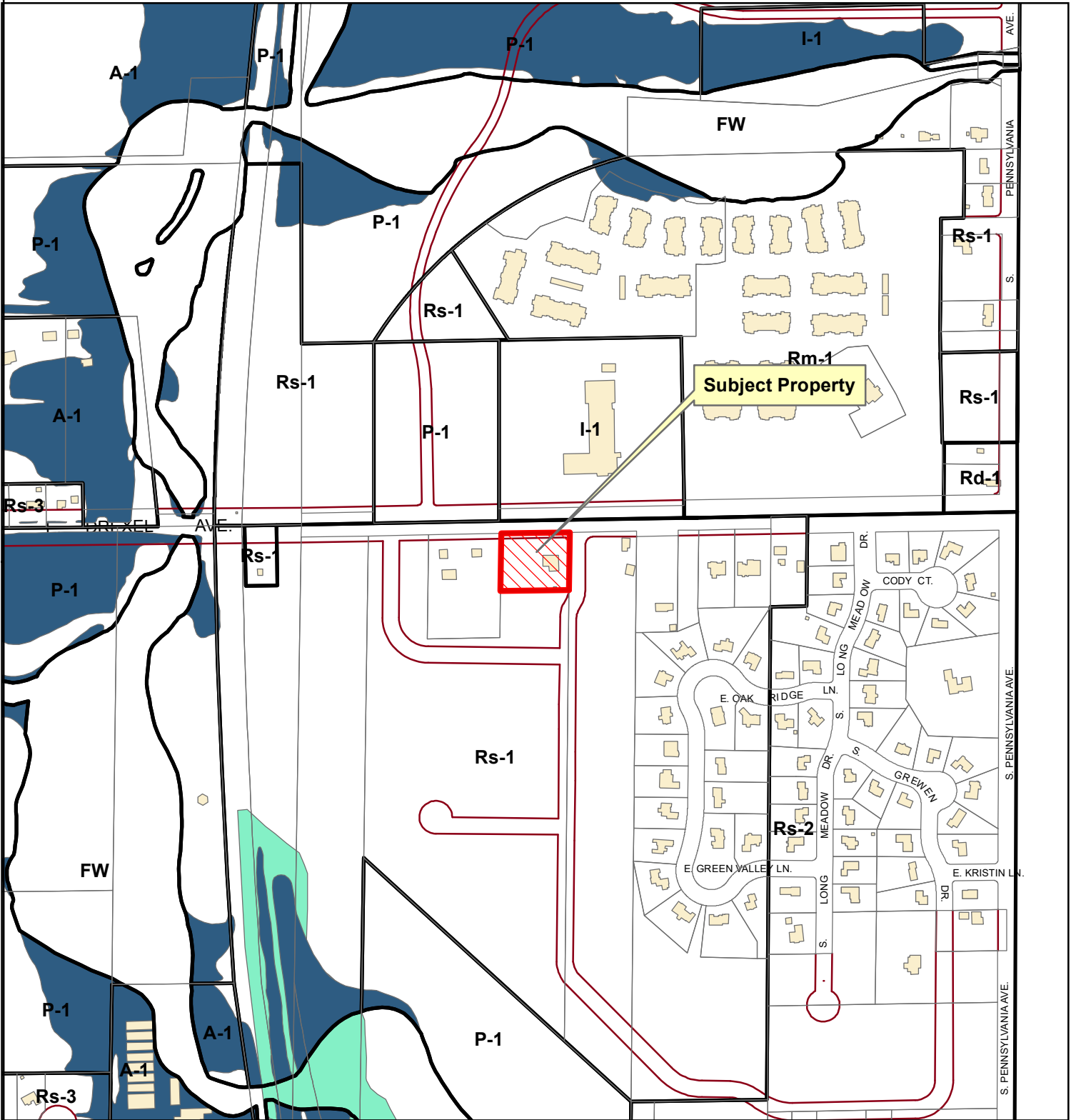
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 1825 E. Drexel Ave.

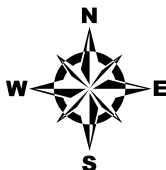


This map is not a survey of the actual boundary of any property this map depicts.



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Legend	
	1825 E. Drexel Ave.
	<b>Zoning Overlays</b> C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

## Kari Papelbon

---

**From:** Brian Stramowski <brian.stram@gmail.com>  
**Sent:** Wednesday, January 3, 2018 6:51 PM  
**To:** Kari Papelbon; andrew.w.curzon@gmail.com; Rich Duchniak  
**Subject:** Fwd: 1825 Drexel Avenue, Oak Creek, WI Property

----- Forwarded message -----

From: **Ganzer, Joseph** <[JGanzer@mmsd.com](mailto:JGanzer@mmsd.com)>  
Date: Wed, Jan 3, 2018 at 11:22 AM  
Subject: 1825 Drexel Avenue, Oak Creek, WI Property  
To: "[brian.stram@gmail.com](mailto:brian.stram@gmail.com)" <[brian.stram@gmail.com](mailto:brian.stram@gmail.com)>  
Cc: "Doucette, Angie" <[ADoucette@mmsd.com](mailto:ADoucette@mmsd.com)>, "Grusznski, David" <[DGrusznski@mmsd.com](mailto:DGrusznski@mmsd.com)>, "Jacquart, Steve" <[SJacquart@mmsd.com](mailto:SJacquart@mmsd.com)>, "McCarthy, Stephen" <[SMcCarthy@mmsd.com](mailto:SMcCarthy@mmsd.com)>

Mr. Stramowski –

Thank you so much for speaking with me today. I understand you recently closed on a property that received a notice from MMSD that the prior owners were encroaching onto our property. As we discussed, this parcel was restored at great expense with federal monies from the U.S. Fish & Wildlife Service in order to hold surface waters, preventing them from overwhelming the MMSD system. Upon information and belief, the previous owners were encroaching onto the property, including dumping yard waste and mowing native grasses and plantings. I understand that you acknowledge our interest and will work to avoid intrusions onto our parcel.

We also discussed the storage shed which encroaches on our property. I understand you are appearing before the Oak Creek Plan Commission regarding subdividing and building on your property. I conferred with our field staff and I can offer several comments:

1. If you tear down the shed or if it collapses, you may not rebuild;
2. You may not enlarge or alter the shed;
3. You must contact MMSD field staff before making any significant repairs;
4. You will not let the shed fall into disrepair.

If these conditions are acceptable, and although we reserve the right to take action in the future, we have no intention of seeking a raze order or taking any other enforcement action at this time. We simply ask the shed be maintained in good working order. If this is acceptable, please reply to this email acknowledging your consent.

As always, my field staff is more than happy to meet with you at any time to answer any questions you may have. You can reach our Greenseams staff (Angie or David) at the following:

Angie J. Doucette

Project Coordinator

The Conservation Fund

Office: [414-225-2124](tel:414-225-2124)

[adoucette@conservationfund.org](mailto:adoucette@conservationfund.org) | [adoucette@mmsd.com](mailto:adoucette@mmsd.com)

David Grusznski

Program Director- Milwaukee

The Conservation Fund

Office: [414-225-2272](tel:414-225-2272)

[260 West Seeboth Street](#)

[Milwaukee, Wisconsin 53204](#)

[www.conservationfund.org](http://www.conservationfund.org) | [DGrusznski@mmsd.com](mailto:DGrusznski@mmsd.com)

Feel free to call with any questions.

Joe

Joseph T. Ganzer

Senior Staff Attorney

Peer Review Rated as AV® Preeminent, Martindale-Hubbell

Milwaukee Metropolitan Sewerage District

[260 W Seeboth St](#)

PO Box 3049

Milwaukee, WI 53201-3049

Office: [\(414\) 225-2200](tel:(414)225-2200)

Cell: [\(608\) 628-8803](tel:(608)628-8803)

[jganzer@mmsd.com](mailto:jganzer@mmsd.com)



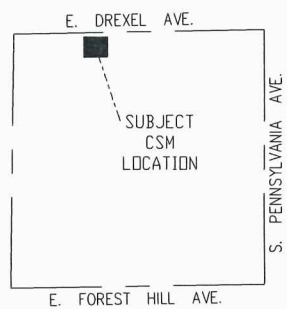
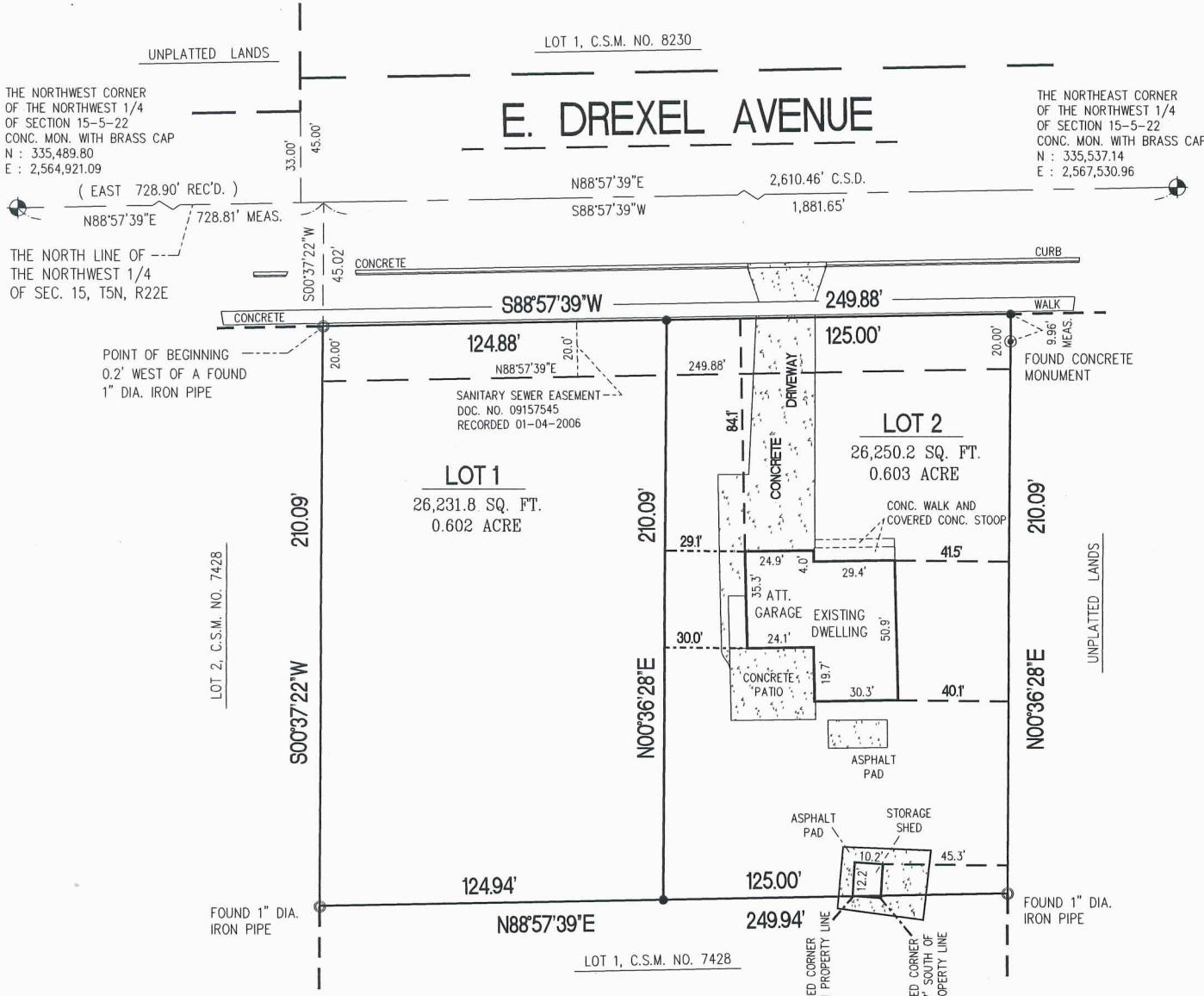
How can you help protect Lake Michigan?

Find out at: [www.mmsd.com](http://www.mmsd.com)



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

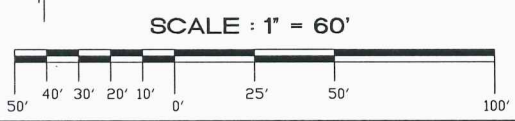


LOCATION SKETCH  
NORTHWEST 1/4 SECTION 15 T7N R22E  
1" = 2000'



WILLIAM J. KARPEN R P L S  
S63 W13007 JANESVILLE ROAD  
MUSKEGO, WI 53150  
CELL (414) 469-2149  
EMAIL : bk1survey@gmail.com

- DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.5 LBS. PER LINEAL FOOT.
- ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15-5-22, WHICH IS ASSUMED TO BEAR N88°57'39"E, STATE PLANE COORDINATE SYSTEM SOUTH ZONE FEBRUARY 2015 DATUM.



*William Karpén* 12-21-2017

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

STATE OF WISCONSIN)

SS

MILWAUKEE COUNTY)

I, WILLIAM J. KARPEN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING TRACT OF LAND:  
PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 SECTION 15, RUNNING THENCE N 88°57'39" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, 728.81 FEET, (RECORDED AS EAST 728.90 FEET), TO A POINT ON THE EXTENSION OF THE EAST LINE OF LOT 2, C.S.M. NO. 7428; THENCE S 00°37'22" W, 45.02 FEET TO A POINT ON THE SOUTH LINE OF E. DREXEL AVENUE AT THE NORTHEAST CORNER OF LOT 2, C.S.M. NO. 7428, BEING 0.2 FEET WEST OF A FOUND 1 INCH DIAMETER IRON PIPE AND THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE CONTINUE S 00°37'22" W, ALONG THE EAST LINE OF LOT 2, C.S.M. NO. 7428, 210.09 FEET TO A FOUND 1 INCH DIAMETER IRON PIPE; THENCE N 88°57'39" E, ALONG THE NORTH LINE OF LOT 1, C.S.M. NO. 7428, 249.94 FEET TO A FOUND 1 INCH DIAMETER IRON PIPE AT THE NORTHEAST CORNER OF LOT 1, C.S.M. NO. 7428; THENCE N 00°36'28" E, ALONG THE EAST LINE THE EAST 45 ACRES OF THE WEST 60 ACRES OF THE NORTHWEST 1/4 OF SAID 1/4 SECTION, 210.09 FEET TO A POINT ON THE SOUTH LINE OF E. DREXEL AVENUE; THENCE S 88°57'39" W, ALONG THE SOUTH LINE OF E. DREXEL AVENUE, BEING PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 249.88 FEET TO THE POINT OF BEGINNING.  
SAID LANDS CONTAINING 52,482.1 SQUARE FEET MORE OR LESS, 1.205 ACRES.

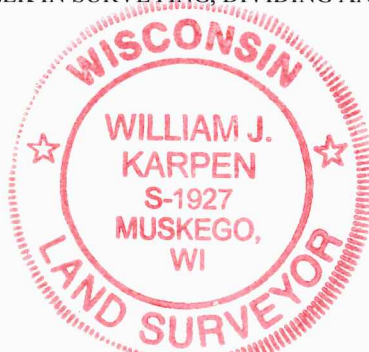
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF BRIAN S. STRAMOWSKI, AND JENNIFER M. STRAMOWSKI, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUES AND CHAPTER 18 OF THE MUNICIPAL CODE OF THE CITY OF OAK CREEK IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 21<sup>st</sup> OF December, 2017

William Karpen  
WILLIAM J KARPEN S-1927  
WISCONSIN REGISTERED LAND SURVEYOR



OWNER'S CERTIFICATE:

WE, BRIAN S. STRAMOWSKI AND JENNIFER M. STRAMOWSKI, AS OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LANDS DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUES AND CHAPTER 18 OF THE MUNICIPAL CODE OF THE CITY OF OAK CREEK IN SURVEYING, DIVIDING AND MAPPING THE SAME.

IN WITNESS WHEREOF, THE SAID BRIAN S. STRAMOWSKI AND JENNIFER M. STRAMOWSKI, HAVE CAUSED THESE PRESENTS TO BE SIGNED AT \_\_\_\_\_, WISCONSIN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
BRIAN S. STRAMOWSKI, OWNER

\_\_\_\_\_  
JENNIFER M. STRAMOWSKI, OWNER

STATE OF WISCONSIN)  
SS  
\_\_\_\_\_ COUNTY)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BRIAN S. STRAMOWSKI AND JENNIFER M. STRAMOWSKI, TO ME KNOWN TO BE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

PREPARED FOR:  
BRIAN S. AND JENNIFER M. STRAMOWSKI  
8634 S. SHEPARD AVENUE  
OAK CREEK, WI 53154

PREPARED BY:  
WILLIAM J. KARPEN RPLS  
S63W13007 JANESVILLE ROAD  
MUSKEGO, WI 53150

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF OAK CREEK, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DANIEL J. BUKIEWICZ, CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CATHERINE A. ROESKE, CITY CLERK

COMMON COUNCIL APPROVAL

APPROVAL AS INDICATED ABOVE BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK, PER PLAN COMMISSION RECOMMENDATION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_

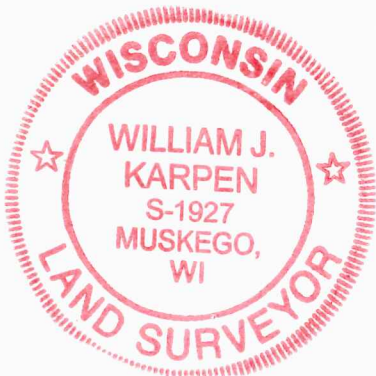
APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DANIEL J. BUKIEWICZ, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CATHERINE A. ROESKE, CITY CLERK



*William Karpen 12-21-2017*