



PLAN COMMISSION

January 23, 2018
6:00 P.M.

Common Council Chambers

8040 S. 6TH Street
Oak Creek, WI 53154
(414) 766-7000

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Patrick Correll
Chris Guzikowski
Brian Johnston
Gregory Loreck
Fred Siefert
Christine Hanna
Edward Ciechanowski – ex-officio
Doug Seymour – ex-officio

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 – January 9, 2018
4. Significant Common Council Actions
5. New Business
 - a. REZONE – Review a request by submitted by I-Drexel, LLC, ICAP Development, LLC, to rezone the properties at 410 and 500 W. Drexel Ave. from M-1, Manufacturing to B-4, Highway Business (Tax Key Nos. 782-9014-000 and 782-9003-000). Follow this item on Twitter **@OakCreekPC#OCPCICAPRezone**.
 - b. PLAN REVIEW – Review site and building plans submitted by HSI Drexel Ridge II, LLC, for an expansion of the detached garage building on the property at 1875 E. Hidden Creek Ct. (Tax Key No. 779-9012-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexelRidge**.
 - c. PLAN REVIEW - Review site and building plans submitted by Jaime Vega, MATC, for a proposed fire training tower on the property at 6665 S. Howell Ave. (Tax Key No. 718-9961-002). Follow this item on Twitter **@OakCreekPC#OCPCMATC**.

Adjournment.

Dated this 18th day of January, 2018
Posted 1/18/18 (sg)

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

Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

January 23, 2018 Plan Commission Meeting

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. 6th 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, JANUARY 9, 2018**

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

Minutes of the November 28, 2017 meeting

The minutes of the November 28, 2017 meeting were voted on at the December 12, 2017 meeting; however, the wrong date was stated in the motion. Therefore, approval of these minutes needed to take place again. Commissioner Siefert moved to approve the minutes of the November 28, 2017 meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Minutes of the December 12, 2017 meeting

Commissioner Siefert moved to approve the minutes of the December 12, 2017 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK

**UPDATE PLANED LAND USE CATEGORY AND MAP 2 FROM “PLANNED INDUSTRIAL”
TO “PLANNED MIXED USE”**

410 AND 500 W. DREXEL AVE.

TAX KEY NOS. 782-9014-000 AND 782-9003-000

Planner Papelbon read the public hearing notice into the record and provided an overview of the request (see staff report for details).

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was closed.

COMPREHENSIVE PLAN AMENDMENT

2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK

**UPDATE PLANED LAND USE CATEGORY AND MAP 2 FROM “PLANNED INDUSTRIAL”
TO “PLANNED MIXED USE”**

410 AND 500 W. DREXEL AVE.

TAX KEY NOS. 782-9014-000 AND 782-9003-000

Commissioner Loreck moved 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. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

BRIAN AND JENNY STRAMOWSKI

1825 E. DREXEL AVE.

TAX KEY NO. 819-9993-000

Planner Papelbon provided an overview of the request and proposed conditions of approval (see staff report for details).

Brian Stramowski, 8634 S. Shepard Ave., stated that when he first found out about the shed not being on his property, he was okay with tearing it down. In the meantime, he received a letter from the MMSD attorneys and they are okay with it being left in place. Mr. Stramowski requested that it be kept on there until it starts deteriorating. Right now, it is a very nice shed.

Mr. Stramowski stated that the request to dedicate the existing easement to the City at this point is not something he wants to put on the certified survey map. They can do it when it is time, but he doesn't want it on there for the sake of resale value. He stated he is giving up a piece of property and is basically giving it away. Mr. Stramowski requested that that dedication be put on later on.

Mr. Stramowski stated that the turn-around is not a problem. There was a question about the water mains tying into the street. Planner Papelbon stated that the Oak Creek Water and Sewer Utility provided some information stating that water is available from across the street or on the diagonal piece crossing the road for Lot 1. The developer would need to obtain a street opening permit on Drexel Ave. to connect to the piece crossing the road. That is something that Mr. Stramowski would have to work on with the Oak Creek Water and Sewer Utility. Mr. Stramowski stated that his plumber said that they could go underneath the road and it would not have to be opened.

Commissioner Chandler asked if it was acceptable to keep the shed in place. Planner Papelbon responded that it is not because it does not meet setback requirements. Structures that cross property lines are not acceptable, and that is a Code requirement. The shed can be moved, but it cannot cross property lines.

Commissioner Chandler asked the applicant if dedicating future right-of-way for both lots is acceptable to him. Planner Papelbon responded that whenever there is something that comes up for development (and a CSM is development) that is also affected by the Official Map, there is a requirement for that future right-of-way to be dedicated to the City.

Commissioner Chandler asked about drilling holes in the easement for connecting to water. Planner Papelbon responded that the connection to water is an issue that will need to be addressed with the Utility and doesn't affect the CSM. This item was mentioned for informational purposes.

Commissioner Johnston stated that conversations have taken place with staff about the middle property line moving to the west so that the sanitary lateral was on the existing parcel to go with the existing house for Lot 2. Commissioner Johnston asked if that change had been made. Planner Papelbon responded that she believed it did. The comments were forwarded to the surveyor.

Commissioner Johnston stated that as far as the Drexel Ave. right-of-way, there is nothing planned for that road to be widened. This is for the future road that goes to the south for turn-lane purposes.

Commissioner Correll stated his concern about adding another driveway when this lot is split. Planner Papelbon responded that there is something in the Comprehensive Plan that mentions discouraging direct access onto arterial and collector streets (of which Drexel is), and the concern is for safety for site distance. If there is a turnaround on Lot 1, it would help to alleviate some of the concern.

Commissioner Siefert asked why this property is being divided into two lots. Mr. Stramowski responded that he is going to build a house on Lot 1 for himself.

Commissioner Siefert asked what is going to happen to Lot 2. Mr. Stramowski responded that right now, the house is rented out. He has an agreement with the tenant that once this split is completed, he will buy the house.

Mr. Stramowski stated his concern about dedicating right-of-way along Drexel Ave. for both lots as he feels it devalues his property, and he is not in agreement with this requirement. Commissioner Johnston responded that when a new parcel is developed, that is the right-of-way procedure. The right-of-way needs to be there. There is an officially-mapped street pattern and that is where the City gets the right-of-way.

Mr. Stramowski referenced an email he received from Planner Papelbon requesting that he dedicate the land to the City and asked him if he had a problem doing that. For that reason, he stated it is something he really does not want to do.

Commissioner Correll moved 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.

Commissioner Siefert seconded.

Commissioner Correll asked if Mr. Stramowski had any problem with the deadline for removing the shed. Mr. Stramowski responded that he should be able to get it down by June 1. Commissioner Correll asked if he wanted the date modified to July 1. Mr. Stramowski responded yes.

Commissioner Correll modified motion 2 to read:

2. That the storage shed and concrete pad on the south side of Lot 2 is removed by July 1, 2018.

Commissioner Siefert concurred. On roll call: all voted aye.

Commissioner Carrillo moved to adjourn. Commissioner Loreck seconded. On roll call: all voted aye. The meeting was adjourned at 6:28 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

January 11, 2018
Date

Summary of Significant Common Council Actions

January 16, 2018

1. **APPROVED** – Ordinance No. 2895, approving a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot uses on the property at 10651 S. Oakview Parkway.
2. **CONCURRED** with the Mayors appointment of Christine Hanna to the Plan Commission.
3. **HELD** - Resolution No. 11904-011618, approving a Certified Survey Map for Brian and Jenny Stramowski for the property at 1825 E. Drexel Ave. (to the February 19th meeting).
4. **APPROVED** – Ordinance No. 2896, adopting an amendment to the Comprehensive Plan for the properties at 410 and 500 W. Drexel Ave.



Kari Papelbon, CFM, AICP
Planner



PLAN COMMISSION REPORT

Proposal: Rezone

Description: Rezone of two properties prior to mixed use development.

Applicant(s): I-Drexel, LLC / ICAP Development, LLC

Address(es): 410 & 500 W. Drexel Ave.

Suggested Motion: That the Plan Commission recommends to the Common Council that the properties at 410 & 500 W. Drexel Ave. be rezoned from M-1, Manufacturing to B-4, Highway Business (no change to FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy Districts) after a public hearing.

Owner(s): Drexel Self Storage Inc.; Paluszynski Family Trust

Tax Key(s): 782-9014-000 & 782-9003-000

Lot Size(s): 3.6082 acres

Current Zoning District(s): M-1, Manufacturing Choose an item.
 FW, Floodway Choose an item.
 Choose an item. Choose an item.

Overlay District(s): FF, Flood Fringe Choose an item. Choose an item.
 C-1, Shoreland Wetland Choose an item. Choose an item.

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Mixed Use; Resource Protection Area

Background:

The Applicant is requesting that the properties at 410 & 500 W. Drexel Ave. be rezoned from M-1, Manufacturing to B-4, Highway Business district (no changes to the FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy districts). This request is in advance of developing the properties with a mix of commercial and service uses. The two properties were combined via CSM approved by the Common Council on December 5, 2017, and were the subject of a recent Comprehensive Plan Amendment approved by the Common Council on January 16, 2018.

Existing parcels in the immediate area are zoned for mixed use, commercial, manufacturing, park, and institutional (City) uses. The B-4, Highway Business district “is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.” The parcels are located along a major arterial street (Drexel Ave.), and in the vicinity of a state highway (Howell Ave.). Considering the consolidation via CSM and plans for development with a mix of commercial and service uses, the proposal appears to be consistent with the B-4 purpose statement. Therefore, staff supports the proposal.

Should the Plan Commission agree with staff that rezoning the parcels to B-4, Highway Business is appropriate, a motion recommending Council approval is provided above.

Options/Alternatives: Disapproval of the rezone would result in the parcels remaining zoned for manufacturing uses, and likely remaining in their existing conditions for the foreseeable future.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

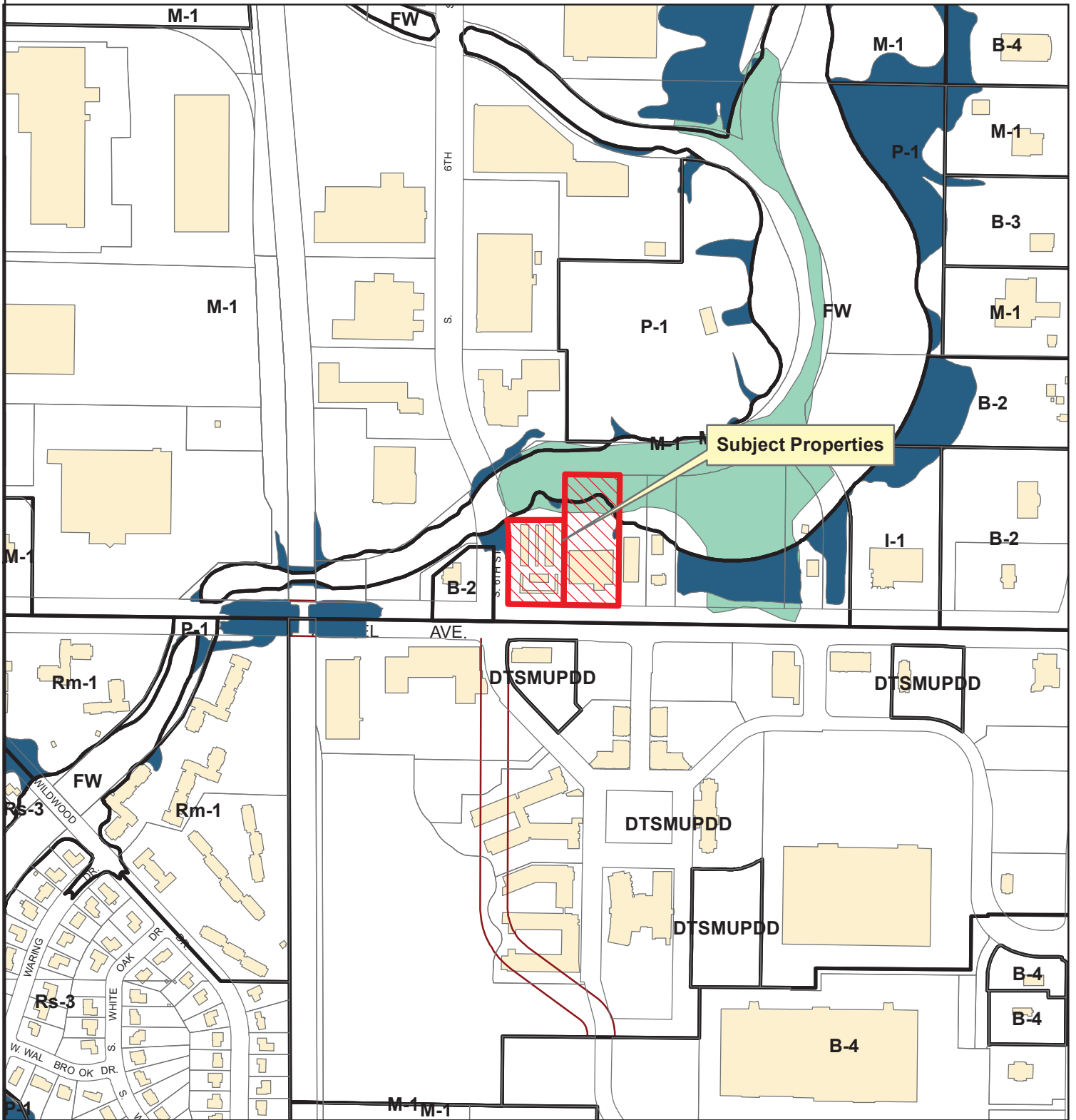
Location Map

CSM

Narrative

Location Map

500 & 410 W. Drexel Ave.



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



Department of Community Development

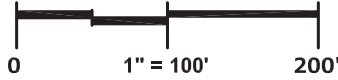


Legend		Zoning Overlays	
	410 W. Drexel Ave.		C-1-Shoreland Wetland
	500 W. Drexel Ave.		FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

CERTIFIED SURVEY MAP NO. _____

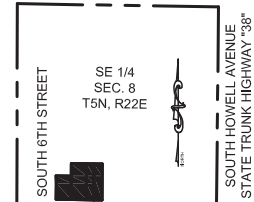
Being Parcel I of Certified Survey Map No. 380 and Lot I of Certified Survey Map No. 734,
located in the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North,
Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin

GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1927). The south
line of the Southeast 1/4 of Section 8, Township 5 North,
Range 22 East has a bearing of S89°07'01"E.
(Record bearing S89°07'20"E)

VICINITY SKETCH SCALE 1"=2000'



NOVEMBER, 2017

Tax Key Numbers:
782-9003-000
782-9014-000

PARCEL A
C.S.M. NO. 734

PARCEL A
C.S.M. NO. 743

NORTH BRANCH OAK CREEK

Prepared for:
Brian R. Adamson
ICAP Development
833 E. Michigan Street
Suite 540
Milwaukee, WI 53202

PARCEL 2
C.S.M. NO. 380

FLOODWAY PER FEMA
MAP NO. 55079C0168E

CENTER OF CREEK PER PUBLIC
DRAINAGE EASEMENT ON CSM 72

100 YEAR FLOOD
PLAIN AND FLOODWAY
PER FEMA MAP NO.
55079C0168E

LOT 1
157,175 SQ. FT.
3.6082 ACRES

EXISTING
BUILDING
20,246 SQ. FT.

EXISTING
BUILDING

PARCEL 1
C.S.M. NO. 743

6' WISCONSIN
ELECTRIC POWER
EASEMENT PER
DOC. 3918031

SOUTH 6TH STREET

N89°07'01"W 400.43'
(R) N89°07'20"W

WEST DREXEL AVENUE

SW CORNER, SE 1/4, SEC. 8, T5N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
N=335,461.06; E=2,556,922.88
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

10' X 10' WISCONSIN BELL EASEMENT PER
DOC. 5850845 AND 12' X 12' WISCONSIN
BELL EASEMENT PER DOC. 5926611

SOUTH LINE OF THE SE 1/4 SEC. 8, T5N, R22E
(R) S89°07'20"E PER C.S.M. 380 AND C.S.M. 734
S89°07'01"E 2645.69'

SE CORNER, SE 1/4,
SEC. 8, T5N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)

SOUTH
MAIN STREET



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Rod
- (R) - Denotes "Recorded As"
- ⊙ - Denotes Well/Monitoring Well
- ∇ - Denotes Wetland



October 31, 2017

City of Oak Creek Plan Commission Submittal for Basic Rezoning and Certified Survey Map Review

Project Location:

The two parcels commonly known as 500 W Drexel Ave and 410 W Drexel Ave located at the northeast corner of 6th 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.

Scope of Project:

This current application relates to rezoning of the property and the creation of a one-lot Certified Survey Map which will combine the two parcels that currently make up the Property. Both changes are necessary in order to move forward with the redevelopment as contemplated by ICAP.

Land-Use:

Both parcels within the Property are currently zoned M-1. 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. ICAP requests that both parcels be rezoned to B-4. This zoning will allow for the retail uses contemplated in ICAP's redevelopment plan and is consistent with the redevelopment activity that has occurred along Drexel Ave.

Certified Survey Map:

ICAP Development is in the process of acquiring the Property, which is currently two lots owned by two separate parties. In order to facilitate a redevelopment of the Property, ICAP is proposing a one-lot CSM for the Property which will combine the two current lots once ICAP has acquired both.

REQUEST: ICAP requests the Oak Creek Plan Commission recommend approval of the Basic Rezoning and Certified Survey Map 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

Proposal: Plan Review

Description: Site and building plan review for expansion of detached garage (from 5 bays to 7 bays).

Applicant(s): HSI Drexel Ridge II, LLC

Address(es): 1875 E. Hidden Creek Ct.

Suggested Motion: That the Plan Commission approves the site and building plans for the 7-bay detached garage building submitted by HSI Drexel Ridge II, LLC, for the property at 1875 E. Hidden Creek Ct.

Owner(s): HSI Drexel Ridge II, LLC

Tax Key(s): 779-9012-000

Lot Size(s): 9.239 acres

Current Zoning District(s): Rm-1, Multifamily Residential Choose an item.
FW, Floodway Choose an item.
Choose an item. Choose an item.

Overlay District(s): PUD Choose an item. Choose an item.
FF, Flood Fringe Choose an item. Choose an item.

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Planned Mixed Use

Background:

The Applicant is requesting approval for a 7-bay detached garage building on the property at 1875 E. Hidden Creek Ct. Plan Commissioners will recall that the original site and building plans showed a 5-bay detached garage building in the same location, which is south of Building 15. No changes to the exterior building materials (fiber cement siding/panels and trim, 2 windows, asphalt shingles, doors) or overall design from the original approval are proposed.

Options/Alternatives: N/A

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map

Proposed Site Plan, Sheet G220

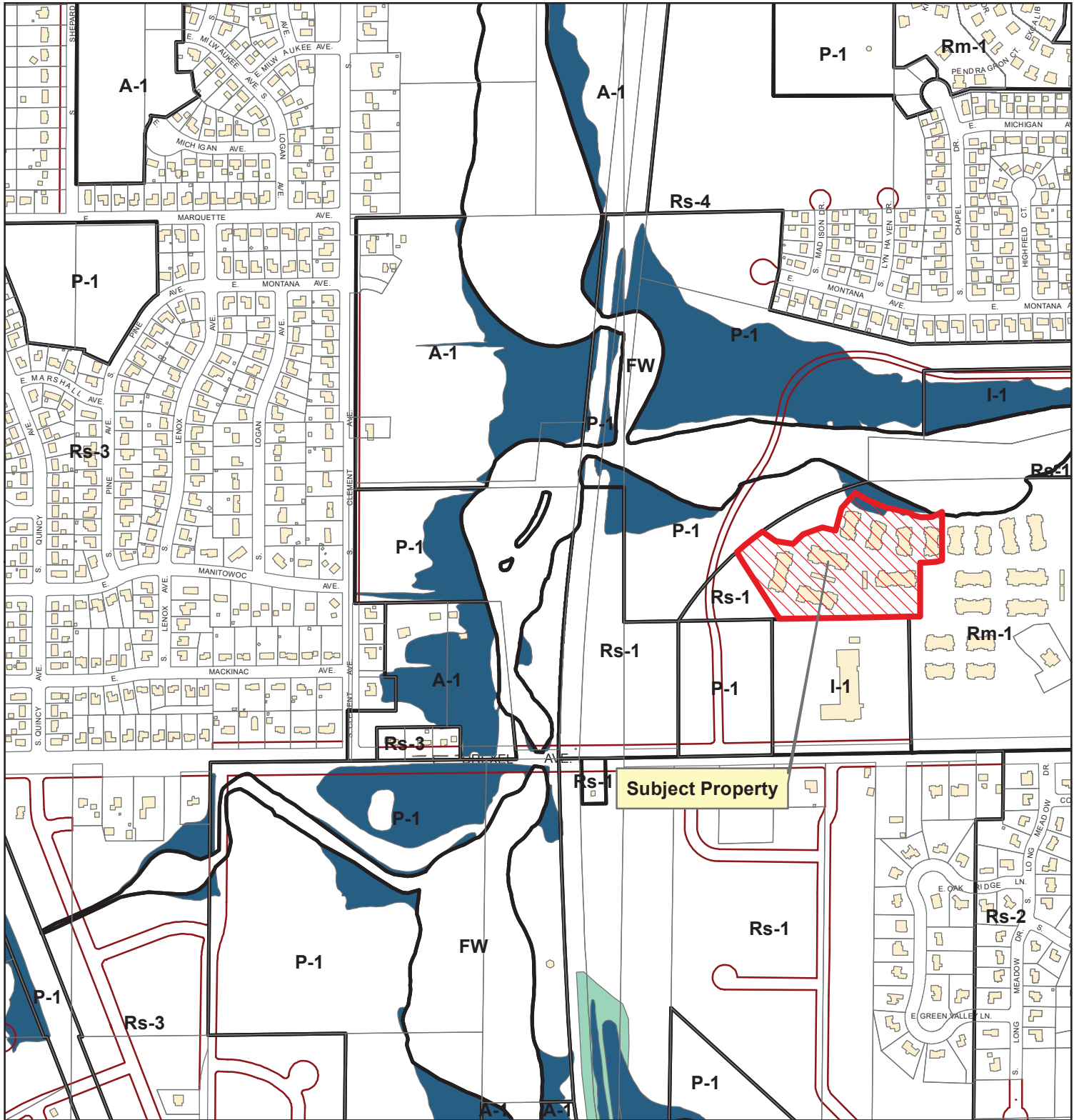
Proposed Garage Plan, Sheet G230

Site Plan Approved 8-8-17

Garage Plan Approved 8-8-17

Location Map


1875 E. Hidden Creek Ct.









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



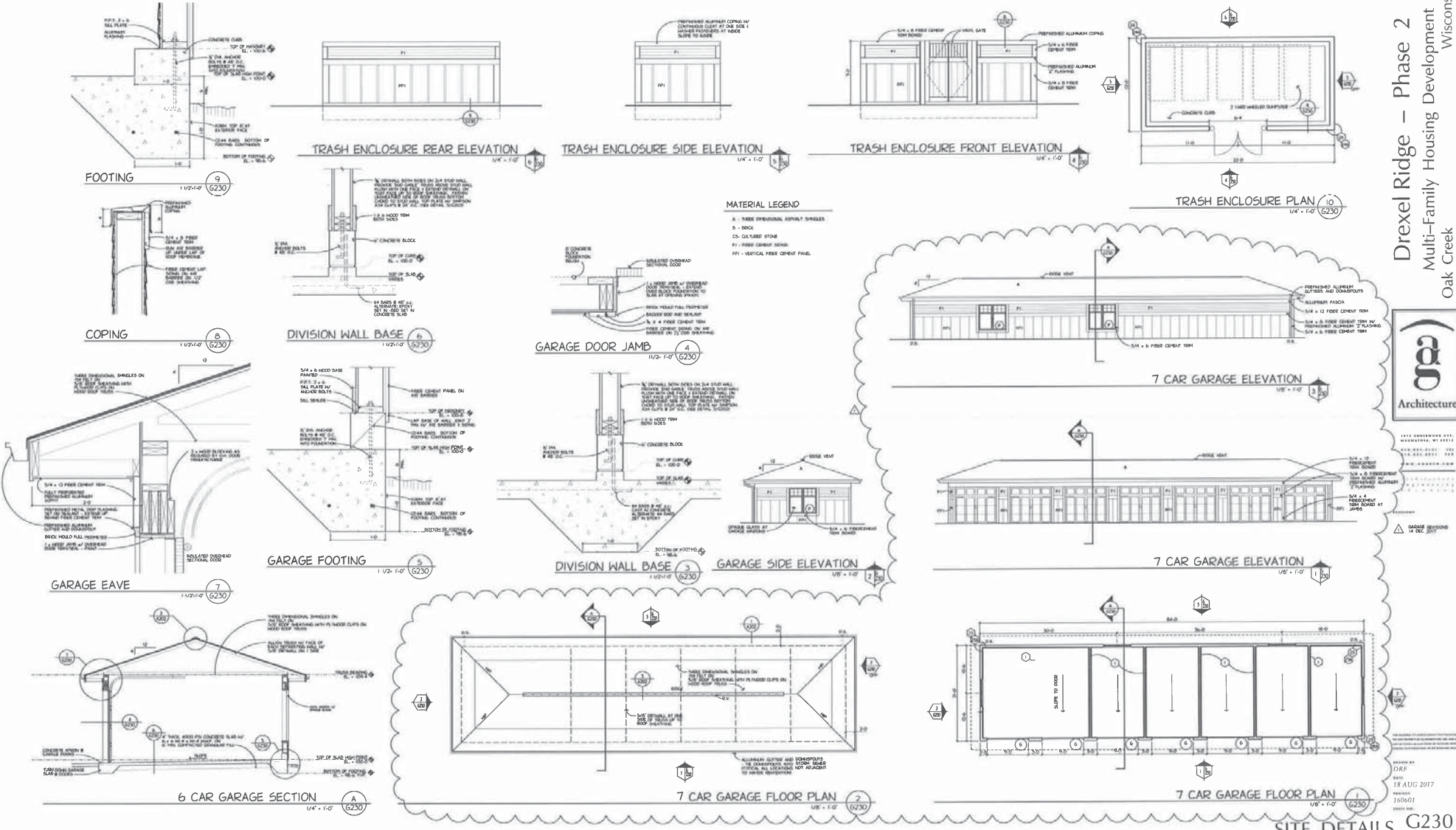
Legend

 1875 E. Hidden Creek Ct.

Zoning Overlays

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

PROPOSED



Drexel Ridge - Phase 2
 Multi-Family Housing Development
 Oak Creek



1111 WASHINGTON ST.
 WASHINGTON, WI 53181
 414.224.2222
 1111 WASHINGTON ST.
 WASHINGTON, WI 53181
 414.224.2222

△ GARAGE BEYOND 14 DEC 2017

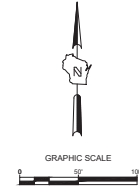
DESIGNED BY
 DRF
 18 AUG 2017
 PROJECT
 160601
 SHEET

SITE DETAILS G230
 TYPICAL

APPROVED

SITE INFORMATION:
 TOTAL SITE = 9.79 ACRES (PHASE II)
 TOTAL DISTURBED AREA = 6.38 ACRES
 EXISTING IMPERVIOUS AREA = 0.01 ACRES
 PROPOSED IMPERVIOUS AREA = 4.99 ACRES

SIGMA GROUP
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4370



- LEGEND:**
- 5' THICK CONCRETE WALK (A-C004)
 - ASPHALT SURFACE (A-C004)
 - HEAVY DUTY ASPHALT SURFACE (A-C004)
 - CITY STANDARD ASPHALT PAVEMENT (A-C004)
 - CONCRETE PAVEMENT (A-C004)
 - CURB & GUTTER (ACCEPT) (A-C004)
 - CURB & GUTTER (REJECT) (A-C004)
 - CONCRETE GUTTER (A-C004)
 - ADA RAMP (H-C004)

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 NO EXCISE NEARBY
 STOPPING FOR A
 WIDE SMILE TO DIGGERS
 MILWAUKEE AREA 259-1161

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MAPPINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

**DREXEL RIDGE - PHASE 2
 OAK CREEK, WISCONSIN**

SITE PLAN

NO.	REVISION	DATE	BY

DRAWING NO.: 15575-033-04a(Rev P2) .dwg
 DRAWN BY: SLN
 DATE: 07/11/17
 PROJECT NO.: 15575
 CHECKED BY: CTC
 APPROVED BY: ---
 SHEET NO.:

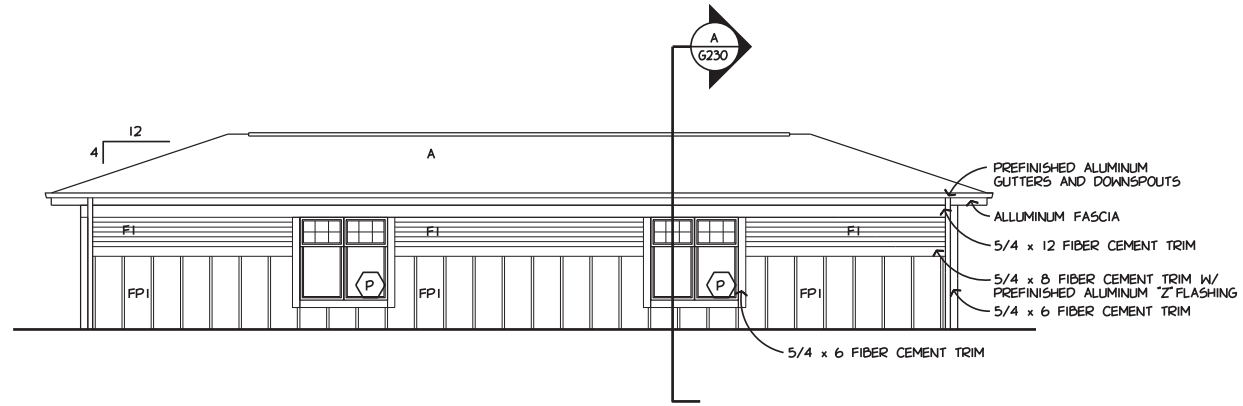
C 100

FILE: I:\MS Development\Projects\15575 - Oak Creek Resubmittal\001 CAD - Phase II - Civil - Phase II Production - Civil\Phase II - Site Dimension Plan\15575-033-04a(Rev P2) .dwg 7/11/2017 12:19 PM

APPROVED

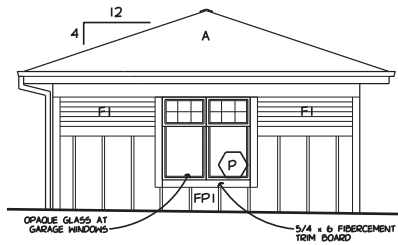
MATERIAL LEGEND

- A - THREE DIMENSIONAL ASPHALT SHINGLES
- B - BRICK
- CS- CULTURED STONE
- F1 - FIBER CEMENT SIDING
- FP1 - VERTICAL FIBER CEMENT PANEL



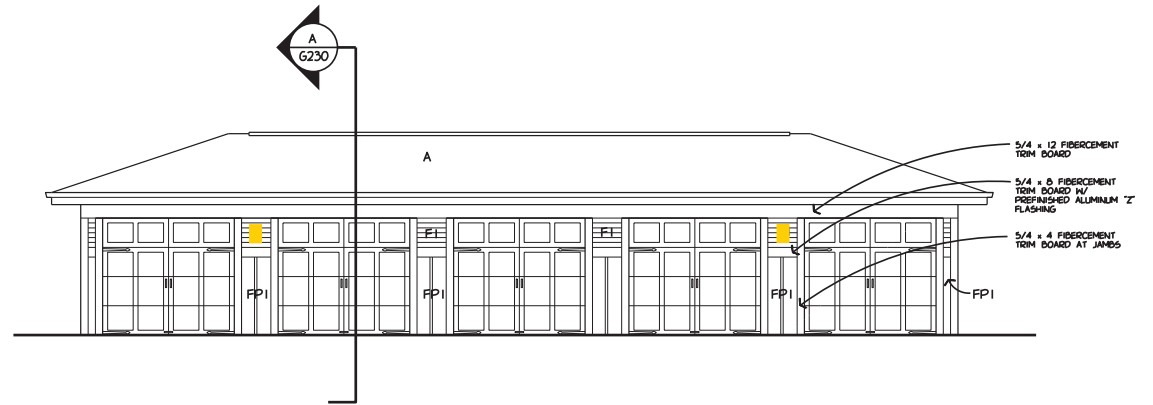
□ CAR GARAGE ELEVATION

1/8" = 1'-0"



GARAGE SIDE ELEVATION

1/8" = 1'-0"



□ CAR GARAGE ELEVATION

1/8" = 1'-0"





PLAN COMMISSION REPORT

Proposal: Plan Review

Description: Review site and building plans for a proposed fire training tower.

Applicant(s): MATC, Jaime Vega

Address(es): 6665 S. Howell Ave.

Suggested Motion: That the Plan Commission approves the site and building plans for the proposed fire training tower expansion located at 6665 S. Howell Avenue.

Owner(s): Milwaukee Area Technical College

Tax Key(s): 718-9961-002

Lot Size(s): 109.883 acres

Current Zoning District(s): I-1, Institutional Choose an item.
 FW, Floodway Choose an item.
 Choose an item. Choose an item.

Overlay District(s): CU Choose an item. Choose an item.
 FF, Flood Fringe Choose an item. Choose an item.

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Institutional

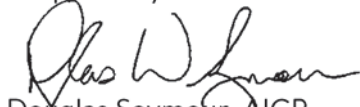
Background:

The applicant is requesting site and building plan approval for a proposed fire training tower addition located at 6665 S. Howell Avenue. The property currently has a three-story fire training facility located on the western portion of the property as identified in the site plan. The addition will be located on the west side of the existing training facility. The overall height of the addition will be 70 feet, 5 inches which exceeds the 55-foot height limit for the Institutional District. However, Section 17.0601 states that special structures such as a fire tower is exempt from the height limitations stated within a zoning district. The applicant has received the necessary approvals from the FCC to construct such a tall structure within the proximity of the airport. The proposed addition meets all setback requirements within the zoning district.

The addition will consist of five floors with an accessible rooftop. The exterior of the addition will consist of metal paneling. Keep in mind that buildings constructed in Institutional Districts have a minimum architectural design standards that require 75% of the building's exterior be finished with glass, brick, or decorative masonry material. The Commission does have the discretion to adjust this minimum for building additions with a $\frac{3}{4}$ majority. Since the location of the structure is far from public view and that the purpose of the structure is for fire training, staff has no concerns if the Commission modifies these standards to allow for the proposed addition to have its exterior be constructed primarily of metal. As part of the addition, there also will be an extension of the stairway tower from the original facility that will be constructed out of CMU. This material will match the existing facility. This extended stairway will provide an entrance to the new addition. As illustrated in the plans included with this report, each floor of the addition will have windows and floors 3, 4, & 5 will have balconies which will be utilized for training purposes.

The proposed addition complies with all zoning codes and conditions and restrictions associated with the conditional use permit for this property. Since the addition to the training tower will be constructed on an impervious surface, no modifications to the storm water management plan are required. As part of the building permit review process, the proposed addition will need to comply with all building and fire codes, and receive approval from the Engineering Department regarding grading, drainage, and razing plans.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Peter Wagner, AICP
Zoning Administrator/Planner

Attachments:

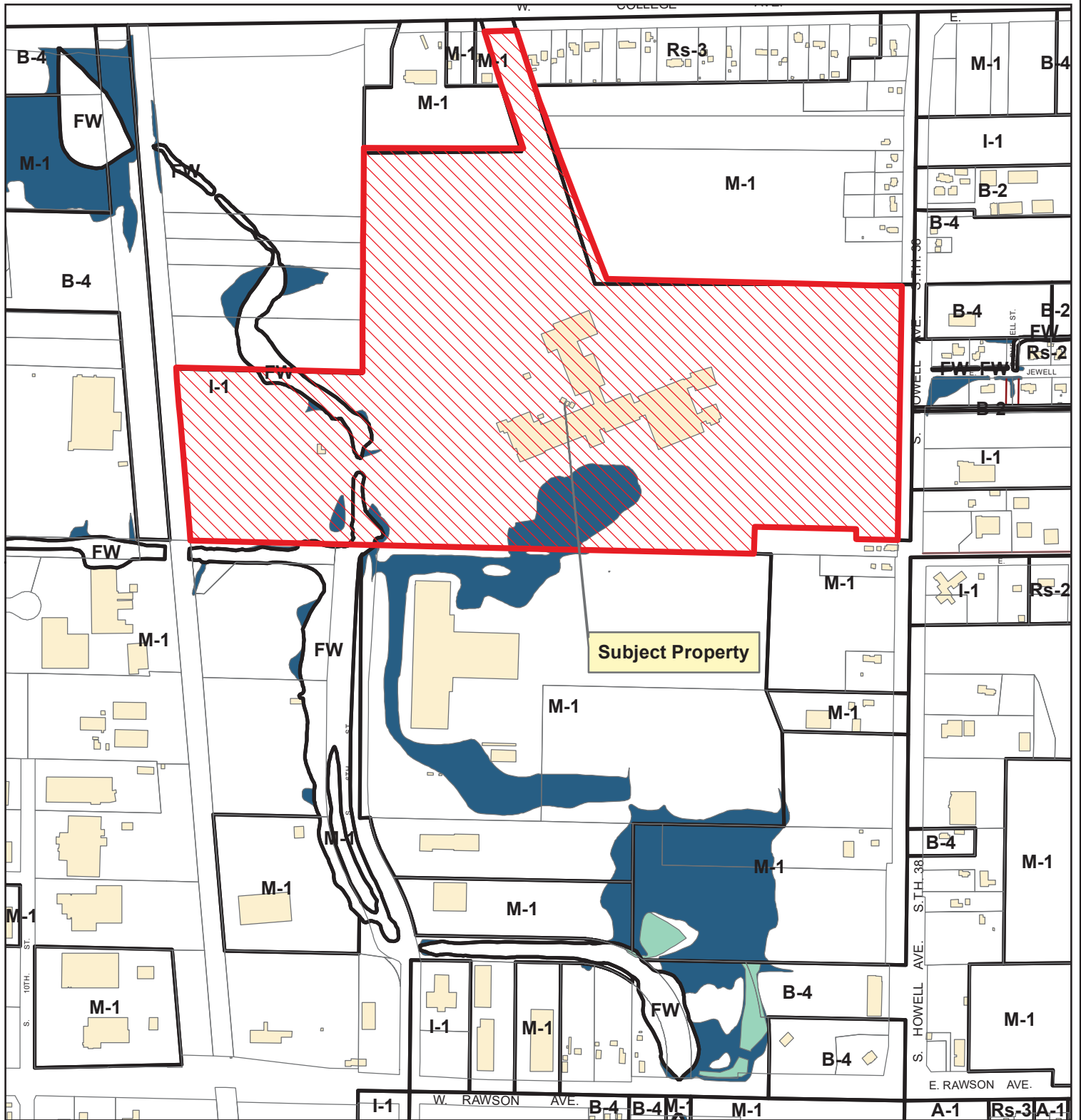
Location Map

Civil Plans

Photos

Location Map

6665 S. Howell Ave.



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



Department of Community Development



Legend	
	6665 S. Howell Ave.
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

Milwaukee Area Technical College
 Oak Creek Campus
 6665 Howell Ave.
 Oak Creek, WI 53154

OAK CREEK CAMPUS TRAINING TOWER FACILITY EXPANSION

December 22, 2017



Quorum Architects, Inc.
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 www.quorumarchitect.com



**PRELIMINARY
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 CONSTRUCTION**
 QUORUM ARCHITECTS, INC.

PROJECTS
 OAK CREEK CAMPUS TRAINING TOWER FACILITY EXPANSION

MATC PROJECT NO.
 2018893

QUORUM PROJECT NO.
 17091-01

CONTACT INFORMATION:

ARCHITECTURAL

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 EMAIL: JCHRISTENSEN@NBSC.NET

MECHANICAL, ELECTRICAL,

PLUMBING

IBC ENGINEERING SERVICES, INC.
 NB W22195 JOHNSON DRIVE, SUITE 180
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 FX: (262) 549-1620
 CONTACT: DAVID PILLUSKI
 EMAIL: DAVIDP@IBCENGINEERING.COM

TRAINING TOWER

CONSULTANT

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 FX:
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 EMAIL: WILSON@MWLARCHITECTS.COM

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SCOPE

The following descriptions are a Mechanical, Electrical, Plumbing, and Fire Protection schematic design narrative for the above referenced project. This is a general scope summary and is based upon our discussions and review of the preliminary Architectural materials as well as preliminary coordination with the specific Owner requirements and our understanding of the project needs. Any quantities, sizes, and capacities listed below are approximate. Detailed load calculations, equipment selections, or other specifications have not been completed at this time.

MECHANICAL

The proposed training structure will be used for public safety personnel training including fire fighting and search and rescue operations. The structure will not be furnished with any heating or air conditioning systems.

For areas of the building labeled as "Burn Rooms", high temperature, high volume exhaust fan systems will be installed. Exhaust systems will be sized to evacuate smoke and heat from the burn rooms quickly and safely. Exhaust systems will be activated by automatic heat alarm systems intended to protect the building and occupants from heat levels greater than intended and/or greater than the design limitation of the protective construction panels of the building.

FIRE PROTECTION

The main stairwell of the new tower structure will be equipped with a dry pipe standpipe for training use. The 40 standpipe will have a 2-1/2" hose connection on each floor and a 40 drain at the base. The standpipe will be charged via a Siamese fire department connection at the base using fire training pumping apparatus owned by MATC.

ELECTRICAL

Lighting

The outside of the building and outside staging and work areas will be illuminated with building mounted LED wall pack fixtures as manufactured by Cree. Exterior lighting will be controlled via astronomical timers.

Interior lighting will be installed in all non-burn room areas and controlled by local switching. Lighting will be heavy duty industrial LED fixtures as manufactured by Cree.

Power

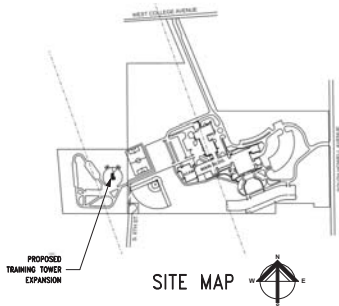
Electrical service will be fed from the existing site service and pull box at the classroom building to the southeast of the new tower structure. Main breaker and panelboard will be housed in a weatherproof enclosure and mounted to the exterior of the building. Service will be 120/208v/3ph with Ampere capacity to be determined based on required exhaust fan loads and other general loads.

Weatherproof GFI receptacles will be located outside the building as well as inside the building in non-burn room locations.

Power feeds will be provided to smoke exhaust fans, lighting, and controls.

Systems

Tower structure will be equipped with a proprietary fire training management system consisting of heat sensor, alarms, and notification to alert personnel of training fires or pros which may be exceeding design conditions for the space.



SITE MAP



CS COVER SHEET

CIVIL SHEET LIST

- CS.0 EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
- CZ.0 DIMENSIONED SITE PLAN
- CS.0 SITE UTILITY, GRADING, DRAINAGE AND EROSION CONTROL PLAN
- CA.0 TYPICAL SECTIONS & CONSTRUCTION DETAILS

ARCHITECTURAL SHEET LIST

- A1.1 FIRST AND SECOND FLOOR PLAN
- A1.2 THIRD AND FOURTH FLOOR PLAN
- A1.3 FIFTH FLOOR AND ROOF PLANS
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A5.1 BUILDING SECTIONS
- A6.1 BUILDING VIEWS

Drawing Date
 12/22/2017

Project
**OAK CREEK CAMPUS
 TRAINING TOWER
 FACILITY EXPANSION**

Oak Creek Campus
 6665 Howell Ave.
 Oak Creek WI 53154

Project Series Project No.
 FY18 2018893

Quorum Project No. 17091-01

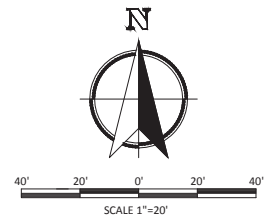
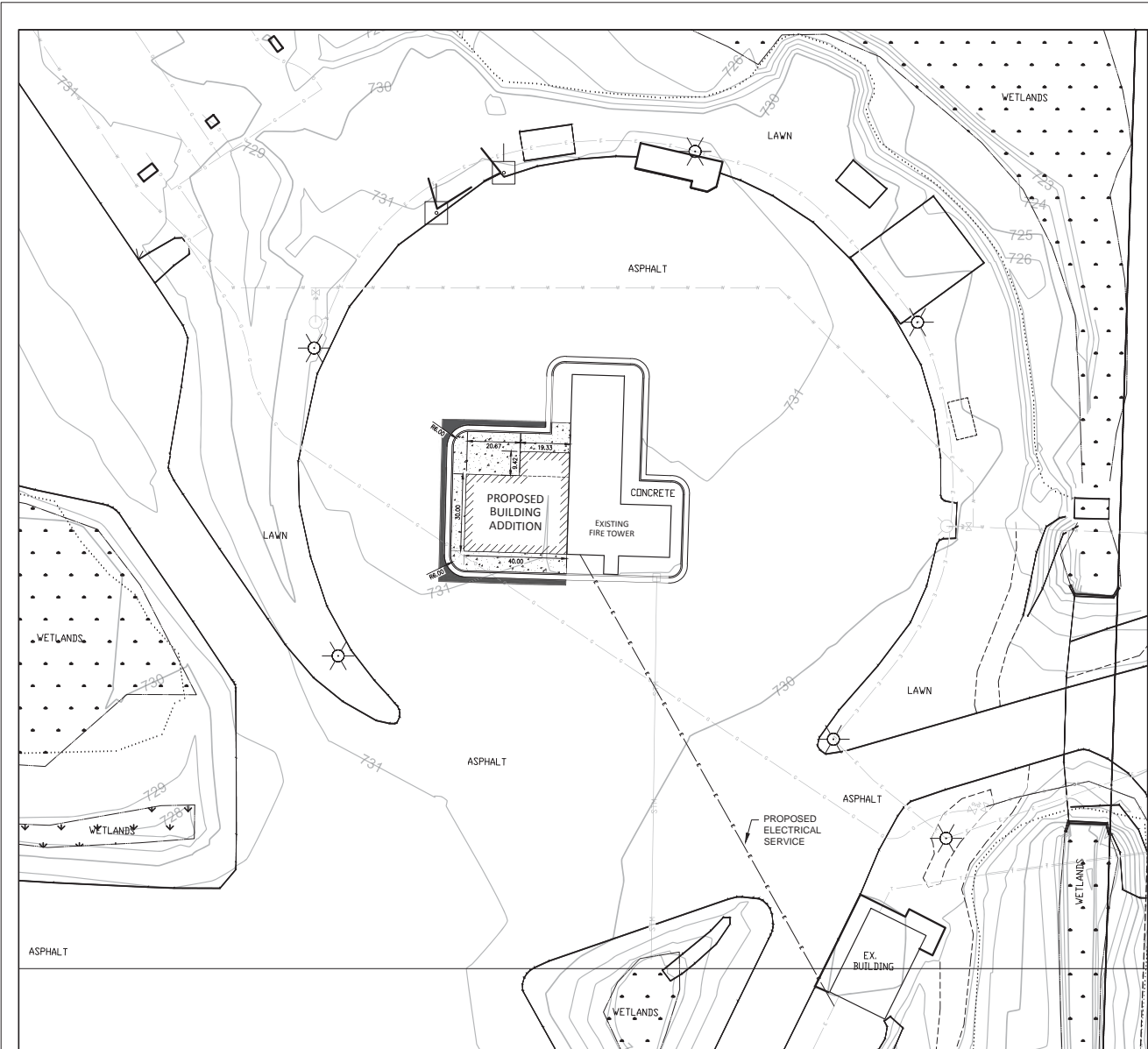
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Sheet Title
 COVER SHEET

Milwaukee Area Technical College
 Construction Services Room M106
 700 W. State Street
 Milwaukee, WI 53233-1443
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Sheet No.
CS



PAVEMENT LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT

BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 83/27.

ALL ELEVATIONS REFER TO NATIONAL
GEODETTIC DATUM OF 1929.

LEGEND:

STORM MANHOLE	ELECTRIC PEDESTAL	LIGHT POLE	MISC. MANHOLE
CATCH BASIN	ELECTRIC METER	COMMUNICATION MANHOLE	FENCE
STORM SEWER	ELECTRIC LINE	COMMUNICATION BOX	7/8\" NAIL
HYDRANT	ELECTRIC MANHOLE	COMMUNICATION LINE	CHISEL CROSS
WATER VALVE	POWER POLE	GAS MAIN	FOUND IRON PIPE
WATER MAIN	GUY WIRE	GAS METER	SET IRON PIPE
WATER MANHOLE	PAD MOUNT TRANSFORMER	GAS VALVE	

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



MATC
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IBC
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INCORPORATED
1000 W. WISCONSIN ST., SUITE 200
MILWAUKEE, WI 53233

PE
ENERGY ENGINEERS INC.
1000 W. WISCONSIN ST., SUITE 200
MILWAUKEE, WI 53233

mb
Nielsen Madson + Barber

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Project
**OCC TRAINING TOWER
FACILITY EXPANSION**

Project Series Project No.
FY18 2018893

Quorum Project No. **17091-01**

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JEG JJC

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Sheet Title
Dimensioned Site Plan

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Sheet No.
C2.0



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Drawing Date
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Project
**OAK CREEK CAMPUS
TRAINING TOWER
FACILITY EXPANSION**

Project Series Project No.
FY18 2018893

Quorum Project No. 17091-01

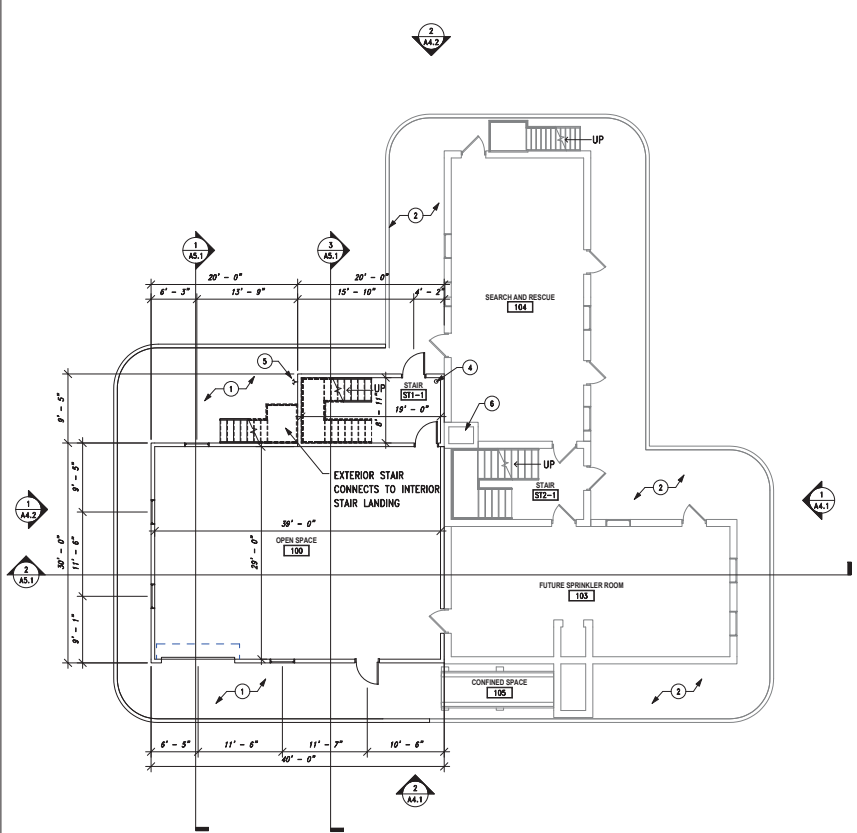
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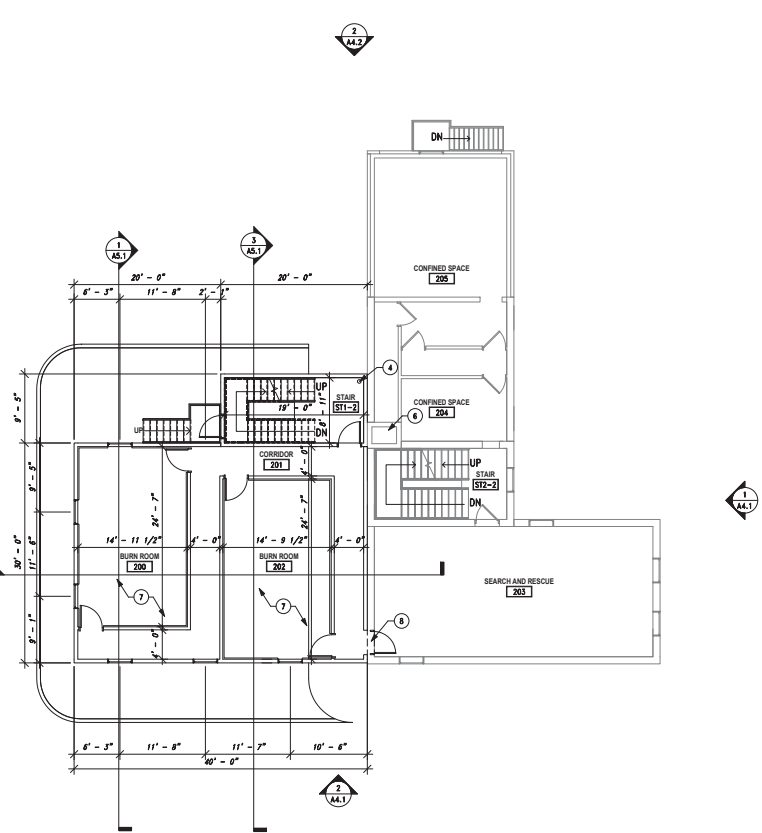
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FIRST AND SECOND FLOOR PLAN

Milwaukee Area Technical College
Construction Services Room M106
700 W. State Street
Milwaukee, WI 53233-1443
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Sheet No.
A1.1



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

	EXISTING WALLS TO REMAIN		EXTERIOR ELEVATION MARKER		NEW DOOR (WITH OR WITHOUT FRAME)
	EXISTING WALLS TO BE REMOVED		SECTION MARKER		EXISTING DOOR (WITH OR WITHOUT FRAME)
	NEW METAL STUD AND GYP BO WALLS		CONSTRUCTION NOTE		EXISTING DOOR TO BE REMOVED (WITH OR WITHOUT FRAME)
	NEW MASONRY WALL		ROOM NAME AND NUMBER TAG (ROOM 'SF' AS REQUIRED)		NEW OVERHEAD DOOR
	EXISTING COLUMN				

CONSTRUCTION NOTES

- 1 NEW CONCRETE WALK AND CURB TO MATCH ELEVATION OF EXISTING SIDEWALK AND CURB
- 2 EXISTING CONCRETE WALK AND CURB
- 3 EXTEND EXISTING STAIR TOWER AND STAIRS UP TO FIFTH FLOOR LEVEL. EXTENSION OF EXISTING STAIR TOWER = ALTERNATE BID
- 4 NEW STAIRWELL
- 5 SIAMASE HOSE CONNECTION PROP
- 6 EXISTING CHIMNEY
- 7 DESIGNATED BURN AREA
- 8 NEW OPENING THROUGH EXISTING BUILDING
- 9 NEW BILD ROOF HATCH
- 10 EXISTING ROOF HATCH

GENERAL NOTES:

1. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES AND REGULATIONS OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH ARCHITECT.
3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
4. PARTITIONS DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
5. COORDINATE AND PROVIDE BACKING FOR ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILING.
6. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.

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12/22/2017

Project
**OAK CREEK CAMPUS
TRAINING TOWER
FACILITY EXPANSION**

Project Series Project No.
FY18 2018893

Quorum Project No. 17091-01

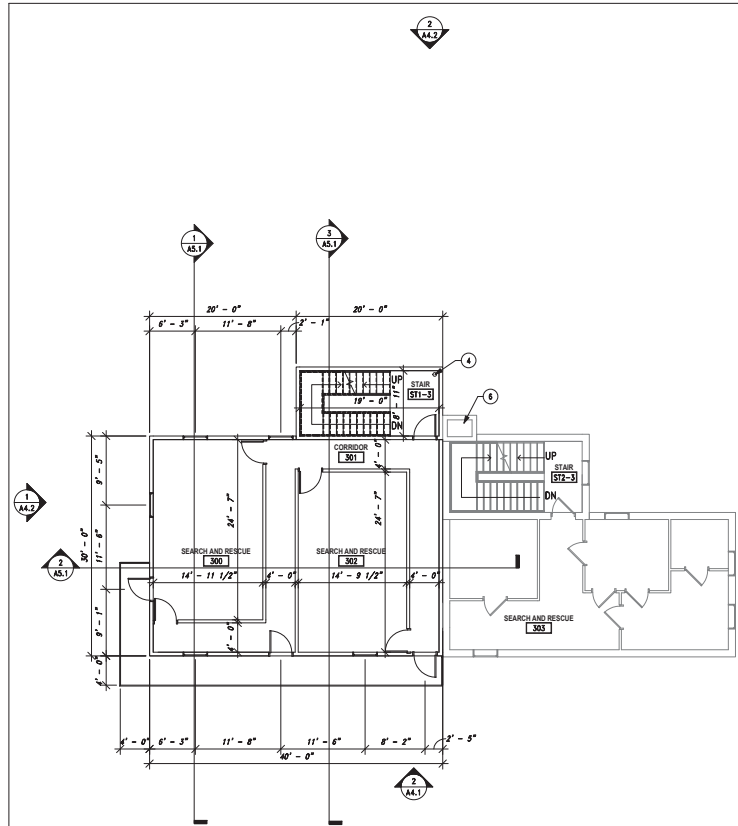
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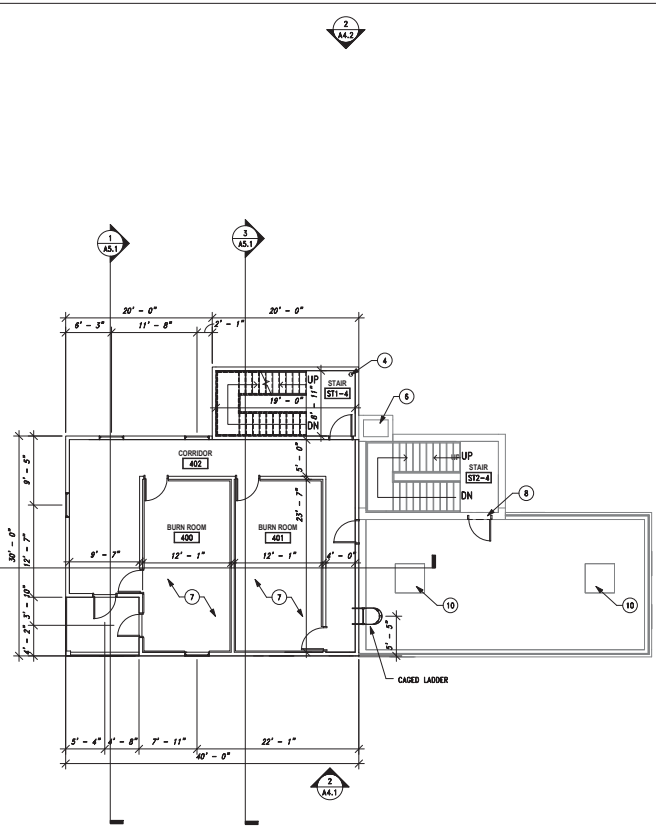
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THIRD AND FOURTH FLOOR PLAN

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Milwaukee, WI 53233-1443
Telephone 414-297-6236 Fax 414-297-7723

Sheet No.
A1.2



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND:

	EXISTING WALLS TO REMAIN		EXTERIOR ELEVATION MARKER		NEW DOOR (WITH OR WITHOUT FRAME)
	EXISTING WALLS TO BE REMOVED		SECTION MARKER		EXISTING DOOR (WITH OR WITHOUT FRAME)
	NEW METAL STUD AND GYP BD WALLS		CONSTRUCTION NOTE		EXISTING DOOR TO BE REMOVED (WITH OR WITHOUT FRAME)
	NEW MASONRY WALL		ROOM NAME AND NUMBER TAG (ROOM SF AS NEEDED)		NEW OVERHEAD DOOR
	EXISTING COLUMN				

CONSTRUCTION NOTES

- 1 NEW CONCRETE WALK AND CURB TO MATCH ELEVATION OF EXISTING SIDEWALK AND CURB
- 2 EXISTING CONCRETE WALK AND CURB
- 3 EXTEND EXISTING STAIR TOWER AND STAIRS UP TO FIFTH FLOOR LEVEL. EXTENSION OF EXISTING STAIR TOWER = ALTERNATE BID
- 4 NEW STAIRPIPE
- 5 SIAMSE HOSE CONNECTION PROP
- 6 EXISTING CHIMNEY
- 7 DESIGNATED BURN AREA
- 8 NEW OPENING THROUGH EXISTING BUILDING
- 9 NEW BILCO ROOF HATCH
- 10 EXISTING ROOF HATCH

GENERAL NOTES:

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Project

**OAK CREEK CAMPUS
TRAINING TOWER
FACILITY EXPANSION**

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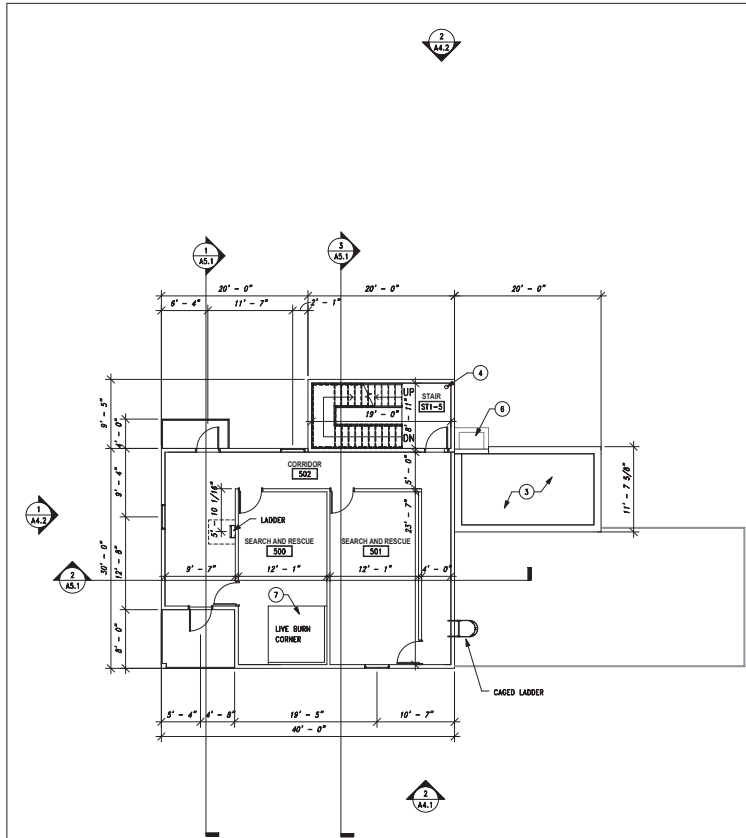
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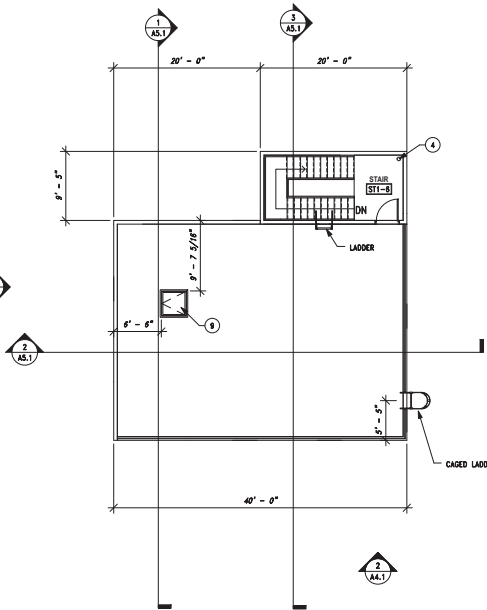
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FIFTH FLOOR AND ROOF PLANS

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Construction Services Room M106
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Sheet No.
A13



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 T.O. FIFTH FLOOR ROOF
SCALE: 1/8" = 1'-0"

LEGEND:

	EXISTING WALLS TO REMAIN		EXTERIOR ELEVATION MARKER		NEW DOOR (WITH OR WITHOUT FRAME)
	EXISTING WALLS TO BE REMOVED		SECTION MARKER		EXISTING DOOR (WITH OR WITHOUT FRAME)
	NEW METAL STUD AND GYP BID WALLS		CONSTRUCTION NOTE		EXISTING DOOR TO BE REMOVED (WITH OR WITHOUT FRAME)
	NEW MASONRY WALL		ROOM NAME AND NUMBER TAG (ROOM SF AS NEEDED)		NEW OVERHEAD DOOR
	EXISTING COLUMN				

CONSTRUCTION NOTES

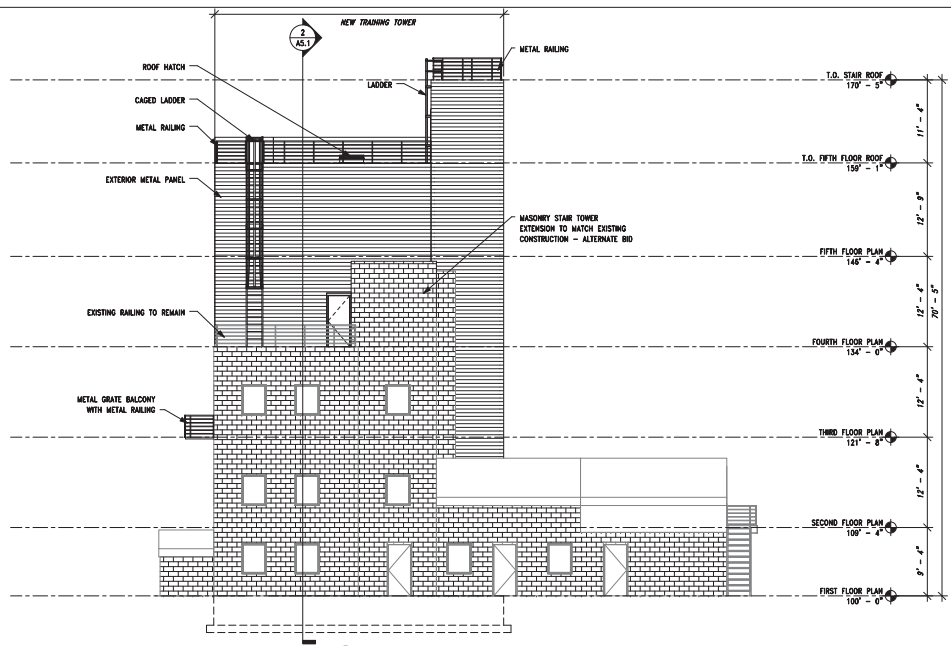
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- 6 EXISTING CHIMNEY
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GENERAL NOTES:

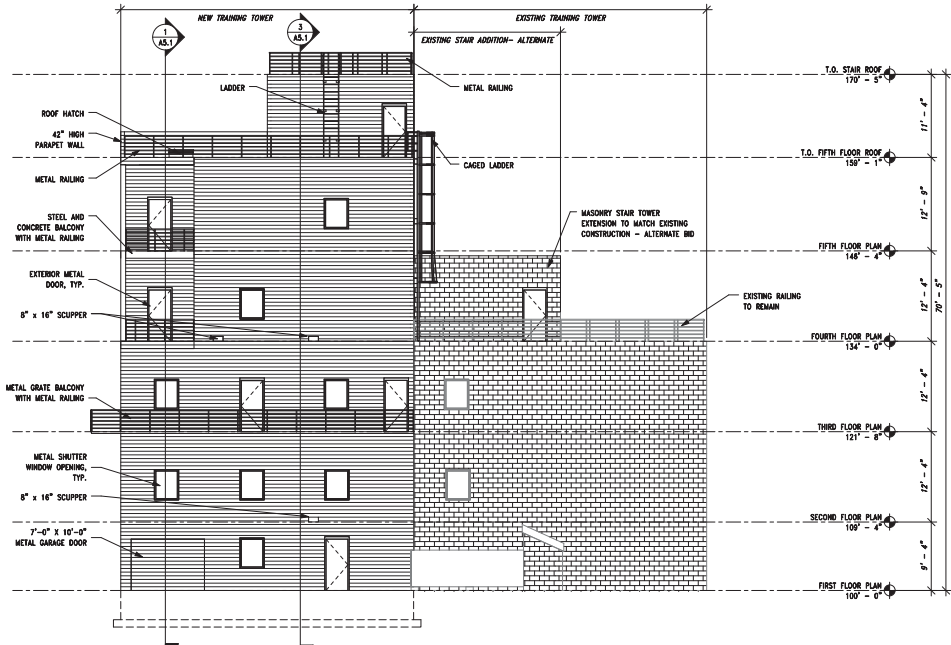
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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QUORUM ARCHITECTS, INC.

Drawing Date
12/22/2017

Project
**OAK CREEK CAMPUS
TRAINING TOWER
FACILITY EXPANSION**

Project Series Project No.
FY18 2018893

Quorum Project No. 17091-01
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Sheet Title
EXTERIOR ELEVATIONS

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A4.1

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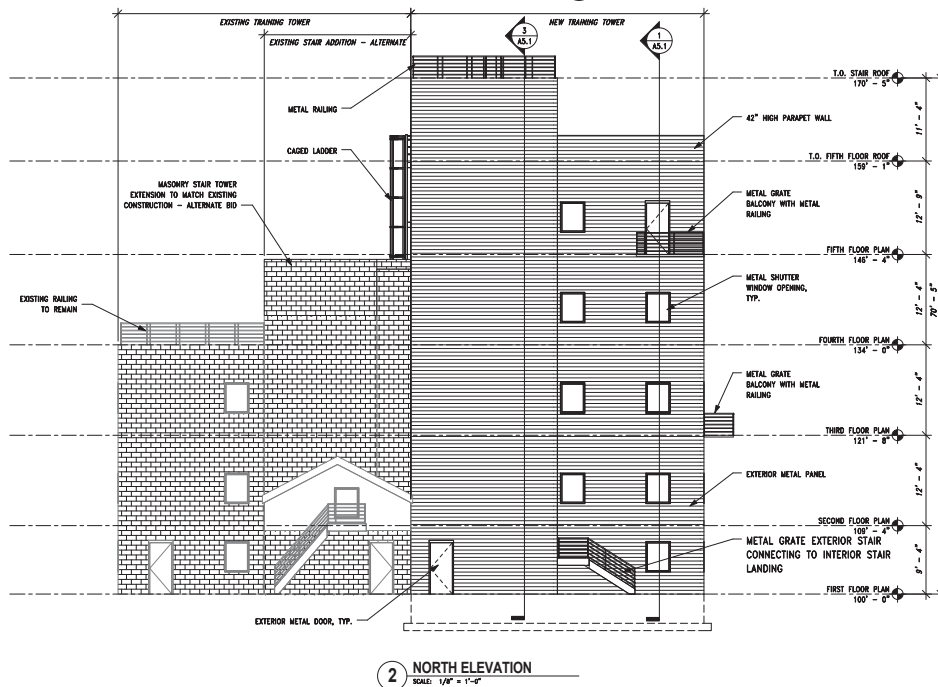
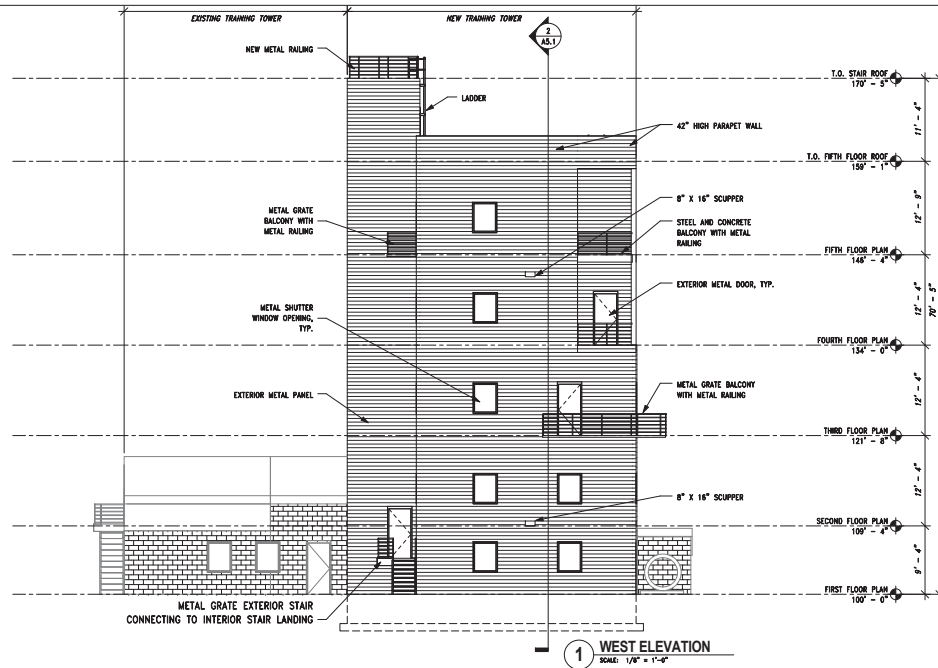
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Sheet Title
EXTERIOR ELEVATIONS

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Construction Services Room M106
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Sheet No.
A4.2





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 FY18 2018893

Quorum Project No. 17091-01

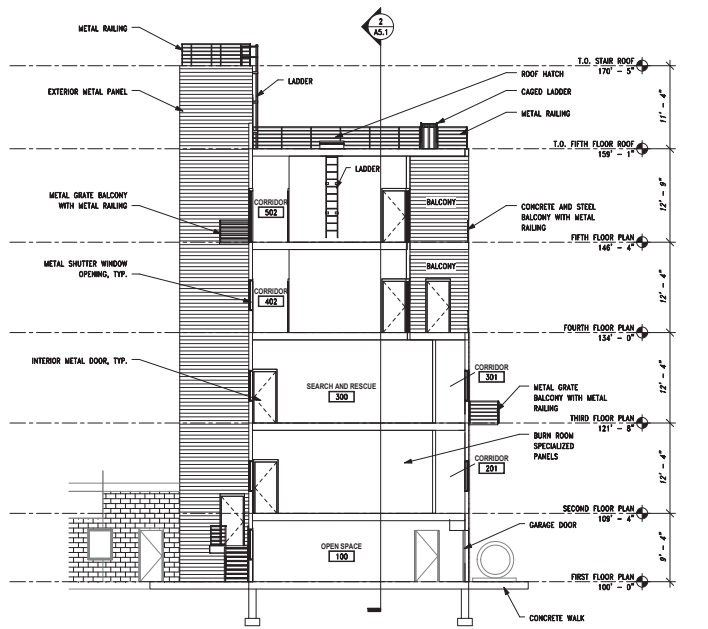
Drawn By Checked By
 EN BS

Revisions

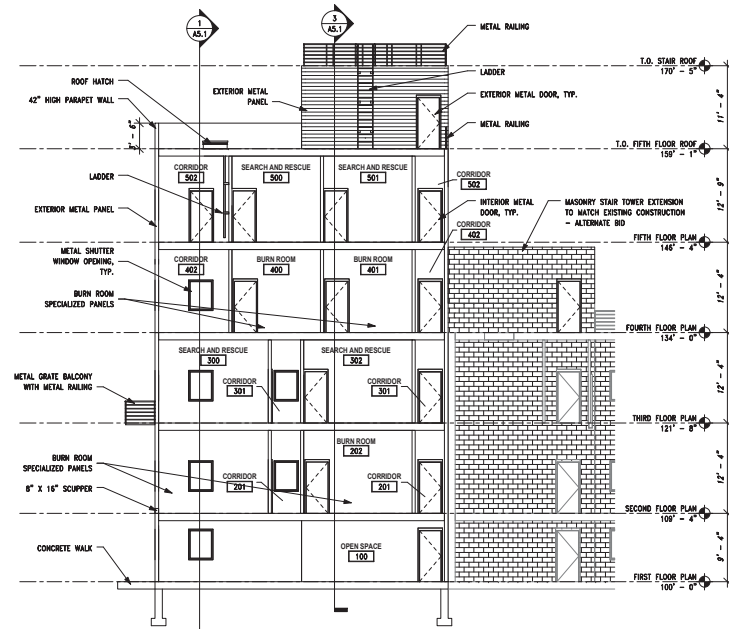
Sheet Title
 BUILDING SECTIONS

Milwaukee Area Technical College
 Construction Services Room M106
 700 W. State Street
 Milwaukee, WI 53233-1443
 Telephone 414-297-6236 Fax 414-297-7723

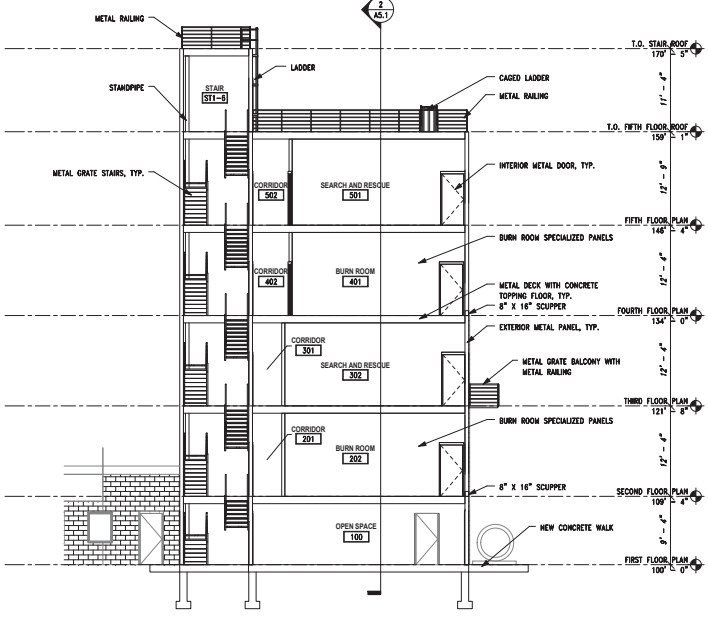
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1 BUILDING SECTION - NORTH/SOUTH 1
 SCALE: 1/8" = 1'-0"

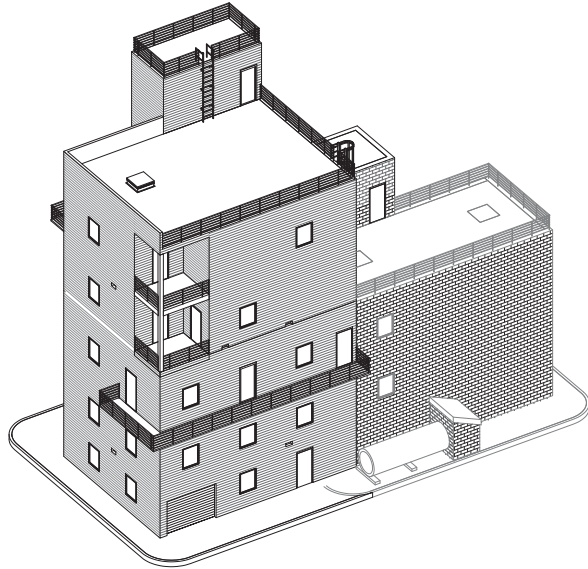


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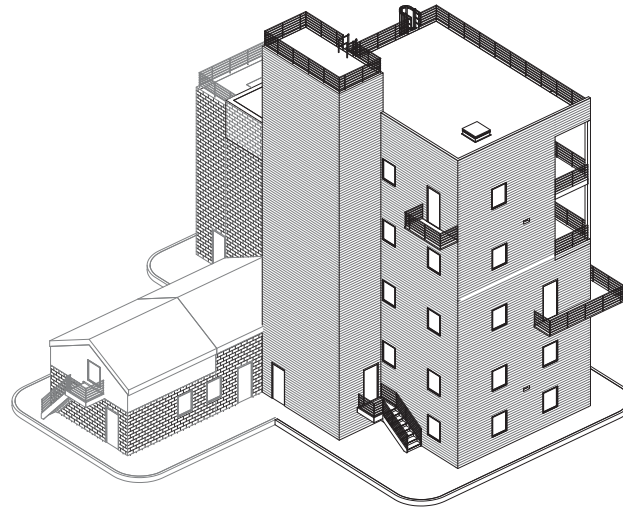


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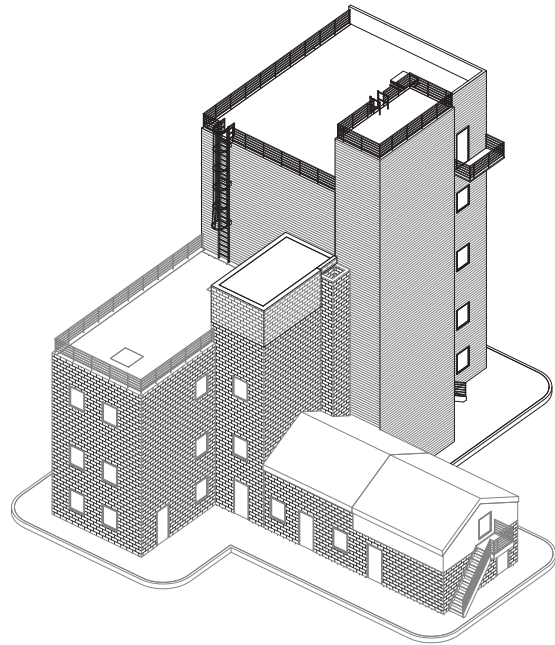
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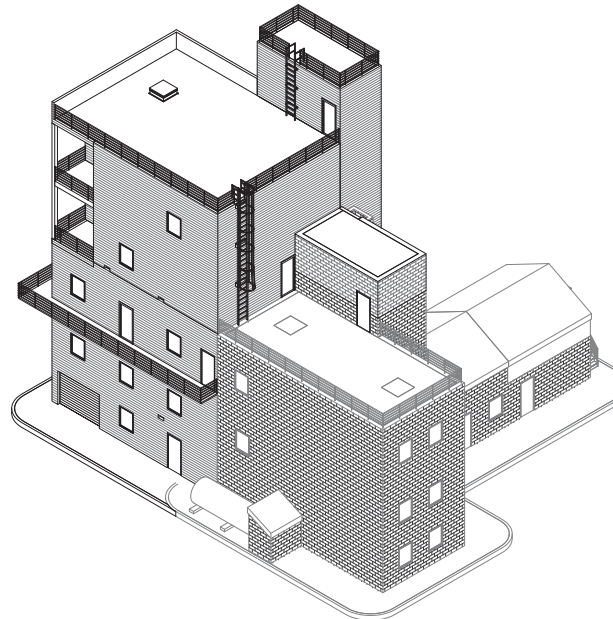
1 SOUTH WEST VIEW



2 NORTH WEST VIEW



3 NORTH EAST VIEW



4 SOUTH EAST VIEW



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QUORUM ARCHITECTS, INC.

Drawing Date
12/22/2017

Project

**OAK CREEK CAMPUS
TRAINING TOWER
FACILITY EXPANSION**

Project Series Project No.
FY18 2018893

Quorum Project No. 17091-01

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EN BS

Revisions

Sheet Title
BUILDING VIEWS

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A6.1







