



PLAN COMMISSION

March 13, 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 Siepert
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 – February 27, 2018
4. Significant Common Council Actions
5. New Business
 - a. **CONDITIONAL USE PERMIT** – Review a request submitted by Dorian Boyland, Boyland Properties Oak Creek, LLC, for a Conditional Use Permit for automotive sales and service and a car wash on the properties at 7008 and 7018 S. 27th St., and 2500 W. Rawson Ave. (Tax Key Nos. 737-9989-001, 737-9988-001, & 737-9037-001). Follow this item on Twitter **@OakCreekPC#OCPCBoyland**.
 - b. **CERTIFIED SURVEY MAP** – Review a certified survey map submitted by William Zanetis, Wisco Hotel Group, dividing the property at 6440 S. 13th St. (Tax Key No. 717-9009-000). Follow this item on Twitter **@OakCreekPC#OCPCWiscoCSM**.
 - c. **MINOR LAND DIVISION** - Review a certified survey map submitted by Dennis and Linda Counard combining the properties at 3404 and 3420 E. County Line Rd. (Tax Key Nos. 969-9004-004 and 969-9012-002). Follow this item on Twitter **@OakCreekPC#OCPCounardCSM**.
 - d. **TEMPORARY USE** - Review a request for a temporary use permit submitted by Justin Kratochvil, Ozinga Ready Mix Concrete, Inc., for a temporary portable ready mix concrete plant on the property at 841 W. Rawson Ave. (Tax Key No. 764-9051-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCOzinga**.

Adjournment.

Dated this 8th day of March, 2018

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

Posted 3/8/18 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 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, FEBRUARY 27, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Commissioner Carrillo, Alderman Loreck, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator; and Doug Seymour, Director of Community Development.

Minutes of the February 13, 2018 meeting

Commissioner Siepert moved to approve the minutes of the February 13, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye, except Commissioner Carrillo, who abstained. Motion carried.

**PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
UPDATE FROM “PLANNED BUSINESS” AND “SINGLE FAMILY RESIDENTIAL” TO
“MIXED RESIDENTIAL”
8300, 8304 AND 8380 S. 27TH ST. AND 8370 S. ORCHARD WAY**

Planner Papelbon read the public hearing notice into the record. Mayor Bukiewicz asked if anyone would like to explain the purpose of this Comprehensive Plan amendment. Planner Papelbon explained that the proposal is to change the existing land use categories for the noted properties from Planned Business and Single Family Residential to Mixed Residential in consideration of a future multi-family residential development on the property. Mixed Residential would allow for the development of a variety of housing types consistent with the types of residences currently in the neighborhood. 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. The proposal would bring these properties into alignment with the goals of the Comprehensive Plan.

Ryan Schultz, President/Owner, HSI Properties, 18500 W. Corporate Dr., Ste. 120, Brookfield, WI introduced his colleague, Ashley Poull, Junior Project Manager for HSI, and Eric Harrmann of AG Architecture. Mr. Schultz gave a presentation of HSI as a developer of multi-family developments, and cited Drexel Ridge as one of their developments currently underway in Oak Creek. HSI specializes in mixed use multi-family developments, but has also developed commercial, retail, industrial, and health care properties, all of which are located in the greater Milwaukee area. Mr. Schultz emphasized that their multi-family developments are unique in that they offer an upscale community featuring amenities and services that enhance the lifestyles of their residents; they rent not because they are forced to, but because they choose to.

Mr. Schultz gave a brief overview of the Drexel Ridge development including photos of the included amenities such as the clubhouse and pool, as well as unit interiors. He also displayed photos of State Street Station and The Enclave in Wauwatosa, The Standard @ East Library in Milwaukee, and Wells Street Station in Delafield. Moving to the subject property, a combined 20.56 acre section of land, he stated that HSI strives to choose properties that are in up-and-coming areas; with the development of the 27th Street Corridor, this site provides a unique opportunity. Mr. Schultz explained forty percent of the land on the proposed site is already consistent with the Comprehensive Plan; it is just the portion fronting 27th Street that they are requesting to be rezoned from the current mixture of classifications to RM-1 PUD. He explained there is a large market demand for developments such as this. The proposed development would contain 280 units with 2.27 parking stalls per unit at a density of 13.6 units per acre. The

buildings would be two-story townhouse style buildings with direct entrances, upscale finishes and in-unit amenities, as well as community amenities such as a clubhouse, pool, fitness center, green space, and on-site property management.

Eric Harrmann, AG Architecture, 1414 Underwood Ave., Wauwatosa, WI explained that in alignment with the 27th Street Corridor, they opted to position the clubhouse and first building on the 27th Street frontage as a welcoming feature to the living community. The development would include dual points of access with the primary entrance located at the cul-de-sac on W. Colonial Woods Dr. and a secondary access point on 27th Street. This would allow residents to enter and exit directly from the proposed development without having to access the neighboring communities. Connecting interior roads and ample sidewalks to each property create a dynamic flow within the development. Most of the buildings are positioned in pairs that face each other with a green space in between. The buildings on the outskirts are positioned to take in the natural view that surrounds the site. Ample parking will be provided for residents and guests.

In closing, Mr. Schultz summarized that the proposed project provides an alternative modern housing option in a growing community and meets the market demand for new multi-family communities that will appeal to a broad demographic, as well as provide a significant increase in tax base to the City. Mr. Schultz requested that if the Plan Commission chooses to endorse the project, that any approval would be conditioned on HSI Properties or its affiliate taking title to the property, in consideration of a covenant within the purchase agreement with the seller.

Mayor Bukiewicz made a call for public comment.

Arden Degner, 8540 S. Pennsylvania Ave., Oak Creek, WI inquired whether this proposed development is part of the 27th Street redevelopment which includes the City of Franklin extending south of Forest Hill Ave. Mayor Bukiewicz confirmed that it does extend to Forest Hill Ave., and is part of the 27th Street plan. Planner Papelbon clarified that it is part of the general 27th Street Corridor Plan, but is not part of a separate overlay district. Doug Seymour added that there were four different zones: north along Rawson Ave., south along the Southbranch Industrial Park and Ryan Rd., as well as the existing development pattern across the street in the City of Franklin, so it is part of the overall plan, but not part of the overlay district.

Mr. Degner also asked if there would be sidewalk access along 27th Street for pedestrian and wheelchair traffic. Mayor Bukiewicz answered that there is already a sidewalk in place running from Drexel north to Rawson, and he believed that there is a plan to extend the sidewalk north of Rawson as a multi-use path. Mr. Seymour confirmed that it is intended as part of the plan but there is no project at this point in time that would incorporate the multi-use path, which would be ten feet in width. Mr. Degner stressed the importance of sidewalk accessibility in this type of urban area. His other concern is that there is ample visitor parking in the new development. Mr. Seymour emphasized that in spite of the plans presented by HSI, this first step in the process is just discussing and making a decision on the land use with respect to the Comprehensive Plan. As the project unfolds, there will be other appearances before the Plan Commission to discuss rezoning, possible changes to the street patterns, and site and architectural plans. Mayor Bukiewicz acknowledged Mr. Degner's concern with the availability of sidewalks and visitor parking but reiterated Mr. Seymour's point that this discussion is really about the appropriate use for the land.

Mayor Bukiewicz made a second and third call for comment. Seeing none, the public hearing was declared closed.

**COMPREHENSIVE PLAN AMENDMENT
UPDATE FROM “PLANNED BUSINESS” AND “SINGLE FAMILY RESIDENTIAL” TO
“MIXED RESIDENTIAL”**

8300, 8304 AND 8380 S. 27TH ST. AND 8370 S. ORCHARD WAY

Mayor Bukiewicz opened up discussion to the Commission.

Commissioner Hanna inquired about the market analysis that HSI has done to establish the need for this type of development in the community. Mr. Schultz answered that HSI has used a number of companies that provide market studies to developers, including Moegenburg Research in Brookfield and Tracy Cross & Associates in Chicago. The companies study the demand for such housing options, cross-referenced against new developments under construction and being planned. This provides an idea of what criteria need to be met in order to achieve leasing goals. Using this approach gives both the developer and investors peace of mind in their investment.

Alderman Loreck felt that the proposed change to Mixed Residential would be a more appropriate buffer to the condominiums and single-family residences in the surrounding area, as opposed to the current classification as Planned Business.

Commissioner Siefert inquired how HSI is doing with meeting their completion schedule at Drexel Ridge. Mr. Schultz answered that the demand for these units has been so overwhelming that they opted to push up the closing on the second phase and are actually exceeding the initial schedule by about nine months. Anticipated completion of the entire project is before the end of 2018 and the second phase fully leased by spring of 2019, which is approximately a year ahead of schedule. If all goes as anticipated, they are hopeful to begin the 27th Street project by fall of this year which would allow the utility infrastructure to be in place and they would begin construction on the first few buildings which could be framed during the winter months.

Mayor Bukiewicz stated that this development fits the requirements of the State of Wisconsin Smart Growth Law. The impact of this development will leave many things to consider down the road. However, the objective of this meeting is to amend the Comprehensive Plan to allow a residential development, which not only fits the plan, but is also conducive to the City's economic goals. He closed his comments by calling for a motion.

Alderman Loreck moved that the Plan Commission adopts Resolution 2018-04, amending the Comprehensive Plan and Planned Land Use map to reflect the changes in land use from "Planned Business" and "Single Family Residential" to "Mixed Residential" for the properties at 8300, 8304, 8310, and 8380 S. 27th St., and 8370 S. Orchard Way following review and adoption by the Common Council. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS CONDITIONAL USE PERMIT LAKESHORE VETERINARY SPECIALISTS 9472 S. 27TH ST. TAX KEY NO. 878-9001-001

Planner Papelbon provided an overview of the conditions and restrictions for a veterinary clinic (see staff report for details).

Mayor Bukiewicz invited the applicant to address the Plan Commission.

Jordan O'Connor, Design 2 Construct, N173 W21010 Northwest Passage Way, Jackson, WI appeared on behalf of the applicant. Mr. O'Connor asked to clarify item 3B of the Conditions and Restrictions regarding the pet relief area, stating that the area would be completely fenced in and the pets on leash and supervised by an employee. He inquired whether the proposed

area could be divided into two portions to provide a distinct isolation animal area which would separate them from other animals. Planner Papelbon stated that the conditions would allow for two separate areas. This would be further addressed at site plan approval.

Mayor Bukiewicz invited questions from the Commission.

Commissioner Siefert inquired whether there will be an access point on 27th Street to the property. Mr. O'Connor answered that there is not an access point on 27th Street. Currently, there is only a cross-access easement with the neighbor to the east, from Ryan Road. Alderman Guzikowski added that this property is in his district, and he is in agreement with the conditions and restrictions.

Arden Degner, 8540 S. Pennsylvania Ave., Oak Creek, WI inquired whether sidewalks would be included alongside the property. Mayor Bukiewicz noted that the purpose of this meeting is not to specifically address this issue, but it would be addressed later. Mayor Bukiewicz noted that the Conditions and Restrictions are consistent with the other veterinary clinics in the City; he did not have any issues with what is being proposed and called for a motion.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an animal hospital on the property at 9472 S. 27th St. after a public hearing. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
ALDI FOOD MARKET
410 AND 500 W DREXEL AVE.
TAX KEY NOS. 782-9003-000 AND 782-9014-000

Planner Papelbon provided an overview of the plan review for a new food market (see staff report for details).

Mayor Bukiewicz invited the applicant to address the Plan Commission.

Brian Adamson, ICAP Development, LLC, 833 E. Michigan Ave., Milwaukee, WI commented that in the past, the two parcels in question have been difficult to develop on their own due to their small size, and he believes that ICAP has maximized the potential of the two parcels by combining them, as well as addressing the environmental issues on the site. The building has been designed to provide a cap to that environmental issue, and allows for stormwater runoff in an area that will not be affected by the environmental contamination. Access to the properties has been an issue as well. Mr. Adamson believes this has been addressed by consolidating the two existing access points to create a two-way median on Drexel Ave. as well as considering the flow of traffic across to Drexel Town Square. All truck access for the Aldi building and most for the smaller building will enter on Drexel Ave., exit on 6th Street, and head north. Wetlands and floodplains on the parcels will be left and buffered according to the plan. The design of the porous pavers will cover the area and drain into the stormwater pond to the north. His concern is using the pavers at the appropriate grade height, while avoiding utility areas and truck traffic areas; they are open to working with staff to find solutions to these requirements. With that, Mr. Adamson introduced Tom Howald, Director of Real Estate for Aldi Inc.

Tom Howald, Aldi Inc., 9342 S. 13th St., Oak Creek, WI clarified that this would be their second location for the City of Oak Creek, and noted that in December, they discarded their original plan and began work on a new building concept design now being presented. The building with its angled roofline is unique in design. It is the first of its kind in this area and they feel will complement the architecture of the buildings in Drexel Town Square.

With regard to the east elevation, Mr. Howald stated that they have not received indication that this needed to be broken up. The new building plans, with all of the added architectural features, have a significant overall cost. The east elevation would be completely blocked by the adjacent tenant to the east, including any future development which would be beyond their control. He is proposing working with staff on a landscape plan and fencing to screen the area.

Mayor Bukiewicz opened up discussion to the Commissioners.

Commissioner Chandler inquired if the east elevation is the only blank façade on the building. Planner Papelbon stated that staff is only concerned with the east elevation. Doug Seymour further explained that in terms of the Code, staff is primarily concerned with the visible perimeter. When driving west on Drexel Ave., this elevation will be highly visible, and staff would like to see some of the architectural features from the south elevation wrap around to the east. Commissioner Chandler asked for more information from the applicant regarding the concerns about this east elevation. Mr. Howald agreed that in the renderings, it does look very nondescript. However, there is only a forty-foot span between the proposed building and the Roth Heating building to the east. In addition, they feel that they have addressed the issue by incorporating a very elaborate landscape plan for the area which will complement the east elevation of the building. Commissioner Chandler also inquired about the parcels to the east of the proposed building, which are addressed in the report. Planner Papelbon clarified that the report mentions the east parcels only because they are included in the proposed TID 15 for possible future redevelopment. Commissioner Chandler asked the applicant to address the location of the transformer, utilities, and trash enclosures. Mr. Howald indicated that if acceptable to staff, they would screen any utilities with mature landscaping or board-on-board fencing, if required. One trash receptacle would be located at the front façade underneath the canopy, and one at the north side of the building in the dumpster area, which is recessed about 3.5 feet. This area will include a retaining wall and the entire area will also be screened with pine trees and existing tree growth which will make it very difficult to see. Planner Papelbon also added that at this time the utility and mechanical locations are not determined, but they will work with the applicant at a later time on proper screening of those items. Mr. Howald stated that they will be proposing to locate the transformer on the east elevation; that may change after working with the utility company. All other mechanicals (condenser unit and HVAC) are located on the rooftop. These will be completely screened and should not be visible from the roadway. Line of sight drawings will be provided if requested. Commissioner Chandler asked about the timeline for beginning construction and anticipated completion. Mr. Howald answered that their proposed plan is to commence construction in 2018, but cannot specify a date at this time. Commissioner Chandler also asked about the Nichiha and white material. Mr. Howald stated that the Nichiha cement fiber board is the brown material shown on the renderings; the white material, shown above the brown on the south elevation rendering, is Kalwall, which is an energy-efficient, translucent fiberglass material that looks like spandrel glass but at night, is illuminated by the interior lighting. The other materials are shown on the material list in the report. Commissioner Chandler asked which elevations meet the requirements. Planner Papelbon stated that all of them do, if the Plan Commission approves the Nichiha panel.

Commissioner Hanna inquired if the landscape agreement includes maintenance to ensure that the plantings are taken care of long-term. Mr. Howald explained that Aldi will be responsible for maintaining the landscaping on the site; they hire professional companies to maintain the landscaping at all of their locations year-round.

Commissioner Carrillo indicated that with their location directly across from Drexel Town Square, she felt strongly that they would need to break up the east elevation with some architectural detail. Mr. Howald again reiterated that any future development of the neighboring Roth property may be several years down the road. That timeframe would allow plantings to be

fully established, providing enough visual interest to mask the blank façade. Commissioner Carrillo expressed that with the height of the building, she did not feel that landscaping alone would be sufficient and suggested carrying the light brown material over and extending the windows to mimic the west elevation.

Alderman Guzikowski stated that his only points of concern were breaking up the east elevation and the issue of the pavers. Mayor Bukiewicz added that the pavers are part of the overall stormwater management relative to the wetlands located on the parcels. Commissioner Johnston felt that there was definitely a need to add more pavers, not so much for stormwater management, but due to the lack of landscaping in the parking lot. The pavers serve an aesthetic purpose which is part of the TIF agreement. He noted the parking in the southeast corner would be a viable area to add more pavers, or the corridor between the north-south roadway and the future development area. Mayor Bukiewicz inquired how much square footage that would encompass. Commissioner Johnston indicated an area approximately equivalent to half of the City Hall parking lot. The roadway currently shown is constructed of heavy-duty asphalt; currently the only section of pavers is a small parking area. Mr. Seymour added that this is a sustainability feature that is important to the people in this community and did not feel that the one bank of pavers currently on the paving plan was sufficient. Mayor Bukiewicz agreed, adding that consistency among the surrounding businesses is important. Mr. Howald stated that Aldi did use pavers at one of their other locations for the purposes of stormwater management; but in this case he is proposing that they are used purely for aesthetics as they have determined that given the amount of semi traffic that they have, the pavers do not work well for stormwater management. The areas that were noted as being appropriate for pavers are the exact locations where there will be extensive traffic from delivery vehicles. Whether for aesthetics or for stormwater management, the pavers fail due to the high level of traffic. Commissioner Johnston clarified that the City is proposing the parking stalls, not the travel lanes, utilize the pavers. However, Mr. Howald stated that regardless of the designated travel lanes, the delivery drivers are going to go where they want and the pavers will ultimately not hold up over time as they require too much maintenance. He is proposing to work with staff to determine where the pavers would be most impactful outside of the truck travel paths. If the pavers are being used primarily for aesthetic, rather than stormwater management purposes, Mayor Bukiewicz proposed the use of stamped, dyed concrete. Commissioner Johnston was not in favor, as this material is not porous enough to impact the stormwater management on the property and will break down very quickly. Mr. Howald cited the south areas of the parking lot would be the most appropriate, as this will be the area most visible by consumers entering and leaving the area, but will have very little truck traffic. Mayor Bukiewicz inquired whether they would have truck traffic entering from 6th Street. Mr. Howald stated that they could come in through 6th Street, but they do come in from Drexel as well, back into the dock area, exit through 6th Street north to Rawson Ave., and then travel west to the interstate.

Alderman Loreck reiterated concerns that had been raised by other commissioners, and stated that he felt that while the east elevation is currently blocked by the Roth building, future development might change that, and the location of pavers might be vulnerable due to truck patterns created by possible future adjoining parking lots.

Commissioner Siefert agreed that the east wall is an issue. Mayor Bukiewicz summed up by saying the issue will have to be addressed. If the two adjacent properties were combined and the footprint of the existing buildings is not maintained, the current forty-foot space between the buildings could end up being larger, making the east wall much more visible. The applicant would need to work closely with the Planning staff if additional landscaping would be used to resolve the problem. Mr. Seymour indicated that if Aldi would make modifications to the architecture, staff would like to see that come back before the Plan Commission. Mayor Bukiewicz agreed and was confident that staff would be able to resolve the two big issues of the east façade and the pavers, but stressed that as this site will be a prototype for future stores, it

should be a showcase from all sides. He suggested that if they could make some allowances in their budget, it would be nice to see the Nichiha panels brought around to the east façade, perhaps replicating the window and Nichiha panel combination that is seen in the bump-out on the west elevation. Mr. Howald inquired whether such a change would require another appearance before the Plan Commission. Mayor Bukiewicz indicated that he believes that would be contingent on staff. Mr. Seymour added that if there is a consensus on the modifications, staff would be more comfortable deciding whether the applicant will need to reappear at Plan Commission. Without a consensus, it would be preferable that the applicant reappears. He inquired what the applicant would suggest for potential modifications to the east elevation. Mr. Howald indicated that it is a timing issue determining whether or not they will move forward. Having to reappear could possibly have a detrimental impact on their project plan, and he requested approval from the Plan Commission to be able to work with staff to resolve these issues. The paver and screening items are very identifiable and easy to work with. He suggested collaborating with staff on the east elevation, proposing that they mimic the Nichiha panels on the west elevation, but without the spandrel glass. He would go back to his committee for approval and work with staff to incorporate those features into the design. This would keep things moving forward with their timeline without jeopardizing the project. Mayor Bukiewicz felt this would suffice. Mr. Howald indicated that there might have to be some slight shifting to the location of the panels due to utility locations and maintaining proportion on the east elevation, so staff would have to work with the architects on those points.

Mayor Bukiewicz and Planner Papelbon discussed rewording of the conditions for motion, adding the reference to the Nichiha panels in Condition 2. Planner Papelbon felt comfortable with leaving the language regarding the porous pavers in Condition 5 as proposed. Mayor Bukiewicz called for a motion.

Alderman Loreck moved that the Plan Commission approves the site and building plans for a grocery store submitted by I-Drexel, LLC / ICAP Development, LLC for the properties at 410 & 500 W. Drexel Ave., with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the east elevation is revised to incorporate Nichiha panel design elements similar to those on the west elevation.
3. That the plans are revised to include locations for all mechanicals, transformers, and utilities.
4. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.
5. That the plans are revised to incorporate additional porous pavers in the parking lot(s).
6. 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.

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

**TEMPORARY USE
WEST VIEW GARDENS
CLASSIC LANES
7501 S. HOWELL AVE.
TAX KEY NO. 782-9036-000**

Zoning Administrator/Planner Wagner provided an overview of the seasonal garden center request (see staff report for details). Mr. Wagner indicated that there was a typo on the suggested motion for Condition 1, which should not include the text "Classic Lanes OC LLC," and reread the corrected suggested motion without this reference.

Mayor Bukiewicz invited the applicant to the podium to address a question from Commissioner Carrillo, who inquired whether the applicant will be selling produce.

Larry Schutz, 1247 51st Street, Caledonia, WI clarified for Commissioner Carrillo that they do not sell produce, but strictly bedding plants.

With no other questions, Mayor Bukiewicz called for a motion.

Commissioner Siepert moved that the Plan Commission approves the Temporary Use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. That the temporary use shall expire on July 10, 2018.
2. Allow one sign no larger than 32 square feet.
3. That the property is returned to its original condition.

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

**PLAN REVIEW
SUNSET OPTIONS FUNERAL HOME
904 E. RAWSON AVE.
TAX KEY NO. 732-9990-001**

Zoning Administrator Wagner provided an overview of the plan review for exterior building modifications (see staff report for details).

Mayor Bukiewicz opened up discussion to the Plan Commission.

Commissioner Chandler inquired what the applicant would need to modify in order to meet the 75 percent requirement. Zoning Administrator Wagner answered that the beltline would need to be raised up on the east elevation, as well as adding additional masonry on the west elevation. The proposal currently does not include any masonry on the west elevation and the plans overall only include a sixty percent masonry ratio. The applicant is requesting special dispensation from the Plan Commission for aesthetic purposes.

Mayor Bukiewicz invited the applicant to the podium to address the Plan Commission.

LeRoy Stewart, 922 Crabtree Ln., Racine, WI explained that the building, though zoned Commercial, resembles a ranch home with a front elevation of less than eight feet. They are requesting a variance on the 75 percent to make the building more aesthetically pleasing on the south and east elevations. The west elevation is currently bordered by the KEI operation, as well as a 75-year-old oak tree, so it is barely visible looking east. Their plans include landscaping to break up the west elevation. They are also proposing to add a front portico and sconce lighting on the south elevation to give the building more visual interest to passersby, shed the stigma of the previous tenants who occupied the space, and establish themselves as a dignified provider of funeral services for Oak Creek.

Alderman Guzikowski noted his approval of the proposed improvements to the building. Commissioner Carrillo added that she is very familiar with the building and given its very small size, the proposed improvements will be a fantastic addition. She inquired whether they actually hold funeral services at the site. Mr. Stewart answered that they are moving away from holding services there, they typically use clients' churches, and they also have a working relationship with the Oak Creek Community Center, where they are allowed to use a third of their ballroom for families who do not have a church affiliation. Their niche is to provide an affordable funeral

option; they are basically a provider of services. Mr. Stewart added that their long-term goal is to expand the north side of the building to include a chapel for small services, but this would be several years down the road.

Commissioner Johnston asked about the stone they are proposing to use on the south and east facades. Mr. Stewart asked his contractor to come to the podium.

Jason Heisinger, Bulldog Builders, S228 W6956 Enterprise Dr., Big Bend, WI indicated that he did not feel that the 75 percent masonry required would be aesthetically pleasing, but did bring a sample of the proposed Versetta Stone, which is backed by a fifty-year warranty. Bulldog Builders also uses a workmanship warranty for the installation. Commissioner Johnston inquired whether it comes in panel form, and how it is attached to the building. Mr. Heisinger stated that it does come in panel form and brought the sample board to the commissioners to view more closely. (Discussion was inaudible on the mics.) Mayor Bukiewicz commented that the proposed plans were an improvement, but felt that he would be satisfied if the applicant extended the brick belt just halfway up. Mr. Stewart asked to clarify if Mayor Bukiewicz meant that the brick should extend to include the west wall as well, considering the limited view due to the neighboring KEI property. Mayor Bukiewicz answered that ideally it would traverse all three walls but realizes cost is a factor. Commissioner Siepert agreed that he would prefer to see a uniform brick height on the south and east elevations. Mr. Stewart also added that there may be some deviation from the colors shown on the renderings – these were chosen just to show the variation in color with the Versetta Stone. Mayor Bukiewicz inquired on the proposed height of the Versetta Stone material. Mr. Stewart clarified that the height is approximately 42 inches. Alderman Guzikowski asked the other commissioners their opinion on the use of the brick material. Mayor Bukiewicz stated that he would prefer the masonry was carried over to the west wall, but was not terribly concerned if they deferred to using just the landscaping to break up the wall. Commissioner Siepert reiterated that he would like to see the masonry on all three walls, but realized this has significant impact on the cost. Mr. Stewart reiterated that due to the visual obstructions already present on the west side of the building, and the speed with which motorists travel on Rawson Ave., passersby would not even notice that the material did not extend to the west elevation until they were past the building heading east. Zoning Administrator Wagner commented that the Commission may want to include the condition of the masonry beltline continuing along the west elevation because the applicant will be required to meet the 75 percent requirement. This may be a compromise in lieu of meeting the 75 percent requirement; it may not meet the criteria for the visible perimeter, but it goes above and beyond the 75 percent required on the south and east elevations. Mr. Stewart stated that he understands the requirements, but as a small business owner, cost is an issue. Mayor Bukiewicz pointed out that if the applicant took the equivalent of the addition to the beltline that has been suggested on the east elevation and moved it to the west elevation, it would not constitute a large difference in the amount of material that is being used. Mr. Heisinger commented that there is a difference in that the east elevation features a door and window that would obviously not be covered by the masonry material, however the west elevation does not include these features, which would account for approximately another five feet of material. Mr. Stewart indicated that if the Plan Commission would approve the proposal this evening based on the recommendation of a consistent beltline of masonry material on all three elevations of the building, then it would be in his best interests to agree to those conditions. Mayor Bukiewicz added that if the masonry were added to the west elevation as recommended, the applicant could forgo the landscaping on that side of the building. Mr. Stewart indicated that he would probably still go ahead with the landscaping for aesthetic purposes at a later time. Mayor Bukiewicz stated that the motion should then include that the masonry material be used on the three exposed sides of the building. Commissioner Siepert inquired about the height of the material. Mr. Heisinger clarified that it would be approximately 36-42 inches in height, wrapping around the east, south, and west elevations. Zoning Administrator Wagner added that the

motion would not need to include specific references to the height of the material; it would just need to add the condition that the stone beltline continues on the west elevation.

Alderman Guzikowski moved that the Plan Commission approves the building plans for exterior building modifications to the existing building located at 904 E. Rawson Avenue, with the condition that the stone beltline continue on the west elevation.

Commissioner Chandler indicated that she thought the motion would include the east elevation as well. Zoning Administrator Wagner clarified that the current proposal already includes the south and east elevations; the added condition on the motion is to include the west elevation, which should be fine assuming there is a ¾ approval from the Plan Commission.

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

**PLAN REVIEW
TIME EQUITIES, INC.
8581 S. HOWELL AVE.
TAX KEY NO. 828-9009-000**

Planner Papelbon provided an overview of the plan review for requested addition and exterior building (see staff report for details).

Mayor Bukiewicz opened up discussion to the Commissioners. Commissioner Chandler had questions for the applicant regarding using a chain link fence versus masonry material.

Adam Stein, Logic Design & Architecture, spoke on behalf of the applicant, stating that when they designed the exterior of the premises, they only looked at the existing conditions; the apartment complex features significant landscaping. After conversations with Planning staff, it was determined that adding some lower-level plantings between the two areas would provide a better solution. The current landscape includes primarily higher-level trees, but Mr. Stein suggested that adding a line of arborvitae or a condensed evergreen tree would satisfy the screening concerns. He elaborated on the location of the dumpsters for the existing businesses and indicated that they would not be adding any dumpsters; they would just be consolidating what is already there. Mayor Bukiewicz inquired whether the existing landscaping is the property of the apartment complex. Planner Papelbon noted two concerns – first, that the applicant would have to obtain permission of the apartment complex to add more landscaping if that is the option they pursue; and second, to ensure that the existing fire hydrant in that location is not blocked by additional plantings. Planner Papelbon was not certain if there are existing utilities that may be affected by additional plantings. Commissioner Johnston was also unsure of any utilities in that location, but noted there is less than ten feet from the back curb to the property line to accommodate additional landscaping. Planner Papelbon commented that if the Plan Commission feels this is getting too far off-base, they could consider a chain-link fence with some additional slats or covering to make it more opaque. The Plan Commission has the authority to determine opacity of fencing. In this case it would be for aesthetics, but will probably not diminish the noise. Mr. Stein felt this would be acceptable to the applicant; their initial thought was to do a chain-link fence with additional slats for screening or possibly a pressure-treated wood fence, but they proposed the added landscaping as another option. Aesthetically, they would prefer not to add more masonry, as the whole back side of the building is already brick. Mayor Bukiewicz agreed, stating that he would be satisfied with a slatted chain-link fence. He acknowledged that the dumpsters are not really the applicant's issue, but asked if the tenants could be compelled to consolidate their dumpsters. Zoning Administrator Wagner replied that given the relocation of Get it Now to another tenant space and the proposed modifications to the building for the addition of HomeGoods, this is the optimum time to compel the landlord to make all of the dumpster locations compliant with Code. Mayor Bukiewicz

agreed but felt it would need to be pursued on a tenant-by-tenant basis. Zoning Administrator Wagner indicated they cannot do it per tenant; it is best used as leverage when building modifications are requested. At the time this building was constructed, the requirement for a dumpster enclosure was not in place, so it is when a landlord proposes changes to a building that the City pursues compliance with current code. Planner Papelbon added that the existing dumpsters are not tied to a specific tenant, which makes the new requirement more difficult to enforce. Mr. Stein stated that he believes the dumpsters are in shared locations which is why they are distributed in various locations throughout the space. He suggested this item should be added to the overall scope of the project. The movement of Get it Now is providing space for HomeGoods to move in. One of the requirements of HomeGoods is a loading dock which makes a slight addition to the building necessary. Overall, they will actually be reducing the number of dumpsters onsite because HomeGoods will be taking over multiple tenant spaces that were there prior, and adding a compactor which will be tucked behind the recessed loading dock. Commissioner Chandler inquired if the dumpsters in front of the electrical panel will present a safety issue. Mr. Stein responded that the electrical panel shown on the plans is within an enclosed area. The dumpsters will be located in front of this enclosed area to provide enough space for delivery trucks to make turns in the rear parking lot. Mayor Bukiewicz suggested that the applicant speak with the electrical inspector to ensure that there is sufficient clearance in front of the panels.

Commissioner Chandler asked about any potential safety issues with the trash compactor. A photo of the existing trash compactor at the TJ Maxx location was displayed as an example. The photo shows a chute which protrudes from the building and descends into a dumpster. The compactor at HomeGoods will differ in that it will butt up alongside the building and will be located at grade level, rather than having a downward chute. With concern for the tenants at the adjacent apartment complex, Commissioner Siepert asked for clarification on the amount of noise the compactor will produce, and the hours during which it would be in operation. Mr. Stein responded that HomeGoods would need to comply with local noise ordinances just like any other tenant, but the determination of their operating hours has not yet been made. Mayor Bukiewicz stated that he did not believe they would be using the compactor after store closing and inquired what the store's overall hours of operation would be. Mr. Stein was unsure of their operating hours, but anticipated they might be 9 AM – 9 PM. As HomeGoods is owned by TJ Maxx, he assumed their operating hours would be the same. Zoning Administrator Wagner added that he regularly follows up on noise complaints from residents and has never received a complaint about trash compactor noise from residents at the apartment complex.

Mr. Stein inquired about the suggested use of spandrel glass on the four windows at the far end of the HomeGoods space. Their design incorporated the windows to maintain the aesthetics of the building, but featured bronze-backed spandrel glass; putting clear glass there is not an option. He indicated that the tenant would prefer to remove a portion of those windows entirely to allow for interior racking in that location, so the alternative would be to add more split-faced block where the windows were. Mayor Bukiewicz inquired if the commissioners had any issues with that proposal. Hearing none, he called for a motion.

Alderman Loreck moved that the Plan Commission approves the site and building plans for exterior building modifications to the proposed HomeGoods tenant space submitted by Dennis DeBenedetto, Time Equities, Inc., for the property at 8581 S. Howell Ave., with the following conditions:

1. That all relevant Code requirements are in effect.

Planner Papelbon recommended striking conditions 2 and 3 originally stated in the suggested motion. Alderman Loreck noted this change and continued the motion.

2. 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.

Commissioner Siepert seconded.

Before roll call, Mayor Bukiewicz gave the applicant the opportunity to speak. Dennis DeBenedetto, Time Equities, Inc. wished to clarify that the application did not come specifically from him, but from Oak Creek TEI Equities, LLC.

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 8:44 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

March 2, 2018
Date

Summary of Significant Common Council Actions

March 6, 2018

1. **APPROVED Resolution** No. 11917-030618, creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental District (TID) No. 14 (610 W. Rawson Ave., 7001 and 7045 S. 6th St.) (1st District).
2. **APPROVED Resolution** No. 11918-030618, creating, describing, and making certain findings and approving the Project Plan and boundaries for Tax Incremental District (TID) No. 15 (330, 400, 410 and 500 W. Drexel Ave.) (1st District).
3. **APPROVED Ordinance** No. 2898, adopting an amendment to the Comprehensive Plan for the properties at 8300, 8304, 8310, and 8380 S. 27th Street, and 8370 S. Orchard Way (2nd District).
4. **APPROVED Resolution** No. 11920-030618, approving a Land Swap Term Sheet by and between the City of Oak Creek, Ryan Business Park, LLC and Milwaukee County (5th District).



Kari Papelbon, CFM, AICP
Planner



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit

Description: Review a request for a Conditional Use Permit for automotive sales and service and a private car wash facility on the northeast corner of 27th St. & Rawson Ave.

Applicant(s): Boyland Properties Oak Creek, LLC

Address(es): 7008 and 7018 S. 27th St., 2500 W. Rawson Ave.

Suggested Motion: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for automotive sales and service and a private car wash facility on the properties at 7008 and 7018 S. 27th St., and a portion of 2500 W. Rawson Ave., after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at the next meeting (March 27, 2018).

Owner(s): Boyland Properties Oak Creek, LLC

Tax Key(s): 737-9989-001, 737-9988-001, 737-9037-001

Lot Size(s): Lot 1 = 7.702 ac, Lot 2 = 4.839 ac (see CSM approved in 2017 to be recorded)

Current Zoning District(s): B-4, Highway Business

Overlay District(s): 27th Street Overlay RRO, Regional Retail

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

Comprehensive Plan: Planned Business, Two Family/Townhouse Residential

Background:

In June of 2016, the Plan Commission reviewed a request for a Conditional Use Permit for automotive sales and service with a private car wash facility on the properties above. After extensive discussion and consideration, the Plan Commission recommended Common Council approval. Ordinance 2813 was approved and passed by the Common Council on July 19, 2016. Section 11, Time of Compliance in the approved Conditions and Restrictions provided twelve (12) months for a building permit to be issued related

to the Conditional Use. For various reasons, a building permit was never pursued and therefore the Conditional Use Permit approved by Ordinance 2813 has expired. The Applicant is now requesting that the Plan Commission reconsider the request for the same use in the same location. Plan Commissioners should note that the rezone of the properties was not affected by the expiration of the Conditional Use Permit.

As was mentioned in the staff report in 2016, these parcels are part of the 27th Street Corridor Plan and are located in the 27th Street and RRO, Regional Retail Overlay Districts. Both Overlay Districts and the B-4, Highway Business district classify automotive sales and service and car wash facilities as Conditional Uses. A copy of the Overlay District requirements is included with this report.

Per the submitted narratives, projected monthly sales of 75-85 new and used vehicles are anticipated at this proposed location, with 2-3 inventory deliveries per week. Based on those projections, approximately 10 - 25 customers per day are anticipated. No updated information regarding retail parts and service customers has been received, although the report from 2016 stated that 15-20 retail parts customers and 35-45 service customers were expected per day.

An estimated 35-40 employees will be full-time, with less than 10 anticipated part-time staff (evening receptionist, lot attendants, lube techs). Full-time positions are detailed below:

Department	Number of Employees
Sales	8-10
Parts	2-3
Service (technicians)	6-8
Service (support)	8-10
Managers (sales and finance)	3
Office / Administrative Support	3-5

Anticipated Hours of Operation:

Department	Hours
Showroom	M-Sat: 9:00 AM – 9:00 PM
Service/Parts	M-Sat: 6:30 AM – 6:30 PM
All	Closed Sunday

Deliveries of automobiles are expected 2-4 times per week, with daily deliveries of auto parts. Oil trucks and supplier/vendor trucks will make frequent deliveries as well. Outdoor storage and display of merchandise will include new and used automobiles. One of the conditions that staff will propose as part of the Conditions and Restrictions is that outdoor storage or display be limited specifically to new and used vehicles for sale – no parts, equipment, damaged/junked motor vehicles, etc. This is the same condition that was included in the original approval.

Access is proposed on both 27th Street and Rawson Avenue. While verbal approvals with WisDOT and Milwaukee County have been noted in the submission, final written approvals and permits are forthcoming. These will be required, with copies submitted to the City, prior to issuance of building permits.

Parking requirements for motor vehicle sales establishments are 2 customer stalls per salesperson, plus one stall per employee during the shift with the most employees. Motor vehicle repair, maintenance, and service stations must provide 3 stalls per indoor service bay, plus 1 stall per employee during the shift with the most employees. This would equate to 51 – 60 stalls based on salespersons (including 35-40 employees) and 74 – 79 stalls based on repair/maintenance/service (including 35-40 employees). Although car washes have their own required parking, staff did not include these requirements as the car wash is not for public use. Visitor parking (137 stalls) has been identified on the preliminary site plan in three (3) rows north of the building, in one (1) row on the west, in one (1) row directly in front of the building entrance, in two (2) rows south of the building, and in two (2) rows in the parking lot along Rawson Ave. Employee parking (52 stalls) has been identified in two (2) sets of rows immediately east of the building. Vehicle storage areas have been identified east of the employee parking area, with vehicles on display in the Rawson Ave. lot. All other parking is unidentified, but assumed to be for vehicle storage/display and operations/deliveries. The total number of parking stalls provided in the preliminary site plan is 328.

Preliminary site and building elevation plans have been provided and are included with the staff report. While site, building, landscaping, lighting, and related approvals will occur at a later date, Plan Commissioners should be aware of a few items. Buffer yards will be required, and are reflected in the submitted preliminary site plan, for parking and buildings due to adjacency to residential zoning districts in the area. Per the requirements of the overlay district, loading docks and services areas must be placed at the rear of buildings and accessed from service driveways that are separated from pedestrian and customer parking areas. Loading docks are also required to be completely screened from surrounding roads and properties. Per general Code requirements, loading docks and overhead doors may not face a street right-of-way.

Like the configuration approved in 2016 and 2017, the proposed building entrance and service center with overhead doors are oriented to 27th Street. However, a new canopy has been proposed that protrudes from the west elevation over the service center entry. Overhead doors are also located on the south and north, although the north doors are sited outside of the visible perimeter. Section 17.0329(c)(2)(f) of the Municipal Code allows for a modification to the building standards by a $\frac{3}{4}$ majority of the Plan Commission “only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the modification of the particular standard.” The Applicant is required to provide both a written and graphical representation of the supplemental design elements, and how such fulfill the requirement for the modification request(s). Therefore, the Plan Commission may approve of the Conditional Use Permit request without an express condition that the orientation of the building be reconfigured as the modification request(s) can be considered during future site and building reviews.

Officially-mapped roads are also shown on the 2500 W. Rawson Avenue property and north toward 27th Street (across from S. Riverwood Blvd. in Franklin). This road pattern was part of an agreement with the

Wisconsin Department of Transportation to provide an access road for several properties, and the construction of the portion on 2500 W. Rawson Ave. was discussed in detail during previous reviews. The Applicant has indicated their continued compliance with the requirement for a written agreement to construct the road on their property to the property line at such time the remainder of the public road is constructed. If this agreement is still acceptable to the Plan Commission, it will be incorporated into the Conditions and Restrictions. Additional modifications requests for the building materials and site will be part of future Plan Commission reviews. It should be noted, however, that the Applicant has agreed to provide escrow to purchase the corner property (approx. 0.49 ac per the draft CSM) in anticipation of future sale and incorporation into the overall site plans. This will be an area for which future gateway treatments as part of the modification request(s) will be planned closely with the City.

With the above in mind, and recognizing that staff will continue to work with the Applicant on any outstanding issues, staff has no objections to the proposed Conditional Use Permit request. Should the Plan Commission agree, staff will prepare Conditions and Restrictions that for review at the March 27th Plan Commission meeting.

Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions. However, disapproval would likely result in the existing vacant condition of the property to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map

Overlay District Standards

Narratives (2/5/28 & 3/5/18)

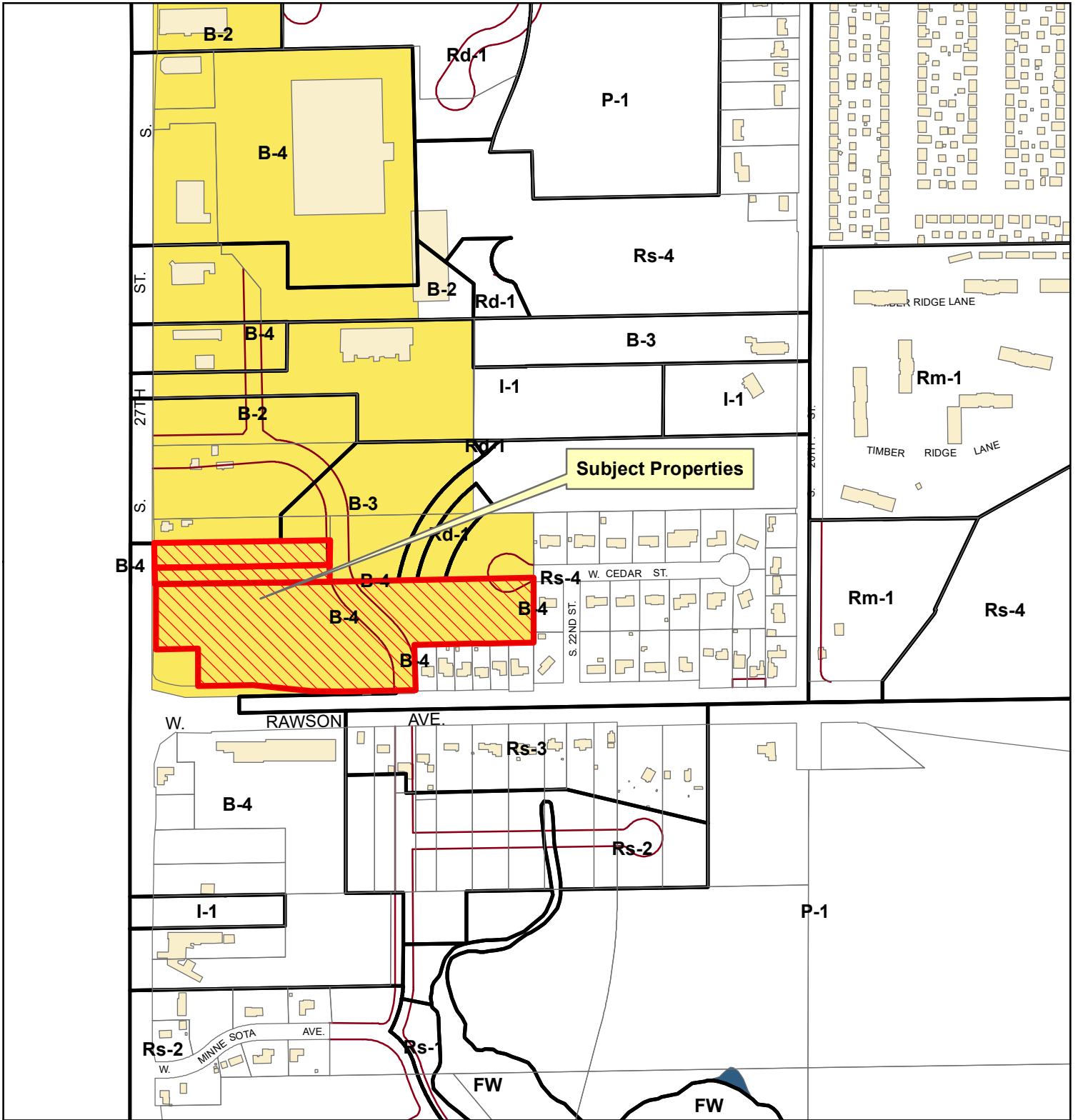
Emails (3/5/18 & 3/6/18)

CSM (3/5/18)

Preliminary Site Plan, Building Elevations, Renderings (C300, A4-1, A1000)

Location Map

7008, 7018 S. 27th St. & 2500 W. Rawson Ave.

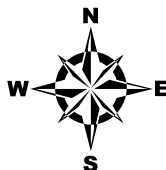


This map is not a survey of the actual boundary of any property this map depicts.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

	2500 W. Rawson Ave.		7008 & 7018 S. 27th St.	Zoning Overlays
				C-1-Shoreland Wetland
				FF-Flood Fringe
				Lakefront Overlay
				NO-Mixed Use Neighborhood
				OO-Mixed Use Office
				RR-Regional Retail

SEC. 17.0329 GENERAL 27TH STREET OVERLAY DISTRICTS DESIGN STANDARDS.

Coordinated efforts between the City of Oak Creek and the City of Franklin have resulted in the creation of four overlay districts along the 27th Street corridor within Oak Creek. The intent of the 27th Street overlay districts is to allow current permitted uses to maintain their permitted use standing while planning for coordinated development or redevelopment along the 27th Street corridor.

Whether the current use is permitted or special use, does not change based on the overlay district zoning until the specific use changes. At that time the new overlay district zoning and design standards come in effect.

The intent of the design standards is to provide creative ideas, stimulate forward thinking, promote quality design, and preserve designated woodlands and wetlands as well as ensure that the construction of buildings, facilities, and properties are compatible with their surroundings, are attractive, and enhance the corridor and building design and development standards established by the City of Oak Creek. These design standards shall apply to Sec. 17.0330 Regional Retail Overlay District, Sec. 17.0331 Mixed-Use/Office/Urban Village Overlay District, Sec. 17.0332 Mixed-Use Neighborhood Overlay District, and Sec. 17.0333 Mixed-Use Office Overlay District and as shown on the Official Zoning Map.

(a) General Design Guidelines

1. Establish and improve the visual character of the 27th Street corridor to reflect its role as one of the most prominent entrances and gateways in the cities of Franklin and Oak Creek and Milwaukee County, and to establish a unique, quality identity for this important corridor.
2. Enhance the destination and market appeal of the corridor.
3. Design a visually pleasing, safe, and socially stimulating business district and destination for Franklin, Oak Creek, and southern Milwaukee County.
4. Facilitate well-planned, coordinated, quality private development along and across the corridor.
5. Ensure that public streets, buildings, infrastructure, and open spaces set a high standard for a quality physical environment throughout the corridor.
6. Enhance the quality of the pedestrian experience along the corridor by providing a pleasant experience for business patrons, employees, and residents.
7. Enhance economic investment for business and property owners.
8. Protect and conserve neighborhood character, and establish safe, convenient and attractive linkages between neighborhoods and shopping and employment areas.
9. Encourage flexible and individual creativity rather than uniformity.
10. Promote community awareness of the physical environment.
11. Preserve and protect environmentally sensitive areas including woodlands and wetlands.

(b) Design Principles

1. Land Use
 - a. Development must provide a mix of uses that encourage pedestrian activity, respect the natural topography and express the street's cultural identity. Fostering a mix of retail, restaurants, offices, service businesses, light industry, residential, civic/institutional uses, and public open spaces is encouraged.
2. Buildings
 - a. Buildings must be, or appear to be at least two stories in height to give scale to the street. Buildings are located closer to the street to create a sense of enclosure for the public sidewalk. Building setbacks provide space for amenities that enhance pedestrian activity along the street.
3. Parking
 - a. Parking lots must be primarily located on the sides and rears of buildings and are shared by two or more businesses. Large parking areas contain significant landscape islands with clear pedestrian walkways.
4. Streets
 - a. Streets within developments must be designed to accommodate efficient traffic flow and multiple transportation choices including automobiles, bicycles, buses, and possible other mass transit options.

5. Walkability

- a. Sidewalks/terrace areas within developments must be a minimum of ten (10) feet wide with a six (6) foot unobstructed sidewalk zone and minimum four (4) foot wide terrace next to the public street. Street furnishings are provided in the terrace to enhance the pedestrian character and use of the street including pedestrian scale lighting, benches, bicycle racks, information kiosks, etc. Crosswalks are clearly marked and include pedestrian refuge islands for safe pedestrian and bicycle crossings.

6. Landscaping

- a. Street trees must be provided to shade the sidewalk, provide a sense of enclosure for the street, and visually unify the blockface.

(c)

Design Standards

The following general design standards provide overarching design principles that are common to all new construction and renovation projects along the 27th Street corridor. These standards fit into four (4) functional categories: blockface design, building design, site design, and streetscape design.

1. Blockface Design

The buildings and sites along 27th Street are not isolated structures. The placement and appearance of the buildings, sites, and signs contribute to the character of the entire block and ultimately to the character of the street. A blockface is one side of a street block. Because 27th Street runs north and south, the blockface along the street area oriented either east or west. When the buildings along a street block are closely spaced or contiguous, the blockface becomes a cohesive vertical element or “street wall”. The opposing blockfaces along the street create a series of relatively parallel street walls that – to varying degrees – enclose the public streetscape and create outdoor, linear “rooms”.

a. The general guidelines for how private property owners can improve the blockface design include:

- 1) Coordinate building and site designs with adjoining properties.
- 2) Promote shared driveways and parking.
- 3) Use landscaping and furnishings to enhance the public sidewalk.
- 4) Consider infill development and landscaping to create a continuous blockface.

b. Circulation and Access

- 1) The internal transportation network for new developments or redevelopment of existing properties shall be designed to accommodate all modes of transportation and incorporate a network of interconnecting streets and blocks with respect to the natural landscape. The internal transportation network shall provide alternate routes to every destination, distributing automobile traffic and shortening walking distances.
- 2) Commercial buildings shall incorporate pedestrian walkways and open spaces and encourage safe movement through their site and to the surrounding area. Such walkways shall be connected with public streets in an engaging and identifiable manner and conflicts between pedestrians and vehicles shall be minimized, to the extent possible.
- 3) Development that maximizes the opportunity to preserve and access adjacent natural and scenic areas including Falk Park, the Root River Corridor, and the Oak Creek Corridor is expected.
- 4) Loading docks and other service requirements shall be placed at the rear of buildings and accessed from service driveways. Pedestrian areas and customer parking areas shall be separated from these areas.

2. Building Design

The design of buildings is a key part of shaping a positive and attractive character for the 27th Street corridor. New buildings and renovation of existing buildings shall enliven the public streetscape, complement the character of adjacent buildings, and provide inviting entrances to pedestrians. Building designs shall be sustainable, as well. “Green” architecture, which uses water, energy, and other natural resources more efficiently, is encouraged.

a. General design parameters for building design include:

- 1) Create buildings with details and proportions that are scaled to the pedestrian.
- 2) Complement scale and character of adjacent buildings.
- 3) Encourage mixed-use buildings.
- 4) Create inviting entrances.
- 5) Maximize storefront transparency.
- 6) Design all sides of the building visible to the public.

- 7) Encourage franchises to respect the character of the street.
 - 8) Employ sustainable design practices.
 - 9) Provide details that express the corridor's character and identity.
- b. The building character and design standards.
- 1) Multi-story buildings with quality architectural design shall be located on prominent sites, such as key intersections, corners, terminations of street vistas, and on high points to serve as landmarks.
 - 2) Exterior materials shall be durable, high-quality materials, true to form (such as stone below wood rather than the opposite), and appropriate for external use.
 - 3) Brick, stone and terra-cotta shall be the primary materials for new buildings or additions.
 - 4) The use of false brick or other "faux" sidings is not permitted.
 - 5) Painting of natural brick and stone is not permitted.
 - 6) Color choice shall complement the style and materials for the building's façade and provide a pleasing relationship with adjoining buildings.
 - 7) Trash, service and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
 - 8) All visible sides of the building shall be designed with details that complement the front façade. Side façades that are visible from the public street shall receive equal design attention.
 - 9) Building massing that creates modulation and articulation is encouraged.
 - 10) Multi-story buildings that allow for a mix of retail, office or residential uses are encouraged.
- c. Building details
- 1) Building design standards less than 20,000 square feet (excluding single and two family residential).
 - a. Building Materials and Colors
 - (i) Façades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in façades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
 - (ii) Masonry, stone, stucco and wood shall be used on the exterior to convey an impression of durability. Metal is not allowed as the primary exterior building material, but it may be used for accents including awnings.
 - (iii) Where masonry is used for exterior finish, decorative patterns shall be incorporated. Ex. Multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
 - (iv) Wood siding shall be bevel, shingle siding, or channel siding and not be applied in a diagonal or herringbone pattern.
 - (v) Building façade colors shall be non-reflective, subtle, neutral, or earth tone. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on a sign face and copy areas.
 - b. Roof Materials, Parapets and Roof Pitch
 - (i) Pitched roof structures shall have a minimum roof pitch of 6/12.
 - (ii) Flat roofs are permitted with detailed stepped parapets or detailed brick coursing.
 - (iii) Parapet corners shall be stepped or designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
 - (iv) Visible sloped roofs shall be neutral in color, such as gray, black or dark brown.
 - (v) Visible roof materials shall be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
 - (vi) All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, or by other approved means.
 - c. Building Façades

- (i) Decorative devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band shall be at least eight (8) inches wide.
 - (ii) Buildings shall incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two (2) structures.
 - (iii) For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - Front and side building walls placed as close as permitted to property lines.
 - Clearly delineated upper and lower façades.
 - A lower façade dominated by large display windows and a recessed entry or entries.
 - Smaller, regularly spaced windows in the upper floor.
 - Decorative trims, such as window hoods, surrounding upper floor windows.
 - A decorative cornice near the top of the façade.
- d. Change in Relief of Building
- (i) Buildings shall include changes in relief on ten (10) percent of their primary façade. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatment for pedestrian interest and scale.
- e. Windows
- (i) Windows that allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
 - (ii) Ground floor window standards.
 - All new buildings shall provide ground floor windows.
 - Required window areas shall be wider windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
 - Required windows shall have a sill no more than four (4) feet above grade. Where interior floor levels prohibit such placement, the sill shall be raised to allow it to be no more than two (2) feet above the finished floor level, up to a maximum sill height of six (6) feet above grade.
 - Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
 - The primary façade of each building, or for corner buildings, each of the two facades, shall contain at least twenty (20) percent of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
 - Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is sixteen (16) square feet per story, or six (6) percent of the façade, whichever is greater.
 - (iii) Upper floor window standards.
 - Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically).
 - Windows shall have trim or molding at least two (2) inches wide around their perimeters.
- f. Modification of Standards
- The Plan Commission may modify any of the above building design standards by a $\frac{3}{4}$ vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the modification of the particular standard. In support of the modification request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the modification is requested.
- g. Pedestrian Accessibility
- (i) Buildings shall maintain and/or enhance the pedestrian scale.
 - (ii) Building entries shall comply with the accessibility requirements of the applicable state and federal codes.

- (iii) Special attention shall be given to designing a primary building entrance that is both attractive and functional.
 - (iv) Buildings located at the intersection of two (2) streets shall utilize a corner entrance to the building unless this is deemed by the Plan Commission to be impractical.
 - (v) Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
- 2) Building detail for buildings more than 20,000 square feet
- a. Building Materials
 - (i) Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity.
 - (ii) Exterior building materials shall be of high and comparable aesthetic quality on all sides.
 - (iii) Building materials such as glass, brick, decorative concrete block, or stucco shall be used.
 - (iv) Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.
 - b. Building Design
 - (i) The building exterior shall be unified in design throughout the structure, and shall complement other building in the vicinity.
 - (ii) The building shall employ varying building setbacks, height, roof treatments, door and window opening, and other structural and decorative elements.
 - (iii) A minimum of twenty (20) percent of all of the combined façades of the structure shall employ actual façade protrusions or recesses.
 - (iv) A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (50,000) square feet.
 - (v) Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.
 - (vi) Ground floor façades that face and are on properties that are in any part within one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length.
 - c. Building Entrances
 - (i) Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns.
 - (ii) Two (2) or more of the following design features shall be incorporated into all public building entryways:
 - canopies or porticos
 - overhangs
 - projections
 - arcades
 - peaked roof forms
 - arches
 - outdoor patios
 - display windows
 - distinct architectural details
 - (iii) All sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.
 - d. Building color
 - (i) Building façade colors shall be non-reflective, subtle, neutral, or earth tone.
 - (ii) The use of high intensity colors, metallic colors, black, or fluorescent colors on façades shall be prohibited.

- (iii) Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants.
- (iv) Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
- e. Modification of Standards
The Plan Commission may modify any of the above building design standards by a $\frac{3}{4}$ vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the modification of the particular standard. In support of the modification request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the modification is requested.
- f. Building location
(i) Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.
- g. Screening
(i) Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior.
(ii) Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.
(iii) Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.
- h. Traffic impact
(i) All projects that include buildings over twenty thousand (20,000) square feet shall have direct access to an arterial or collector street, or shall dedicate public roads that have direct access to a public street.
(ii) Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety through parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks.
(iii) The site design shall provide direct connections to adjacent land uses if required by the City.
(iv) Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following WiDOT guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

3. Site Design

Site design refers to the physical arrangement of buildings, walkways, parking lots, landscaping, and other elements on a property. The placement of these elements of the site will contribute to the functional and aesthetic character of the site and the entire 27th Street corridor. For example, sites with large front parking areas or large setbacks generally contribute little to the aesthetic quality or walkability of 27th Street. Site development that places well-designed buildings closer to the street will strengthen the character and spatial enclosure of the street.

a. The general guidelines for how private property owners shall improve their sites include:

- 1) Locate buildings close to the street.
- 2) Connect entrances with public sidewalks.
- 3) Avoid parking in front yards.
- 4) Provide attractive landscape- ing/outdoor spaces.
- 5) Utilize woodlands and wetlands as functional open spaces.
- 6) Complement the public "streetscape".

- 7) Locating and screening trash and utility areas away from the street.
 - 8) Promote crime prevention through environmental design.
 - 9) Employ sustainable design practices.
- b. Parking
- 1) Parking lots shall be landscaped around the perimeter to screen the view from public streets.
 - 2) Parking lots shall include landscape islands to break up large surface areas. A common standard is a nine (9) foot landscape island for every linear row of ten (10) to fifteen (15) parking spaces.
 - 3) Parking for new buildings shall be primarily located at the rear and on the sides of the building for buildings fronting 27th Street. If parking in front can not be avoided, landscaping shall be provided between the parking area and the public street. For existing properties, where the site permits, parking in the front shall be relocated to the side and rear of the building as properties redevelop.
 - 4) For properties such as gas stations --where front parking cannot be removed – walkways, landscaping, architectural features, and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls, and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed forty-two (42) inches in height.
 - 5) Large parking areas shall include walkways to allow safe pedestrians access to the building entrance and connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting, and furnishings to create a pedestrian friendly character.
 - 6) Parking lots shall be connected with adjoining lots where practical.
- c. Landscaping, Lighting, and Site Furnishings.
- 1) All landscaping standards in the City of Oak Creek Zoning Code Section 17.1010 shall be upheld in all 27th Street corridor overlay districts.
 - 2) Lighting styles and fixtures shall complement the architectural design and coordinate with lighting in the larger development or on adjacent properties.
 - 3) Light fixtures shall have a cut-off or beveled prism light that directs lighting toward the ground to minimize off-site impacts. Higher lighting levels shall be provided for pedestrian use areas. Low-level building and landscape accent lighting is encouraged, where appropriate.
 - 4) Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall be designed to complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.
 - 5) Bicycle storage facilities shall be located near the building entrance.
 - 6) Screen fences and/or landscaped buffers shall be provided at property edges, particularly where commercial and light industrial properties adjoin residential properties.
 - 7) New streets as proposed as part of new developments shall provide “pedestrian friendly” streetscape with on-street parking.
- d. Environment
- 1) All environmentally sensitive areas such as wetlands and woodlands as designated by the City Engineer shall remain uninterrupted.
 - 2) All primary and secondary environmental corridors and isolated natural areas as recorded by the Southeastern Wisconsin Regional Planning Commission shall remain uninterrupted.
 - 3) Development shall not negatively impact any environmentally sensitive areas.
- e. Signage
- Building signage shall fit with and enhance the character of a building and the overall environment of the 27th Street corridor. The 27th Street area shall be designated a special signage district to ensure well-designed and cohesive signage in the gateway corridor into the cities of Oak Creek and Franklin and Milwaukee County.
- 1) Preferred sign types include signs integrated into the design of the building, along a sign band, window signs, awning signs, projecting signs, and monument signs of six (6) to eight (8) feet in height.
 - 2) Natural landscaping features shall be used in conjunction with monument signs.
 - 3) Signs shall be simple and easy to read and include street names and addresses prominently.
 - 4) Sign colors shall relate to and complement the primary colors of the building façade.

- 5) Sign design and placement shall fit the character of the building and not obscure architectural details.
- 6) Signage shall be centered within the prescribed signage area of the building.
- 7) Large pylon or post mounted box signs are prohibited on 27th Street.
- 8) Plastic, internally illuminated signs are not allowed.
- 9) Window signs shall not exceed fifty (50) percent of the total window area.
- 10) Billboards or signs on roofs, dormers, and balconies are not allowed.
- 11) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.

4. Streetscape Design

The 27th Street/State Highway 41 corridor has long served as an auto-oriented commercial district and a major arterial street that historically provided a direct truck route between Milwaukee and Chicago. Public input during the 27th Street Corridor Planning process has identified the need to create a high-quality urban atmosphere for the 27th Street corridor. The following are standards for public street improvements to accomplish this goal.

a. The general design standards for public street improvements include:

- 1) Establish gateways and districts.
- 2) Accommodate multiple transportation modes (e.g., transit, autos, pedestrians, bicyclists).
- 3) Create and enhance pedestrian safety and comfort (e.g., crosswalks, lighting).
- 4 Visually ‘unify’ the streetscape (lighting, street trees, and street furniture).
- 5) Reduce visual ‘clutter’ (private signage and overhead utilities).

b. These standards are divided into four (4) parts:

1) Street Design

a. Sidewalks

- (i) Sidewalks shall be provided along South 27th Street in areas not served by the proposed multi-use trail system.
- (ii) All sidewalks shall be a minimum of six (6) feet wide, and include a minimum eight (8) foot wide landscaped terrace area.

b. Crosswalks

- (i) Clearly define crosswalk areas on 27th Street with reflective paint or specialty pavement such as colored concrete, or other DOT/City approved materials. Pavements shall meet ADA standards to allow for the ease of travel by persons with disabilities. Install handicap accessible curb ramps at all crosswalks.
- (ii) Provide refuge islands at all crosswalk locations that are wide enough for pedestrian and bicyclists.
- (iii) Provide pedestrian activated crossing lights, (countdown pedestrian walk lights) at key signalized intersections.

c. Medians

- (i) The nose of the median shall fully enclose the crosswalk and be wide enough to allow safe refuge for multiple pedestrians and bicyclists.
- (ii) Provide landscaping, lighting, and banners.
- (iii) Sections of medians that are too narrow for landscaping shall be paved with special colored paving in lieu of plain concrete to visually break up the wide expanse of pavement and add character to the area.
- (iv) Explore having businesses, or business association, fund special median landscape treatments.

d. Bicycle Circulation

- (i) Establish a continuous bicycle system on both sides of 27th Street through eight to ten foot wide off-street multi-use paths within the right-of-way.

e. Stormwater Design

- (i) As 27th Street is reconstructed, the storm sewer system shall be designed to allow for stormwater infiltration and sediment collection.
- (ii) Open spaces along public right-of-ways shall be considered as locations for rain gardens to facilitate stormwater infiltration.

2) Streetscape Design

- a. Streetscape improvements shall be located in the terrace zone of the sidewalk and the median.
 - b. Lighting
 - (i) New roadway lighting shall be selected to provide a unique identity for 27th Street. Lighting fixtures shall be directed toward the ground and not toward the sky.
 - (ii) Existing and new roadway lighting shall accommodate banners, hanging floral baskets and holiday decorations that will improve the visual character and identity of the street.
 - c. Street Trees and Landscaping
 - (i) Street trees for 27th Street shall be selected to provide visual interest and seasonal variety in compliance with WISDOT standards. Street trees shall have the same characteristics of both sides of the street in a given block.
 - (ii) Provide low maintenance, perennial plantings in the medians. Higher maintenance plantings can be provided if individuals or groups take responsibility for contracting out annual planting and maintenance.
 - d. Street Furniture and Amenities
 - (i) Street furniture and amenities shall be provided in higher pedestrian use areas and present a uniform design that complements the desired theme and identity for 27th Street.
- 3) Gateways and Entrances
- a. All entrances shall be designed to improve the visual character and identity of 27th Street.
 - b. The design of key entrances shall present a coordinated identity and theme for 27th Street. The theme, colors, and design of entrance features and signage shall be coordinated with other design features such as lighting, furnishings, and street banners. Entrance features and signage shall be located to avoid clutter and confusion with other signage.
 - c. The 27th Street Corridor Land Use Plan recommends a full highway interchange at the intersection of 27th Street and I-94. Special landscaping, architectural, or public improvements shall be used at this interchange to identify this as an important community gateway.
 - d. All intersections shall be beautified with landscaping and signage features that are scaled and proportional to respond to both the pedestrian and vehicular travelers.
 - e. Neighborhood entrance signs or smaller business district signs shall be located in open spaces along the street. Easements on private property may be needed to locate these signs.
- 4) Wayfinding
- a. A coordinated wayfinding system shall be designed that directs visitors to the many public destinations located along and around 27th Street, and in both communities, such as the medical centers, the airport, park and ride facilities, parks, libraries, community centers, etc.
 - b. Wayfinding signage shall be located in the terrace or median.
- 5) Regulatory Signage
- a. Opportunities to reduce the number of regulatory signs shall be evaluated to limit signage clutter and improve the visual character of the street while maintaining safety standards.
 - b. Maximize opportunities to place multiple signs on each sign pole.
 - c. Locate signs in sidewalk terrace areas, wherever possible. Limit the number of signs in the median.
 - d. Inventory existing regulatory signage to identify and eliminate potential duplications. Consider use of electronic readerboard signage as a supplement or replacement signage along the corridor.

Ordinance 2346, A 6/21/05 Sec. 17.0329

Ordinance 2846, A 4/3/17 Sec. 17.0329(c)(2)(c)(1)(f), 17.0329(c)(2)(c)(2)(e)

SEC. 17.0330 RRO – REGIONAL RETAIL OVERLAY DISTRICT

The Regional Retail Overlay District is intended to over time, establish a focal point to the 27th Street corridor by permitting a mesh of both large and small retail along with residential uses. The large retailers shall be the anchors, along with high density residential, and complementary uses or smaller retail, acting as a buffer. The design standards of Section 17.0329 shall apply to the Regional Retail Overlay District.

(a) **Permitted uses**: The following are permitted uses, provided that there is no outdoor storage of merchandise:

1. Antique and collectors stores.
2. Appliance stores.
3. Art galleries.
4. Art supply stores.
5. Automotive parts and accessories without installation.
6. Bakeries where not more than fifty (50) percent of the gross floor area is devoted to the processing of bakery goods; and not employing more than five (5) persons at any one time.
7. Banks, savings and loan associations and other financial institutions.
8. Barber shops
9. Beauty shops.
10. Book or stationary stores.
11. Building supply stores; excluding lumber yards.
12. Business offices.
13. Camera and photographic supply stores.
14. Clothing stores.
15. Catering services.
16. Coin and philatelic stores.
17. Confectioneries and ice cream stores.
18. Currency exchanges.
19. Convenience food store.
20. Delicatessens.
21. Department stores.
22. Dog obedience training facilities when conducted entirely within and enclosed structure.
23. Drug stores.
24. Florists.
25. Electronic equipment sales, service, and repair.
26. Equipment rental with only inside storage facilities.
27. Essential services.
28. Fish markets.
29. Fruit stores.
30. Funeral homes.
31. Furniture stores.
32. Furriers and fur apparel.
33. Garden centers.
34. Grocery stores.
35. Gift stores.
36. Hardware stores.
37. Hobby and craft shops.
38. Interior decorators.
39. Indoor tennis and racquetball courts, physical fitness centers and health clubs.
40. Insurance sales offices.
41. Janitorial supplies and services.
42. Jewelry stores.
43. Medical and dental clinics.
44. Mail order service stores.
45. Messenger services.
46. Laundries and dry cleaners, not employing more than five (5) persons on any one work-shift.
47. Law offices.

48. Liquor stores.
49. Meat markets.
50. Music stores.
51. Neighborhood food store.
52. Newspaper and magazine stores.
53. Office supplies and business machine stores.
54. Optical stores.
55. Pet stores and pet grooming.
56. Paint, glass, and wallpaper stores.
57. Public utility offices.
58. Photography and art studios.
59. Physical fitness centers.
60. Printing services, limited to no more than 2,000 square feet of floor area.
61. Plumbing and heating supplies.
62. Real estate sales offices.
63. Restaurants, including drive-in restaurants.
64. Radio and television broadcast or recording studios, not including transmitting towers.
65. Restaurants, except drive-in restaurants. No live entertainment other than music or dancing shall be permitted.
66. Self-service laundry and dry-cleaning establishments.
67. Shoe stores and leather goods stores.
68. Soda fountains and ice cream stores.
69. Sporting goods stores.
70. Stockbrokers and securities dealers.
71. Theaters and other amusement places.
72. Taverns and cocktail lounges.
73. Testing laboratories.
74. Tailor or dressmaking shops.
75. Tobacco stores.
76. Travel agency.
77. Upholstering.
78. Utility offices.
79. Variety stores.
80. Video tape sales and rental.
81. Vegetable stores.

(b) **Permitted Accessory Uses:**

1. Garages used for storage of vehicles used in conjunction with the operation of the business.
2. Off-street parking and loading areas.
3. Residential quarters.
4. Ground-mounted and building-mounted earth station dish and terrestrial antennas.
5. Solar collectors attached to the principal structure.

(c) **Conditional Uses:**

1. Animal hospitals.
2. Automotive, motorcycle, recreation vehicles, marine, and aircraft sales and service.
3. Car washes.
4. Contractor's offices and shops provided that there shall be no outdoor storage of equipment and materials.
5. Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service stations canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.
6. Hotels and motels.
7. Lumber yards, millwork, sawmills, and planing mills.
8. Radio and television transmission towers, receiving towers, relay and microwave towers, and broadcast studios.
9. Multifamily residential.

10 Religious Institutions.

- (d) **Lot Area and Width:** No lots shall be created less than 2 acres in size and shall be not less than 150 feet in width.
- (e) **Building Height and Area:**
1. Buildings greater than 25,000 square feet shall be at least two (2) stories in height. No accessory building shall exceed seventeen (17) feet in height.
 2. Buildings greater than 60,000 square feet shall require a special use permit.
- (f) **Setback and Yards.**
1. There shall be minimum front setback of fifty (50) feet from the right-of-way of all streets.
 2. There shall be a side setback on each side of all principal buildings of not less than twenty (20) feet.
 3. There shall be a rear setback of not less than thirty (30) feet.
 4. Accessory buildings shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principal building would be in the adjoining residential district. However, in no case shall it be less than ten (10) feet.
- (g) **Design Standards:**
1. If the commercial development consists of a mix of structures of different sizes, larger buildings shall be located behind smaller structures.
 2. Sidewalks and tree planting along the front of small commercial buildings shall be provided as they promote pedestrian activities and help define the streetscape.
 3. Building wall offsets, including projections, recesses, and changes in floor level, shall be used to add architectural interest and variety.
 4. Buildings on corners that have at least two (2) façades exposed to public streets shall be considered significant structures. These buildings shall be designated with additional height and architectural detail, such as corner towers to reinforce their location.
 5. Human scale environments shall be created by building massing and form, as well as the use of architectural elements such as canopies, walkways, street-level display windows, lighting, and a variety of building materials. Site design features around the building shall further reinforce human scale.
 6. The design of fast-food restaurants, convenience stores, and other auto-oriented, stand-alone businesses shall include safe access for pedestrians and other modes of traffic.
 7. Service, entertainment, and retail businesses shall be designed in conjunction with larger developments for purposes of providing services to nearby residents and businesses and improving the function and variety of the overall business district.
 8. Corporate or franchise design elements and colors shall be incorporated only as secondary elements to the overall façade design or development and not as the dominant element. It is expected that franchise themes and colors will be altered to suit the development of the larger site and reflect the natural and cultural identity of the corridor.
 9. Internal pedestrian circulation routes through multiple properties shall be clearly defined through the use of special paving treatments, landscaping and lighting.
 10. Parking areas, whenever possible shall be linked to provide internal traffic circulation. Interconnected lighted walkways shall be provided to safely connect parking lots with building entrances.
 11. Neighborhood retail centers shall be located at the major entrances to neighborhoods, primarily along 27th Street to provide a buffer between the highway and adjacent residential developments.

Ordinance 2346, A 6/21/05, Sec. 17.0330
Ordinance 2489, A 1/15/08, Sec. 17.0330(a)&(c)
Ordinance 2501, A 5/6/08, Sec. 17.0330(a)50 &(c)9
Ordinance 2847, A 4/3/17, Sec. 17.0330(c)

Corporate Offices

4301 Millenia Boulevard
Orlando, FL 32839
Phone (407) 367-2700

All Star Ford

3121 Pacific Avenue
Olympia, WA 98501
Phone (360) 352-9300

Beaverton Hyundai

13255 S.W. Farmington Road
Beaverton, OR 97005
Phone (503) 641-2889

Beaverton Nissan

3855 S.W. Cedar Hills Blvd.
Beaverton, OR 97075
Phone (503) 643-8676

Boyland Acura

13930 Brookpark Road
Cleveland, OH 44135
Phone (216) 676-5400

Boyland Acura

4575 West Converters Drive
Grand Chute, WI 54913
Phone (920) 560-2900

Boyland Honda

6141 South 27th Street
Greenfield, WI 53221
Phone (414) 281-2700

Boyland Infiniti

13940 Brookpark Road
Cleveland, OH 44135
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Boyland Insurance

4301 Millenia Boulevard
Orlando, FL 32839
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Boyland Nissan

23651 Hall Road
Macomb Township, MI 48042
Phone (586) 421-0100

Boylan Properties

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Orlando, FL 32839
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Damerow Ford

12325 SW Canyon Road
Beaverton, OR 97075
Phone (503) 644-1131

Gresham Dodge

855 Northeast Burnside
Gresham, OR 97030
Phone (503) 666-2277

**Mercedes-Benz
of South Orlando**

4301 Millenia Boulevard
Orlando, FL 32839
Phone (407) 367-2700

Boyland Auto Group Companies

The City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154

**RE: All Star Buick/GMAC
7008/7018 South 27th Street
Oak Creek, WI**

To All:

Please accept this brief overall narrative of our intent for the above referenced property location in The City of Oak Creek.

The Boyland Auto Group / GMAC will be conducting the typical services of an auto dealership. This will consist of the sales/service of vehicles that represent the brand manufacturer of Buick/GMAC. The facility will encompass the following types of operations.

- Customer showroom area that will display vehicles, discuss products, costs, and various other types of questions with sales associates.
- Customer coffee bar area, restrooms and lounge waiting areas.
- Sales areas, management support, conference room and financing offices that will conduct daily management of business activities and staff training needs.
- Drive-in vehicle reception area for customer service support.
- Service bay areas to accommodate technician needs to perform various vehicle services.
- Break room & men's/women's locker room areas for staff.
- Private vehicle car wash area (This car wash area will not conduct / advertised car wash services to the public).
- Parts storage areas & associated retail/technician pick-up counters that will support various vehicle needs.
- Site parking areas to accommodate customer sales/selection of vehicles

As you will notice on the letter head...The Boyland Auto Group Companies are involved in ownership/operations/vehicle services in over a dozen other car dealerships located thru-out the USA. Some of these dealerships are very local to this proposed facility. We would invite anyone interested in understanding, in greater details, the operations of a car dealership, to contact us so we may arrange for a visit/tour of one of these facilities.

Should you have any further questions, concerns, or comments, please do not hessite to contact me.

Cordially,

Dave Stava

Dave Stava
Authorized Project Agent for
The Boyland Auto Group
Cell # (317)-964-1465



Since 1985

Corporate Offices

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AllStar Ford

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Boyland Acura

4575 West Converters Drive
Grand Chute, WI 54913
Phone (920) 560-2900

Boyland Honda

6141 South 27th Street
Greenfield, WI 53221
Phone (414) 281-2700

Boyland Infiniti

13940 Brookpark Road
Cleveland, OH 44135
Phone (216) 676-0700

Boyland Insurance

4301 Millenia Boulevard
Orlando, FL 32839
Phone (407) 367-2700

Boyland Nissan

23651 Hall Road
Macomb Township, MI 48042
Phone (586) 421-0100

Boylan Properties

4301 Millenia Boulevard
Orlando, FL 32839
Phone (407) 367-2700

Damerow Ford

12325 SW Canyon Road
Beaverton, OR 97075
Phone (503) 644-1131

Gresham Dodge

855 Northeast Burnside
Gresham, OR 97030
Phone (503) 666-2277

**Mercedes-Benz
of South Orlando**

4301 Millenia Boulevard
Orlando, FL 32839
Phone (407) 367-2700

Boyland Auto Group

Companies

The City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154

March 5, 2018

**RE: Responses to MUA Issues
All Star Buick/GMAC
7008/7018 South 27th Street
Oak Creek, WI**

To All:

Please accept this overall narrative of our intent for the above referenced property location in The City of Oak Creek and to become an exhibit to the final executed MUA.

The Boyland Auto Group / GMAC will be conducting the typical services of an auto dealership. This will consist of the sales/service of vehicles that represent the brand manufacturer of Buick/GMAC. The facility will encompass the following types of operations.

We are requesting a modification to the building materials required for our proposed building. We were awarded the Buick and GMC franchises by General Motors upon a few conditions. One of those conditions is that we would provide a facility that is compliant with their image program. Auto manufacturers have been putting in requirements for dealerships to look more universal as related to their brands. This gives us very little autonomy in the choice of materials, look, etc.

The proposed building we have put forth would meet the General Motors requirements. We understand that the some of the materials do not fall in to the approved materials for the special design district. We also understand that exceptions can be made if the project provides value to the area in some other way that is not required of us.

We are open to other ideas and other suggestions that would allow the modification we have requested to be granted. We offer the following line items that address the concerns set forth by the city:

- Customer showroom area that will display vehicles, discuss products, costs, and various other types of questions with sales associates.
- We have agreed to the building parapet heights, per the updated elevations and renderings, dated 3/2/18.
- Precast panel textures / colors / banding will be in accordance with the updated elevations and renderings, dated 3/2/18.
- Ownership will provide additional landscaping, as required, along the North property line to buffer the residential area.
- New/used car sales are targeted to be in the range of 75-85 units per month.
- Ownership group has determined that there will be 2-3 road vehicle haulers providing inventory per week.
- Showroom customer hours are to be 9:00 am till 9:00 pm, Monday thru Saturday. Service hours are to be 6:30 am till 6:30 pm, Monday thru Saturday. Dealership will be closed on Sundays.
- An agreed to escrow account to be set up for the newly delineated corner lot, per the updated CSM, dated 3/5/18 (to be recorded).
- The revised CSM, dated 3/5/18 (to be recorded) addresses the responsibility language for the future road that is mapped out.

- Customer coffee bar area, restrooms and lounge waiting areas.
- Sales areas, management support, conference room and financing offices that will conduct daily management of business activities and staff training needs.
- Drive-in vehicle reception area for customer service support.
- Service bay areas to accommodate technician needs to perform various vehicle services.
- Break room & men's/women's locker room areas for staff.
- Private vehicle car wash area (This car wash area will not conduct / advertised car wash services to the public).
- Parts storage areas & associated retail/technician pick-up counters that will support various vehicle needs.
- Site parking areas to accommodate customer sales/selection of vehicles
- Site square footage is finalized on the updated CSM, dated 3/5/18
- We are currently seeking final written approvals from the state and county, We have verbal approvals from both and anticipate official documentation from both very soon.
- We are increasing the buffer between the east property line and the parking area and proposed access drive off Rawson Ave to better address snow removal. This will be included on final site engineering plans to be submitted for permit.
- We fully understand that Water and sewer are available in both Rawson Avenue and 27th Street. Our engineering indicates that we will connect to water and sewer on 27th street. Any laterals (water or sewer) not used will need to be abandoned at the main.

Should you have any further questions, concerns, or comments or if we have missed an issue to address, please do not hesitate to contact me.

Cordially,

Dave Stava

Dave Stava

Authorized Project Agent for
The Boyland Auto Group
Cell # (317)-964-1465

CC: Timothy Grayman;
The Boyland Auto Group

Brent Wampler;
Custom Facilities, Inc.



Since 1985

Kari Papelbon

From: Dave Stava <dstava@cfidm.com>
Sent: Tuesday, March 6, 2018 2:59 PM
To: Kari Papelbon
Subject: Re: Response Letter to MUA Issues - All Star Buick

We had noted 75-85 new/used car sales per month so that's an avg. of 80 customers for that.

As for service.....that can range from 10-15 a day to over 25 a day, pending recalls, season, market conditions etc...

Hope that helps

Dave Stava
Custom Facilities, Inc.
(C) 317-964-1465

On Mar 6, 2018, at 2:55 PM, Kari Papelbon <kpapelbon@oakcreekwi.org> wrote:

Dave,

Anticipated customers?

Kari

Kari Papelbon, CFM, AICP
Planner
City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7027
www.oakcreekwi.org
<image002.jpg>

From: Dave Stava [<mailto:dstava@cfidm.com>]
Sent: Tuesday, March 6, 2018 2:49 PM
To: Kari Papelbon <kpapelbon@oakcreekwi.org>
Cc: Doug Seymour <dseymour@oakcreekwi.org>; Timothy N Grayman <tgrayman@graymanconstruction.com>; Brent Wampler <bwampler@customfacilities.com>; James Hansen <james.hansen@graef-usa.com>
Subject: RE: Response Letter to MUA Issues - All Star Buick

Kari:

Please see as follows:

- Salespeople - 8-10, Parts staff - 2-3, Service technicians - 6-8, Service support (advisors, lot staff, retailers) - 8-10, 2 sales managers, 1 Finance manager, 3-5 office/admin support. All full time.

- Parts delivery daily from manufacturer will be provided. All Star will also have oil trucks and other supplier/vendor trucks that come regularly day to day.
- Part time jobs will be very few (evening receptionist, lot attendants, lube techs). Maybe less than 10 will be part time.

Let us know if you need further clarification.

Thanks

Dave Stava
Project Manager
CFI Design Management Inc.
6296 Rucker Road
Suite C
Indianapolis, IN 46220-4860
dstava@cfidm.com

(M) 317-964-1465

From: Kari Papelbon <kpapelbon@oakcreekwi.org>
Sent: Tuesday, March 6, 2018 2:40 PM
To: Dave Stava <dstava@cfidm.com>
Cc: Doug Seymour <dseymour@oakcreekwi.org>; Timothy N Grayman <tgrayman@graymanconstruction.com>; Brent Wampler <bwampler@customfacilities.com>; James Hansen <james.hansen@graef-usa.com>
Subject: RE: Response Letter to MUA Issues - All Star Buick
Importance: High

Dave,

I am finalizing the report this afternoon. Have you been able to obtain the information regarding customers, employees, and deliveries?

Kari

Kari Papelbon, CFM, AICP
Planner
City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7027
www.oakcreekwi.org
<image003.jpg>

From: Dave Stava [<mailto:dstava@cfidm.com>]
Sent: Monday, March 5, 2018 4:50 PM
To: Kari Papelbon <kpapelbon@oakcreekwi.org>

Cc: Doug Seymour <dseymour@oakcreekwi.org>; Timothy N Grayman <tgrayman@graymanconstruction.com>; Brent Wampler <bwampler@customfacilities.com>; James Hansen <james.hansen@graef-usa.com>

Subject: Re: Response Letter to MUA Issues - All Star Buick

Kari:

Let me check on those items in the morning and respond accordingly.

Thanks

Dave Stava
Custom Facilities, Inc.
(C) 317-964-1465

On Mar 5, 2018, at 4:48 PM, Kari Papelbon <kpapelbon@oakcreekwi.org> wrote:

Dave,

Thanks for sending this. Has there been any change to the projected customers (sales vs. parts/service, weekdays vs. Saturdays) or the breakdown of employees (plans only show that 37 employees would be onsite at peak shift; the original submission broke the employees down by full-time, hourly, and department). There was also mention of daily deliveries of auto parts, with oil trucks and supplier/vendor trucks making "frequent" deliveries in the previous submission – is this still anticipated?

Kari

Kari Papelbon, CFM, AICP
Planner
City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7027
www.oakcreekwi.org

<image003.jpg>

From: Dave Stava [<mailto:dstava@cfidm.com>]

Sent: Monday, March 5, 2018 2:40 PM

To: Kari Papelbon <kpapelbon@oakcreekwi.org>

Cc: Doug Seymour <dseymour@oakcreekwi.org>; Timothy N Grayman <tgrayman@graymanconstruction.com>; Brent Wampler <bwampler@customfacilities.com>; James Hansen <james.hansen@graef-usa.com>

Subject: Response Letter to MUA Issues - All Star Buick

Kari:

Attached is the response letter that address each lime item that we discussed in our meeting last week. We are just waiting on the updated CSM that GRAEF is working on and we will send shortly.

Please contact us with any issues.

Thanks

Dave Stava
Project Manager
CFI Design Management Inc.
6296 Rucker Road
Suite C
Indianapolis, IN 46220-4860
dstava@cfidm.com

(M) 317-964-1465

The City of Oak Creek is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that this email message is subject to release upon request, and to state records retention requirements.

The City of Oak Creek is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that this email message is subject to release upon request, and to state records retention requirements.

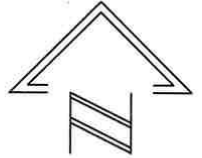
The City of Oak Creek is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that this email message is subject to release upon request, and to state records retention requirements.

CERTIFIED SURVEY MAP NO. _____

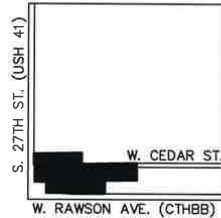
Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

GRAEF

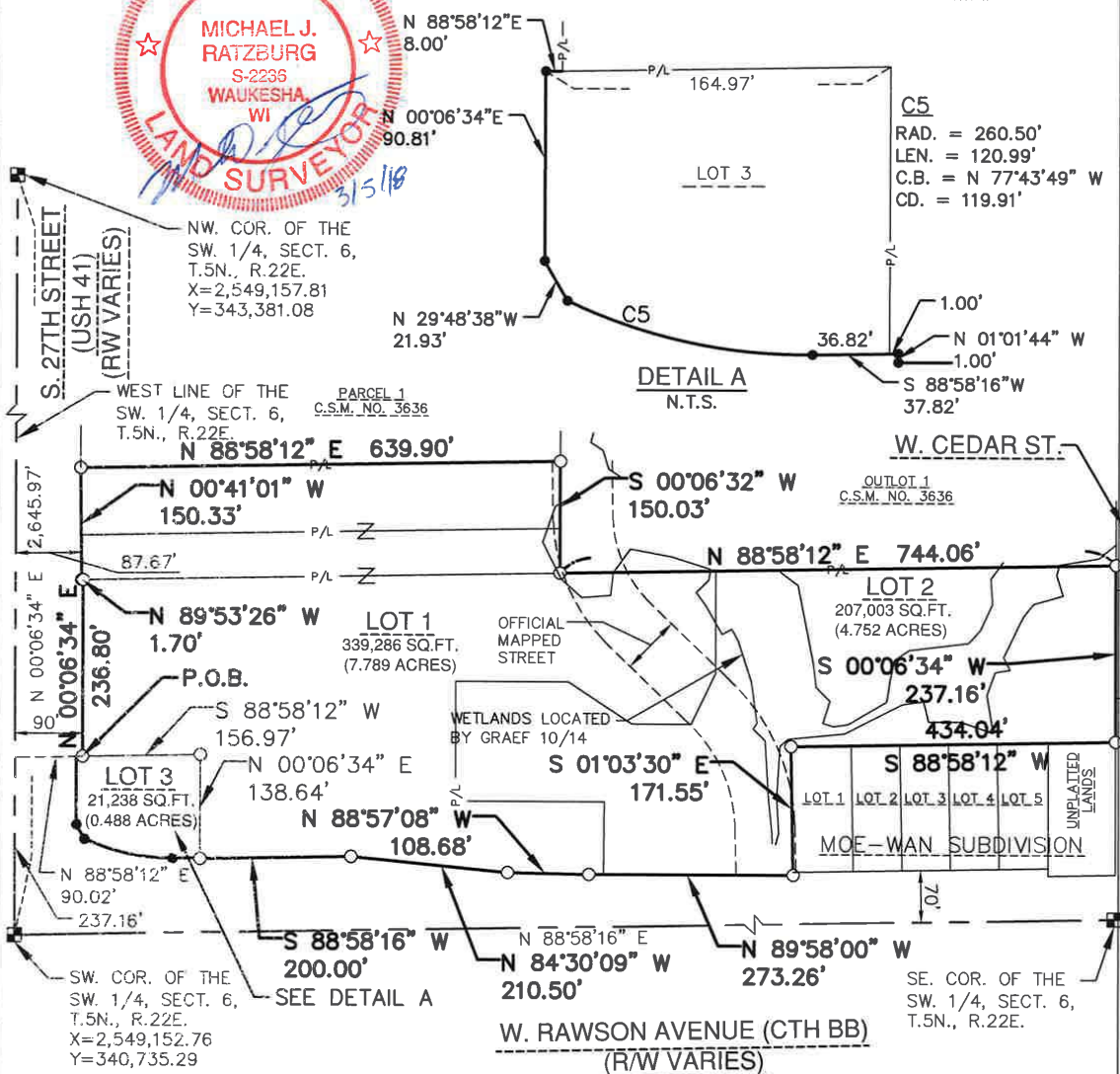
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



0 100' 200'
SCALE: 1" = 200'



SW. 1/4, SECT. 6, T.5N., R.22E.
LOCATION MAP



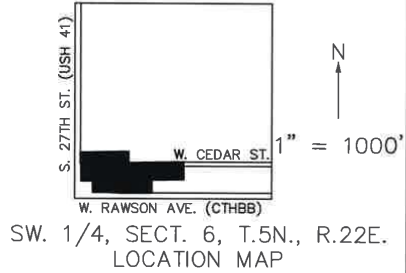
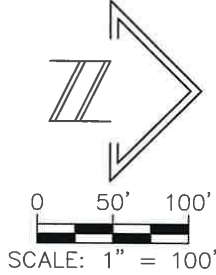
REFERENCE BEARING
All bearings are referenced to the west line of the SW. 1/4 of Sect. 6, T.5N. R.22E. which bears N.00°06'34"E. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. (NAD27)

OWNER
Boylard Properties Oak Creek, LLC.
Oak Creek, Wisconsin

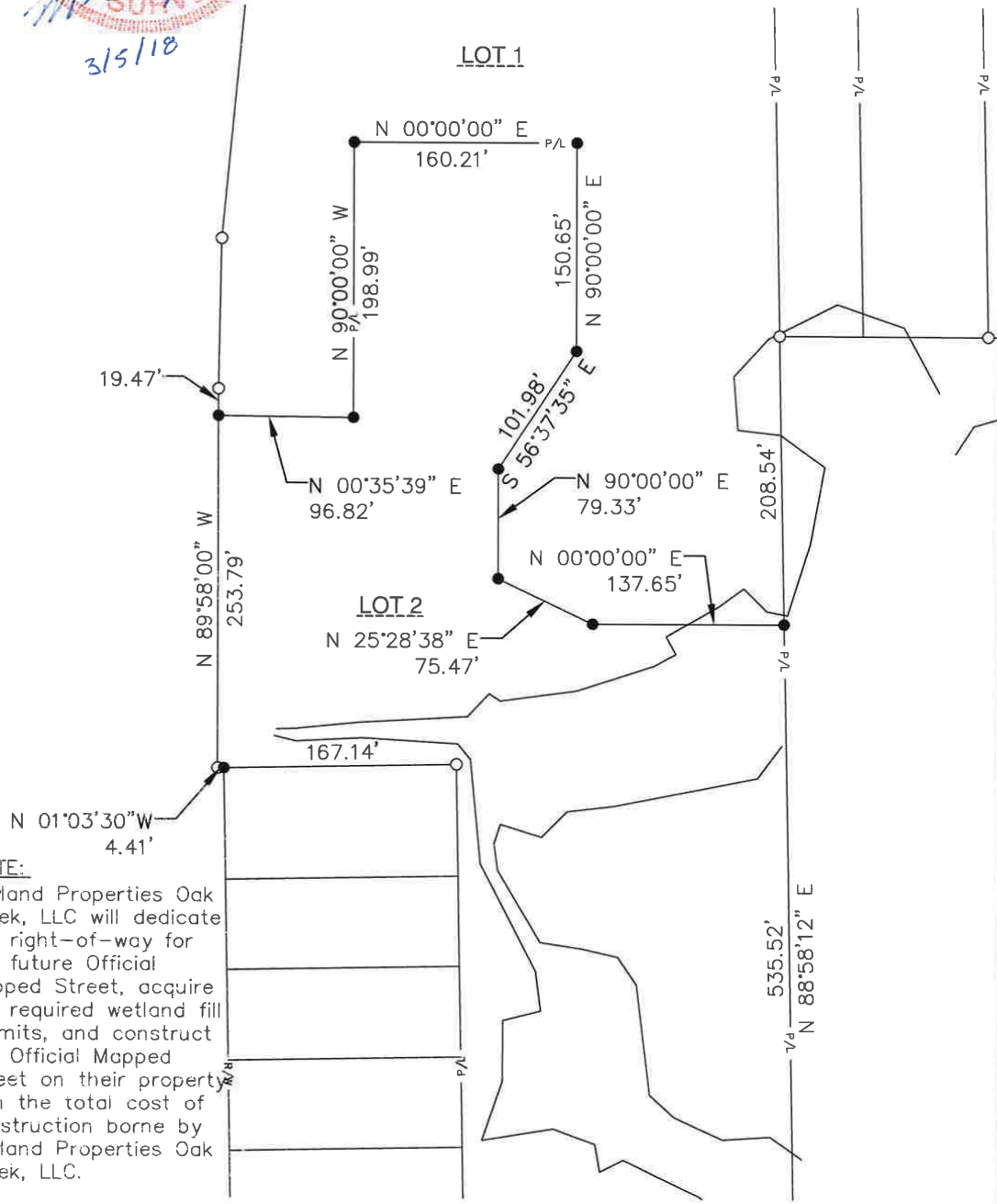
- LEGEND**
- FOUND 1" IRON PIPE
 - 3/4" REBAR SET, MINIMUM WEIGHT 1.13 LBS/FT.
 - FOUND CONC. MONUMENT W/BRASS CAP

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



3/5/18



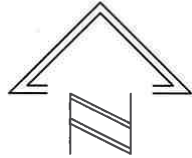
NOTE:
 Boyland Properties Oak Creek, LLC will dedicate the right-of-way for the future Official Mapped Street, acquire the required wetland fill permits, and construct the Official Mapped Street on their property with the total cost of construction borne by Boyland Properties Oak Creek, LLC.

CERTIFIED SURVEY MAP NO. _____

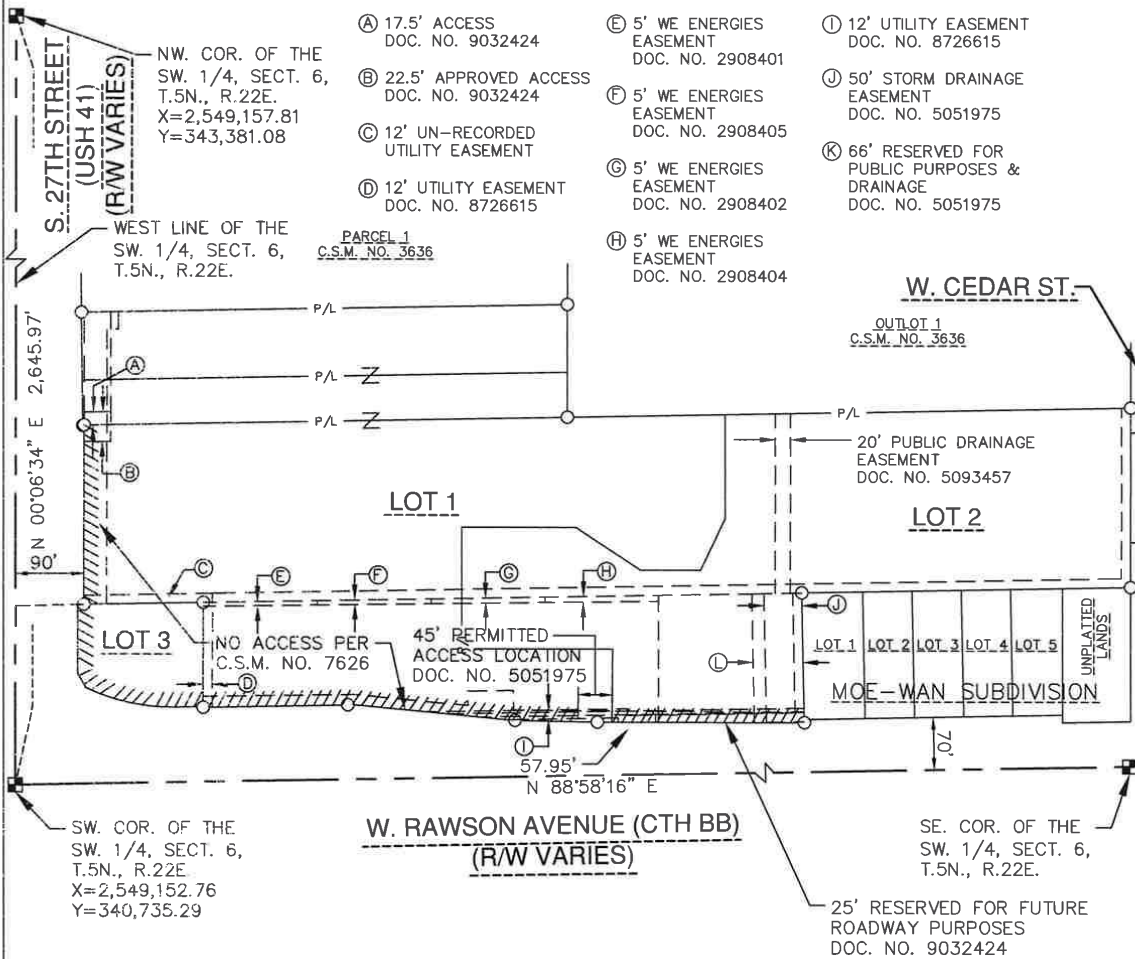
Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

GRÄEF

One Honey Creek Corporate Center
 125 South 84th Street, Suite 401
 Milwaukee, WI 53214-1469
 414 / 259 1500
 414 / 259 0037 fax
 www.graef-usa.com



0 100' 200'
 SCALE: 1" = 200'



CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

I, Michael J. Ratzburg, a professional land surveyor, do hereby certify:

That I have surveyed and mapped Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of said Southwest 1/4; thence North 00°06'34" East, on and along the west line of said Southwest 1/4, 237.16 feet; thence North 88°58'12" East, 90.02 feet to the east right of way line of South 27th Street and the point of beginning; thence North 00°06'34" East, on and along said east right of way line, 236.80 feet; thence North 89°53'26" West, on and along said east right of way line, 1.70 feet; thence North 00°41'01" East, on and along said east right of way line, 150.03 feet to the south line of Parcel 1 of CSM No. 3636; thence North 88°58'12" East, on and along said south line, 639.90 feet to the west line of Outlot 1 of CSM No. 3636; thence South 00°06'32" West, on and along said west line, 150.03 feet to the south line of said Outlot 1; thence North 88°58'12" East, on and along said south line, 744.06 feet; thence South 00°06'34" West, 237.16 feet to the north line of Moe-Wan Subdivision; thence South 88°58'12" West, on and along said north line, 434.04 feet to the west line of said Subdivision; thence South 01°03'30" East, on and along said west line, 171.55 feet to the north right of way line of West Rawson Ave; thence North 88°58'00" West, on and along said north right of way line, 273.26 feet; thence North 88°57'08" West, on and along said north right of way line, 108.68 feet; thence North 84°30'09" West, on and along said north right of way line, 210.50 feet; thence South 88°58'16" West, on and along said north right of way line, 200.00 feet; thence North 01°01'44" West, on and along said north right of way line, 1.00 feet; thence South 88°58'16" West, on and along said north right of way line, 37.82 feet to the beginning of a curve to the right, having a radius of 260.50 feet and a long chord of North 77°43'49" West, 119.91 feet; thence Northwesterly, on and along the arc of said curve and said north right of way line, 120.99 feet; thence North 00°06'34" West, on and along the east right of way line, 90.81 feet; thence North 88°58'12" East, 8.00 feet to the point of beginning.

Containing 567,527 square feet (13.029 acres), more or less.

That I have made such survey, land division, and map by the direction of the, Jerry Cousins owner of said land. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing and mapping the same.

Michael J. Ratzburg
Michael J. Ratzburg S-2236
Professional Wisconsin Land Surveyor

Date: 3/5/18



CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Boyland Properties Oak Creek, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code.

This agreement shall be binding on the undersigned and assigns. In Witness Where of, Boyland Properties Oak Creek, LLC has caused these presents to be signed by _____, its _____, this _____ day of _____, 2018.

In the presence of:

(Witness)

STATE OF WISCONSIN)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2018, _____, Officer of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires: _____

PLANNING COMMISSION APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2018.

Mayor Daniel Bukiewicz, Chairman

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2018, by Resolution No. _____.

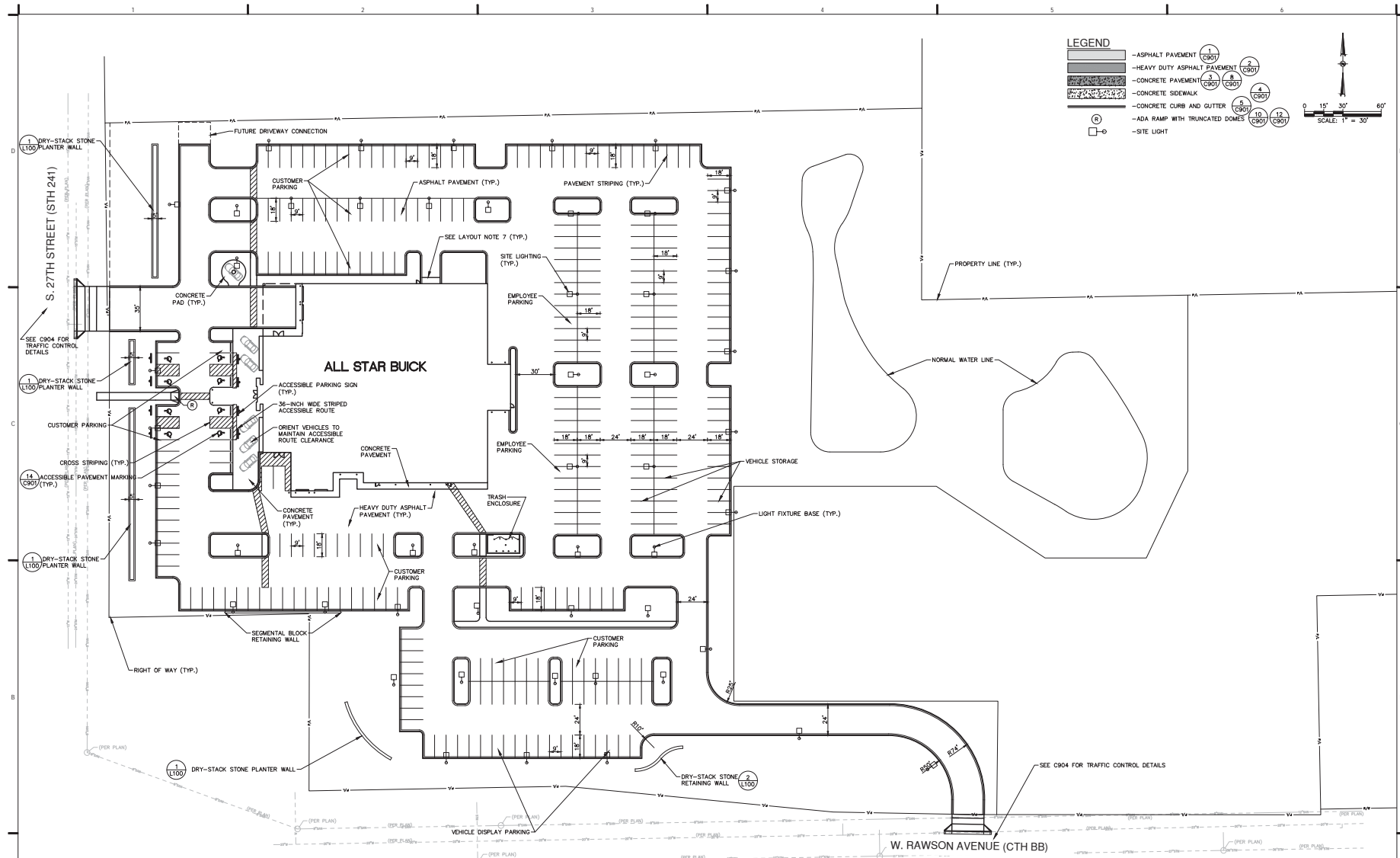
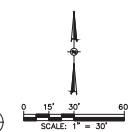
Daniel Bukiewicz, Mayor

Catherine Roeske, City Clerk



LEGEND

- 1 (C300) - ASPHALT PAVEMENT
- 2 (C300) - HEAVY DUTY ASPHALT PAVEMENT
- 3 (C300) - CONCRETE PAVEMENT
- 4 (C300) - CONCRETE SIDEWALK
- 5 (C300) - CONCRETE CURB AND GUTTER
- 6 (C300) - ADA RAMP WITH TRUNCATED DOMES
- 7 (C300) - SITE LIGHT



SITE AREAS

TOTAL SITE AREA = 336,350 SF
BUILDING FOOTPRINT = 26,358 SF
PARKING LOT PAVEMENT = 149,355 SF
INTERIOR PARKING LOT LANDSCAPE = 17,144 SF
TOTAL PARKING LOT AREA = 166,499 SF
PARKING LOT PERCENT GREEN SPACE = 10.3%
SITE DRIVEWAYS = 7,564.7 SF
PERIMETER LANDSCAPE/OPEN AREA
PERIMETER PARKING LOT LANDSCAPE
+ STORMWATER POND + OPEN AREA = 135,928 SF

PARKING COUNT

NUMBER OF EMPLOYEES PER SHIFT = 37
REGULAR STALLS = 319
HANDICAP STALLS = 8
TOTAL STALLS = 327

GENERAL NOTES

1. SEE C100 FOR GENERAL NOTES
2. SEE C904 FOR TRAFFIC CONTROL DETAILS

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
3. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
4. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
5. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
6. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCES, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.
7. ALL CONCRETE PAVEMENT ADJUTING ASPHALT PAVEMENT SHALL BE THICKENED EDGE CONCRETE PER DETAIL 8 SHEET C301.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transportation facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, after in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated through the one call utility that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

X:\MIL\2018\20160053\CAD\Site\dwg\DWG\C_00_300_Layout_053 1/24/2018 5:28 PM

NO.	REVISIONS

All-Star Buick GMC
Custom Facilities
7008/7016 S. 27th Street, Oak Creek, WI 53154
PROCESS DRAWING

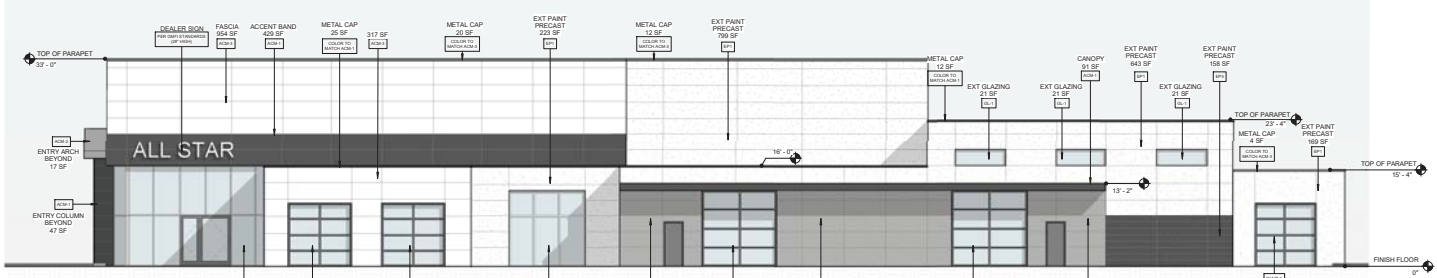
EXTERIOR ELEVATIONS

PROCESS DRAWING 3/2/2018	
VERSION 3042	JOB NO. 012120
DRAWN BY MY	CHECKED BY KM
SHEET NO. A4-1	

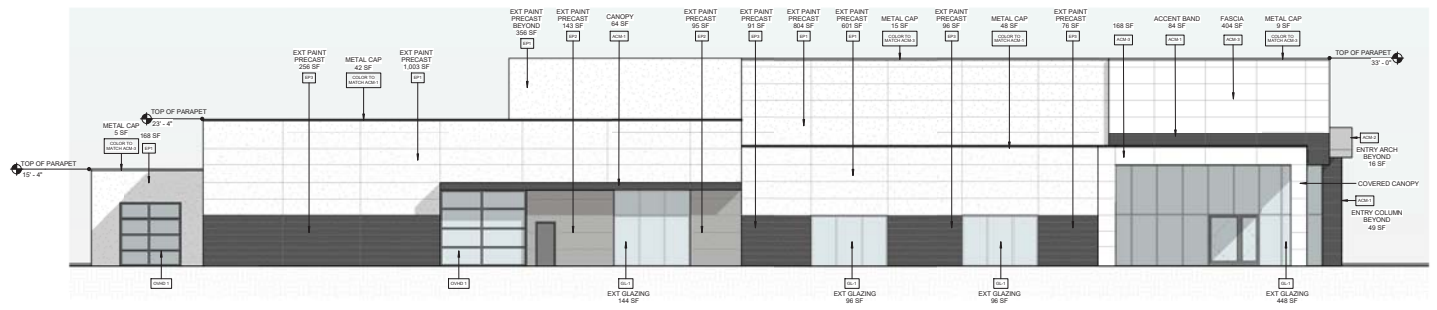
ELEVATION NOTES

- ACM - APPLIC. ACM. SEE FINISH LABEL FOR COLOR. TOP OF ACM WALLS TO HAVE INTEGRAL RETURN COPING AS SINGLE PIECE WITH TOP PANELS.
- ALUMINUM CURTAIN WALL OR STICHPOINT GLASS SYSTEM WITH INSULATED GLASS. ALL FRAMES TO BE CLEAR ANODIZED. SEE FRAME ELEVATIONS FOR MORE INFO.
- PRECAST PANELS W/ 3/4" REVEALS. ALUM. REVEALS WITH ACM FRAMES. CONTINUOUS FINAL PANEL LAYOUT BY PRECAST MANUFACTURE. SEE FINISH LABEL FOR COLOR.
- HORIZONTAL REVEALS AT 12" O.C.
- 18 GA STEEL COPING W/ 4" FASCIA. SEE FINISH LABEL.
- SERVICE CANOPY WITH ACM SOFFIT AND FASCIA.
- STEEL MAN DOOR - MATCH WALL COLOR.
- GLASS OVERHEAD DOOR. EQUAL TO ARMALITE ELEVATION FULLY WELDED. ALUM. DOOR. CLEAR ANODIZED FINISH.
- SIGNAGE - SIGNS TO FOLLOW ALL GMC GUIDELINES.
- SERVICE ALUM. ACCENT BAND. SEE DETAIL.
- 3" EPIS INSTALLED OVER CMU STAIR SHAFT WALLS.

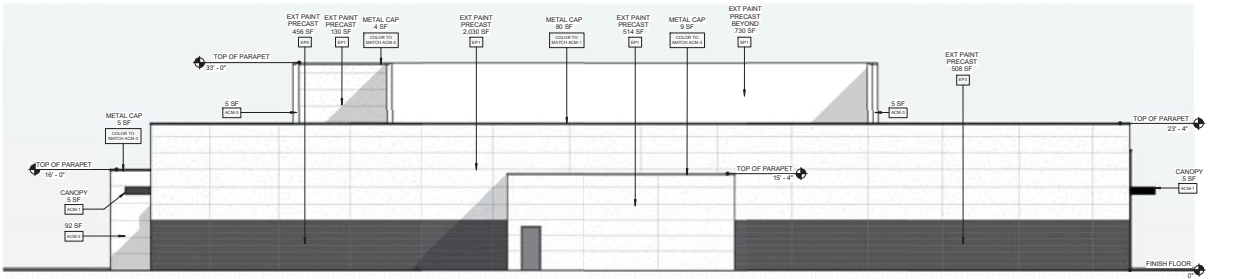
- ACM1 ACM RAINSCREEN METAL PANEL #1 - BLACK
- ACM2 ACM RAINSCREEN METAL PANEL #2 - SILVER
- ACM3 ACM RAINSCREEN METAL PANEL #3 - WHITE
- EP1 EXTERIOR PAINT - BENJAMIN MOORE, OC-66, SNOW WHITE
- EP2 EXTERIOR PAINT - LIGHT GRAY, TO MATCH ACM2
- EP3 EXTERIOR PAINT - DARK GRAY, TO MATCH ACM1



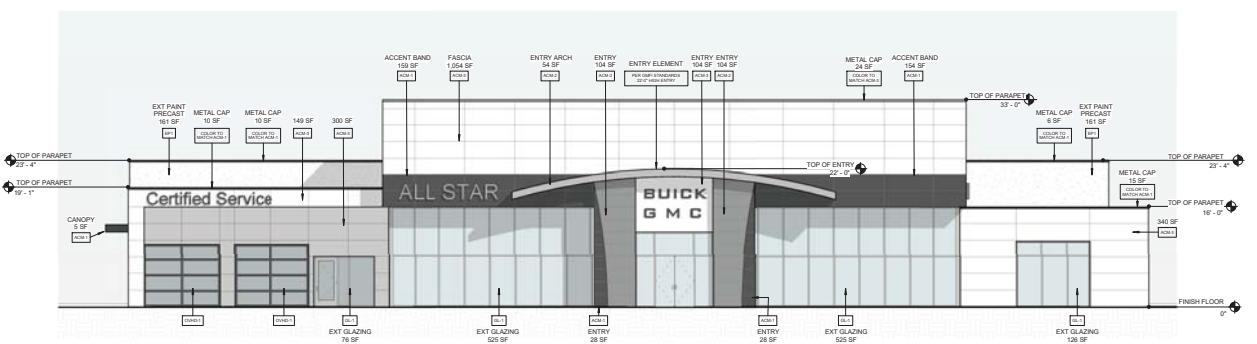
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTHWEST



SOUTHWEST



NORTHEAST



SOUTHEAST

**ALL-STAR
BUICK GMC**



Custom Facilities
6206 Rucker Rd., Suite C
Indianapolis, IN 46220
www.customfacilities.com
tel: (317) 259-9338
fax: (317) 259-4785



1020 Jackson Street
Anderson, Indiana
tel: 765.649.8477
fax: 765.649.8484
www.krMarchitecture.com

REVISIONS

All-Star Buick GMC Custom Facilities 7000/7016 S. 27th Street, Oak Creek WI 53154 PROJECT OWNER	RENDERINGS
---	-------------------



PROCESS DRAWING 3/2/2018	
VERSION 3042	JOB NO. 01210
DRAWN BY Author	CHECKED BY Designer
SHEET NO. A1000	



PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review of a Certified Survey Map request to divide the existing developed parcel at 6440 S. 13th St. into two parcels.

Applicant(s): William Zanetis, Wisco Hotel Group

Address(es): 6440 S. 13th St.

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by William Zanetis, Wisco Hotel Group, for the property at 6440 S. 13th St. be approved, with the following conditions:

1. That the wetland delineation depicted on the map is updated and included on the map prior to commencement of any development activity or issuance of any permits. A note with this requirement shall appear on the CSM prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, corrections required for compliance with the Municipal Code and Wisconsin Statutes, and the following are made prior to recording:
 - a. That the map is updated to include the floodplain reference to LOMR Case No. 16-05-0269P effective September 23, 2016.
 - b. That the signature page is updated with a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary.
 - c. That the signature page is updated with the Common Council Resolution Number.
3. That the Applicant works closely with the Oak Creek Water and Sewer Utility for all water and sanitary sewer requirements.

Owner(s): Oak Pro III, LLC, c/o Wisco Hotel Group

Tax Key(s): 717-9009-000

Lot Size(s): Lot 1 = 1.5104 acres, Lot 2 = 2.6594 acres

Current Zoning District(s): B-4, Highway Business M-1, Manufacturing
FW, Floodway

Overlay District(s): FF, Flood Fringe PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Industrial, Limited Development Area, Resource Protection Area

Background:

The Applicants are requesting approval of a Certified Survey Map to divide the property at 6440 S. 13th St. into two (2) lots of conforming size. Plan Commissioners will note that the existing PUD (see attached) that affects the property allows for lots to be 70 feet wide instead of the required 150 feet in the B-4, Highway Business district or 200 feet in the M-1, Manufacturing district. Staff has provided comments to the Applicants with the following errors and requirements:

- The wetland delineation depicted on the map is more than 5 years old and needs to be updated.
- The floodplain reference needs to include LOMR Case No. 16-05-0269P effective September 23, 2016.
- Per the Oak Creek Water and Sewer Utility, Lot 1 cannot be served with sanitary sewer without including a small sliver of property that fronts the sewer on the east side of the property. If approved, the water service from 13th Street serving Lot 2 becomes an illegal condition as it is crossing one property to serve another.
- The signature page needs revision. The Plan Commission should have a signature line for Mayor Daniel J. Bukiewicz as Plan Commission Chair, and Douglas W. Seymour as Plan Commission Secretary. The Common Council should include a line for the Resolution Number.

In discussions with the Applicants, staff learned that the proposed CSM is being requested for financing purposes and that there are no immediate plans for development on either lot. While it has been a requirement in the past that updated wetland delineations be included on the CSM prior to recording, staff recognizes and appreciates that a delineation cannot occur until such time as environmental conditions warrant (i.e., after spring thaw). Financing requirements do not necessarily allow for such a delay; therefore, staff has provided a condition of approval above that allows the CSM process to continue with a requirement for the map to be updated prior to any development occurring on Lot 1.

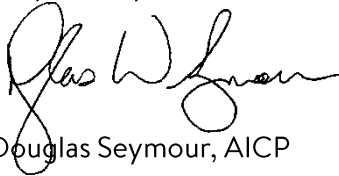
As mentioned above, this property is located within a PUD. Section 1K of the PUD Conditions and Restrictions states:

Prior to any certified survey map approval Edgerton Contractors, or its heirs or successors, shall submit a proposed site plan for their reconfigured property. This plan shall show the location of all buildings, signs, access drives, parking areas, and outdoor storage areas. A detailed plan for overall site cleanup shall also be submitted.

Staff notes that this condition related more closely to the 2009 proposal by Edgerton Contractors to develop on the easternmost parcel in the General Development Plan (see attached); however, Edgerton Contractors has since developed on Ryan Rd. Staff requested that the General Development Plan be updated to incorporate the anticipated development of Lot 1, although no new development is being proposed on that lot at this time. A copy of the conceptual development plan is included with this report. Any new development will require site, building, landscaping, lighting, and related reviews by the Plan Commission.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed CSM with specified conditions, or that the Common Council not approve of the proposed division. Disapproval will likely result in the existing condition of the property to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map

PUD Conditions and Restrictions

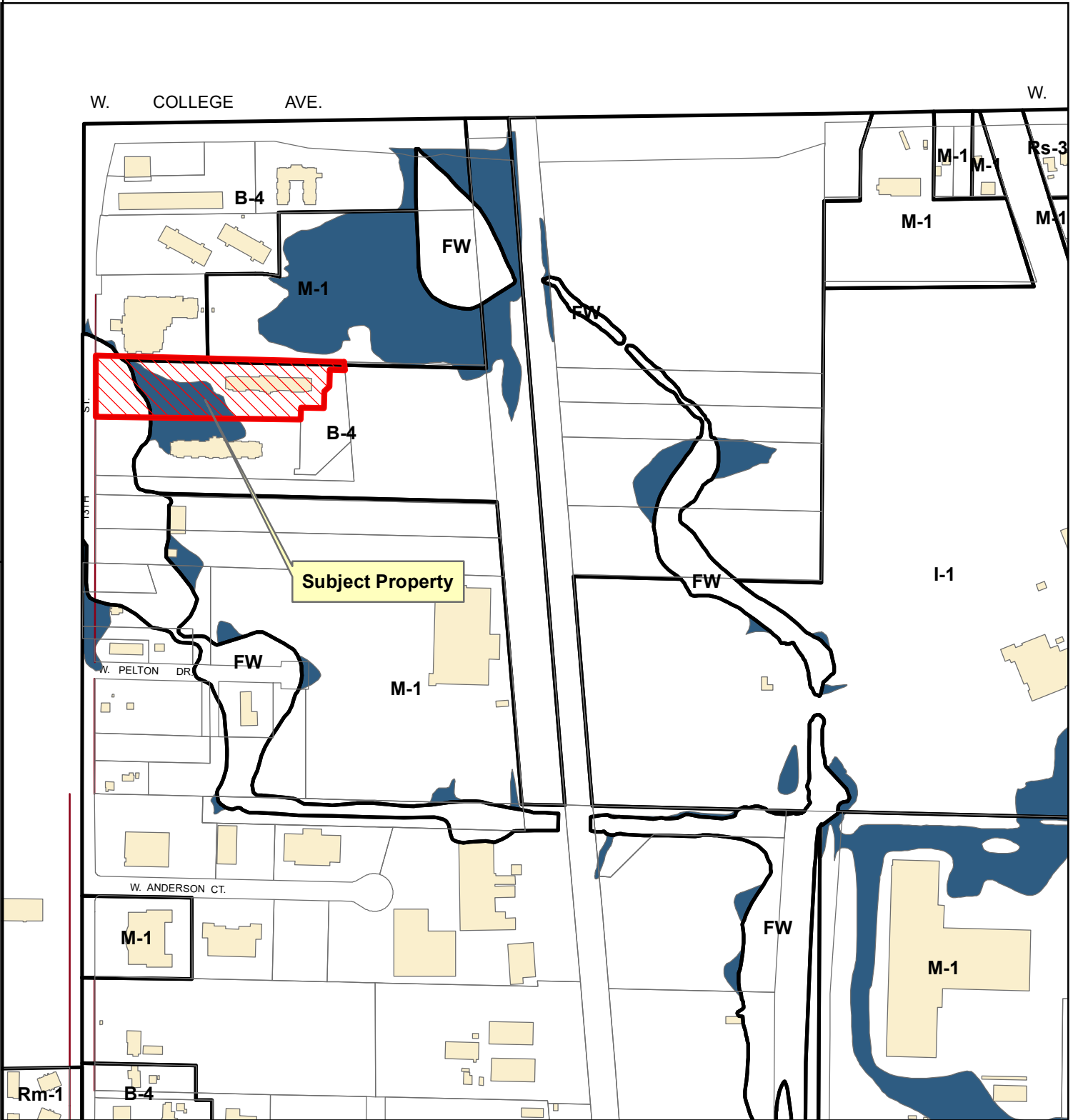
Approved General Development Plan

CSM

Conceptual Site Plan

Location Map

6440 S. 13th St.

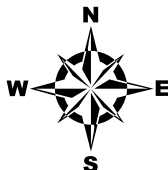









This map is not a survey of the actual boundary of any property this map depicts.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend	
	6440 S. 13th St.
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

City of Oak Creek – Planned Unit Development
Conditions and Restrictions

Applicant: Wisco Hotel Group – Oak Creek Hospitality Park/Edgerton Contractors
Property Address: 6440, 6450, 6460, and 6466 S., 13th Street and 911 W. College Avenue
Tax Key Number: 717-9990-001, 717-9988, & 717-9974-002
Approved by Plan Commission:
Approved by Common Council

LEGAL DESCRIPTION:

6440 S. 13th Street: Lot 2 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 4.170 acres. **6450 S. 13th Street:** Outlot 1 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 1.078 acres. **6460 S. 13th Street:** Lot 3 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 3.989 acres. **6466 S. 13th Street:** Lot 1 of certified survey map no. 8111 located in the northwest ¼ of section 5, Township 5 north, Range 22 east. Containing 7.516 acres. **911 W. College Avenue:** A strip of land 155 feet in width being a part of the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's extra width corridor situated in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of Section 5, Township 5 North, Range 22 East, Milwaukee County, Wisconsin, more particularly described as follows: Beginning at a point on the South Line of said NW 1/4 50 feet westerly of as measured perpendicular to the aforementioned former railroads easterly most main track centerline; thence northerly along a line parallel to and 50 feet westerly of, as measured perpendicular to, said centerline 2,350 feet, more or less, to a point 160 feet southerly of, as measured perpendicular to the North Line of the aforementioned NW 1/4; thence westerly parallel to said North line 155 feet, more or less, to a point 205 feet westerly of, as measured perpendicular to, the aforementioned main track centerline; thence southerly parallel to and 205 feet westerly of, as measured perpendicular to, said centerline to the South line of said NW 1/4; thence easterly along said South Line to the point of beginning.

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. A General Development Plan (see EXHIBIT "A") for the planned unit development shall be approved by the City of Oak Creek Common Council upon recommendation of the Plan Commission. Any addition or substantive change to a planned unit development subsequent to construction and occupancy shall be considered a new and separate proposal, and shall be required to comply with all of the review and approval requirements of this district, including the requirement for submittal of development plans and the conduct of public hearings.
- B. Detailed site, building and landscaping plans shall be approved by the Plan Commission for each phase of the development.
- C. For each phase of the development, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. Strict adherence to the approved grading plan will be required of the owners during and after construction.
- D. A Development Agreement shall be completed between the owner and the City, if deemed necessary by the City Engineer, so as to ensure the construction or installation of public or other required improvements.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, sidewalk, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be

permitted; provided there is access to each of the aforementioned systems and their appurtenances.

- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded.
- H. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. The construction of streets and related utilities within public right of way adjacent to the proposed public park shall be the sole responsibility of the property owner
- J. A certified survey map (CSM) shall be submitted to the City for any land divisions or property line alterations within the boundaries of this Planned Unit Development.
- K. Prior to any certified survey map approval Edgerton Contractors, or its heirs or successors, shall submit a proposed site plan for their reconfigured property. This plan shall show the location of all buildings, signs, access drives, parking areas, and outdoor storage areas. A detailed plan for overall site cleanup shall also be submitted.

2. PARKING AND ACCESS

- A. Off street parking for sites within this planned unit development shall be provided based on Section 17.0403(j)(1) of the Municipal Code.
- B. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- C. Parking within this development shall be limited to those areas designated on the approved site plan.
- D. Should the hotel portion of the property be divided in the future, provisions shall be made, where appropriate, for shared parking and access between parcels.
- E. A permanent emergency access road shall be provided from the Edgerton Contractors entrance drive to the south end of the hotel property.

3. LIGHTING

All plans for outdoor street lighting shall be reviewed and approved by the Electrical Inspector.

4. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structures	25 ft.	25 ft.	10 ft.
Accessory Structure	25 ft.	5 ft.	5 ft.
Parking and Drives*	10 ft.*	0 ft.*	0 ft.*

**All parking lots, driveways, and outdoor storage areas on the eastern parcel shall meet the setbacks prescribed in Chapter 17 of the City of Oak Creek Code of Ordinances*

5. LOT DIMENSIONS

- A. The minimum lot width for this Planned Unit Development is 70 feet.

6. BUILDING HEIGHT, AREA AND STANDARDS

- A. Principal buildings shall not exceed 55 feet in height.
- B. The overall greenspace on each parcel shall be a minimum of 30 percent.
- C. Building architecture shall meet or exceed the requirements set forth in Section 17.1009 of the City of Oak Creek Code of Ordinances

6. MAINTENANCE AND OPERATION

- A. The maintenance of all common areas shall be the responsibility of a property owners association.
- B. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- C. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

7. SIGNS

- A. A planned sign program shall be submitted reviewed by the Plan Commission for this entire development, or for each phase of development if phasing is used, to set a common theme for sign construction, placement, materials, and illumination methods.
- B. Each hotel building shall be allowed two (2) wall signs. All other businesses shall be allowed one (1) wall sign.
- C. The hotel parcel shall be allowed one (1) monument sign not to exceed twenty (20) feet in height.
- D. All other signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

8. PERMITTED USES

- A. Hotels and motels
- B. Contractor's offices, shops, and yards with outdoor storage (rear/east parcel only)
- C. All permitted uses in the B-4, Highway Business District.
- D. All permitted uses in the M-1, Manufacturing District (rear/east parcel only)
- E. Usual and customary accessory uses to the above listed permitted uses.

9. OTHER REGULATIONS

- A. Compliance with all other applicable City, State and Federal regulations not heretofore stated or referenced, is mandatory.

10. TIME OF COMPLIANCE

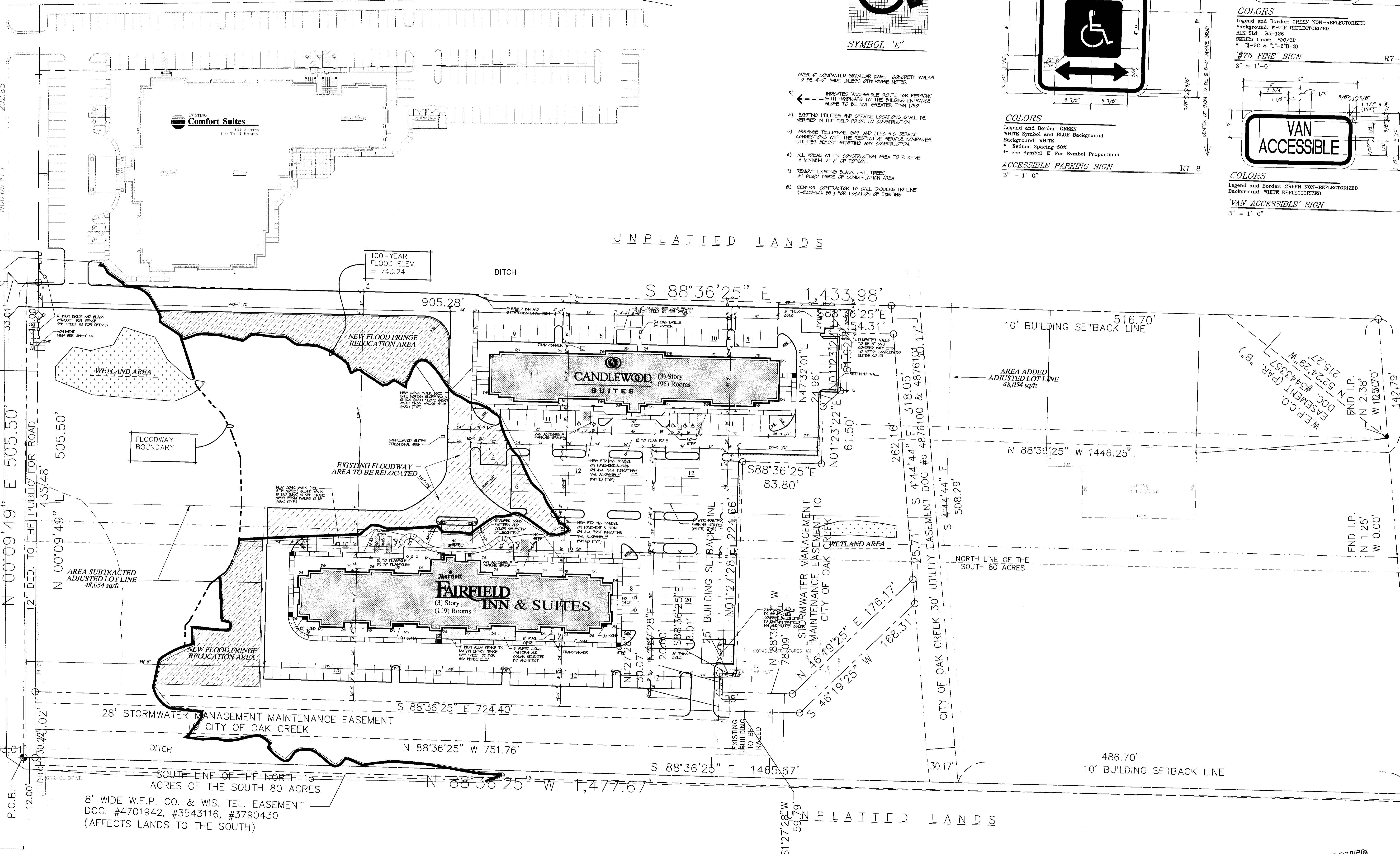
The developer of this planned development shall begin installing the public improvements, and related private improvements, for this development that are required in the approved development agreement within twelve (12) months from the date of the adoption of the ordinance approving this planned development zoning. All of the required public improvements for one phase must be completed prior to the start of installation for a subsequent phase. All of these public improvements, for the entire planned development, must be completed within 36 months of the adoption of the aforementioned ordinance approving this planned development.

SOUTH THIRTEENTH STREET

W. LINE NW 1/4 SEC. 5-5-22

N 00°09'49" E

P.O.B.

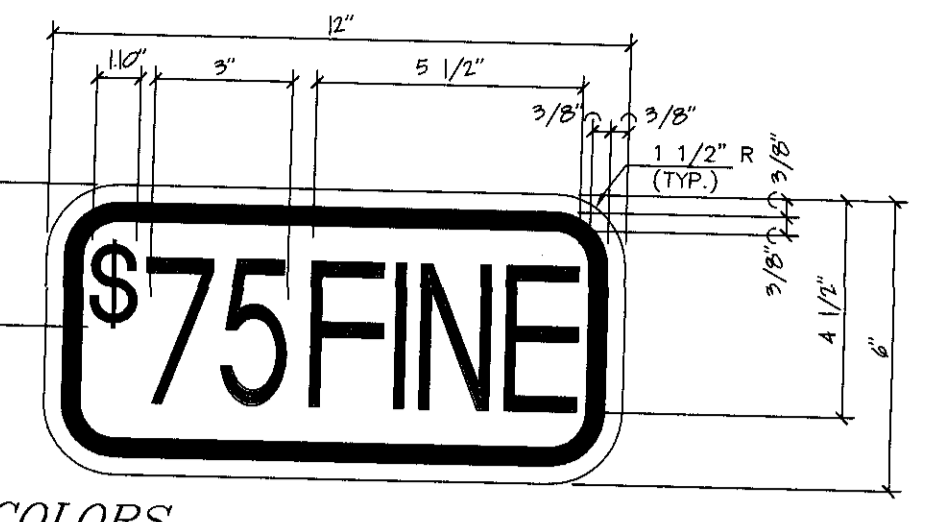


SYMBOL 'E'

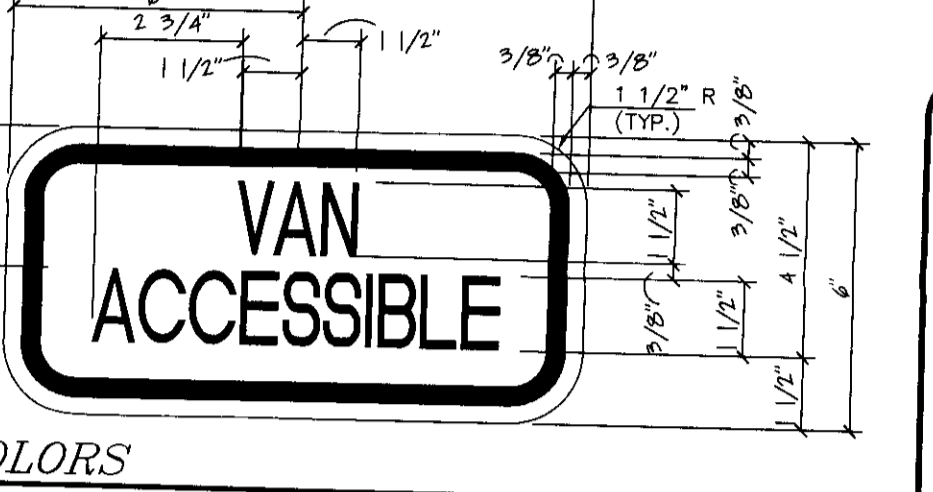
- 1) OVER 4" COMPACTED GRANULAR BASE. CONCRETE WALKS TO BE 4" WIDE UNLESS OTHERWISE NOTED.
- 2) --- INDICATES ACCESSIBLE ROUTE FOR PERSONS WITH HANDICAPS TO THE BUILDING ENTRANCE. SLOPE TO BE NOT GREATER THAN 1:20.
- 3) EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- 4) ARRANGE TELEPHONE, GAS, AND ELECTRIC SERVICE CONNECTIONS WITH THE RESPECTIVE SERVICE COMPANIES UTILITIES BEFORE STARTING ANY CONSTRUCTION.
- 5) ALL AREAS WITHIN CONSTRUCTION AREA TO RECEIVE A MINIMUM OF 2" OF TOPSOIL.
- 6) REMOVE EXISTING BLACK DIRT, TREES AS KEEP INSIDE OF CONSTRUCTION AREA.
- 7) GENERAL CONTRACTOR TO CALL DIGGERS HOTLINE (1-800-345-2966) FOR LOCATION OF EXISTING



RESERVED PARKING SIGN
 Legend and Border: GREEN
 WHITE Symbol and BLUE Background
 Background: WHITE
 Reduce Spacing 50%
 See Symbol 'E' For Symbol Proportions
 ACCESSIBLE PARKING SIGN
 3" = 1'-0"



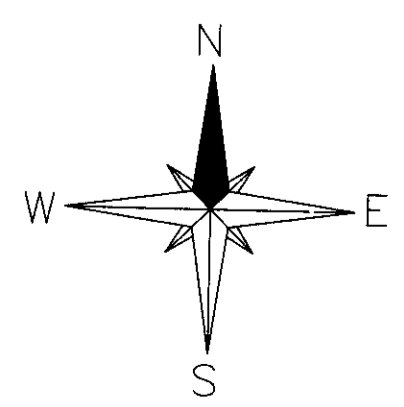
\$75 FINE SIGN
 Legend and Border: GREEN NON-REFLECTORIZED
 Background: WHITE REFLECTORIZED
 BLK Std: B5-126
 SERIES Lines: 420/28
 • 5/8" & 1"-3/8"
 \$75 FINE SIGN
 R7-1101
 3" = 1'-0"



VAN ACCESSIBLE SIGN
 Legend and Border: GREEN NON-REFLECTORIZED
 Background: WHITE REFLECTORIZED
 VAN ACCESSIBLE SIGN
 3" = 1'-0"

SITE STATISTICS	
PARKING:	218 STALLS

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'-0"
 0 20 40 80



APPROVED
 2/21/08
 subject to conditions

revision by: change date
 property of design & not copyright
 2007 design & not reproduction in
 any form without copyright law and
 may be subject to prosecution.

OAK CREEK HOTEL CAMPUS
 South 13th Street
 Oak Creek, Wisconsin

design inc.
 885 westpark ave.
 suite no. 200
 ford du lac, WI 54935
 (920) 922-2383 fax (920) 922-4100

project no. 632/719
 date 2-4-2008
 sheet no. 11

CERTIFIED SURVEY MAP NO. _____

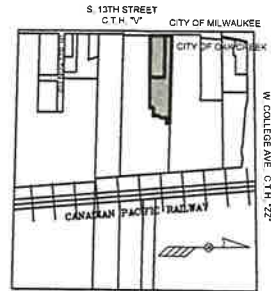
A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

SW CORNER OF THE NW 1/4 OF SEC. 5-5-22
CONC. MON. W/ BRASS CAP
N 343,480.51
E 2,554,284.90

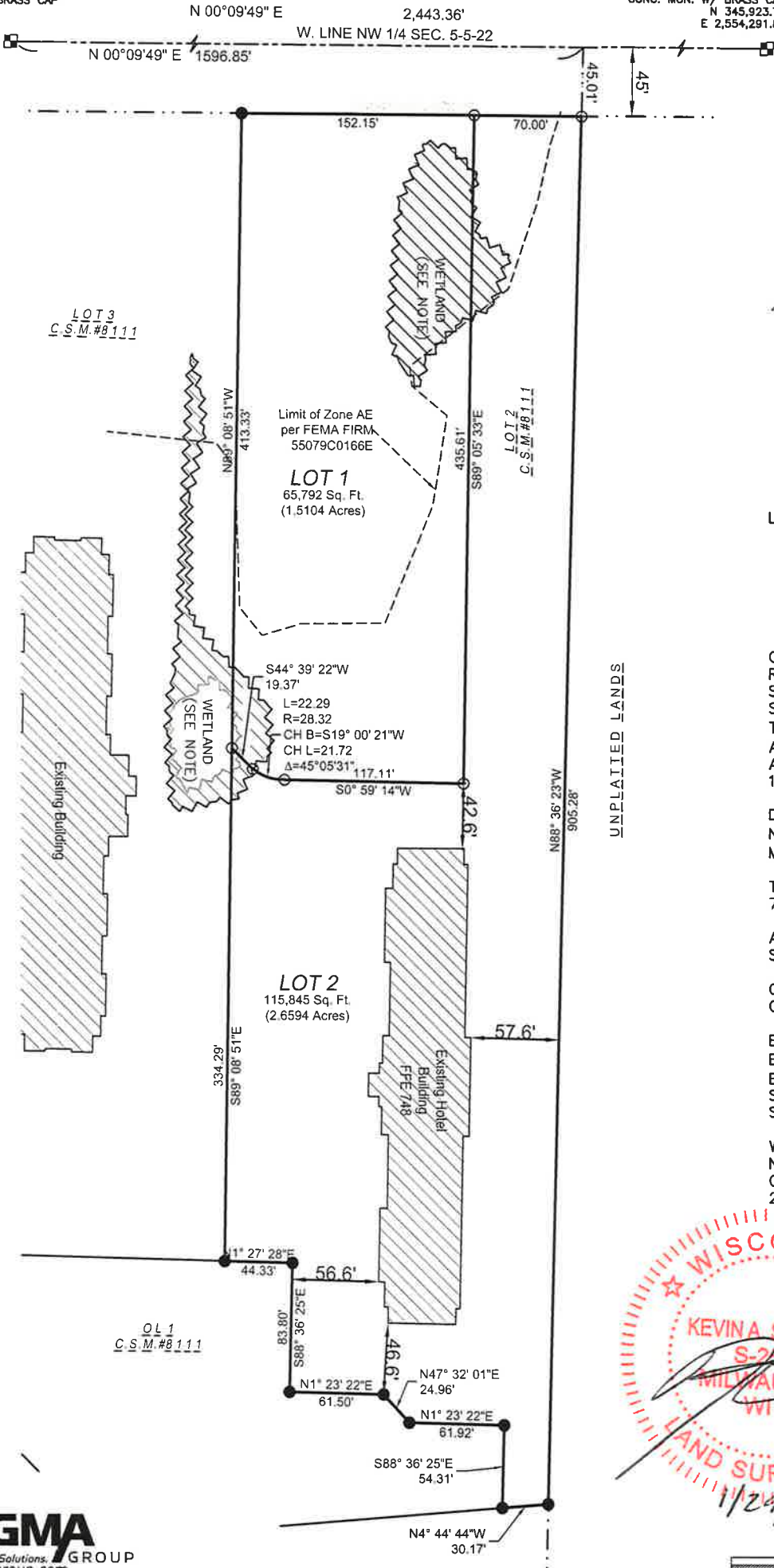
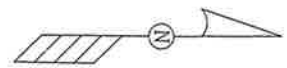
S. 13th STREET C.T.H. "V"

NW CORNER OF THE NW 1/4 OF SEC. 5-5-22
CONC. MON. W/ BRASS CAP
N 345,923.70
E 2,554,291.88

LOCATION MAP
NW 1/4 SEC. 5-5-22



SCALE: 1" = 2000'



LEGEND & NOTES:

- INDICATES FOUND 1" DIAM. IRON PIPE
- INDICATES SET 3/4" DIAM. REBAR

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NW 1/4 OF SEC. 5-5-22, ASSUMED TO BEAR N 0°09'49" E, AS PUBLISHED BY SEWRPC, NAD 1927.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01".

TAX KEY #s: 717-9010 & 717-9011

ADDRESS: 6460 & 6450 S. 13TH ST., OAK CREEK, WI

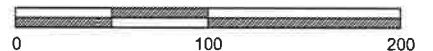
OWNERS:
OAK PRO II, LLC

EXISTING ZONING:
B-A/M-1 (PUD) HIGHWAY BUSINESS/MANUFACTURING PUD. SEE SHEET 2 OF 5 FOR SETBACKS AND EASEMENTS.

WETLANDS DELINEATED BY NATURAL RESOURCES CONSULTING, INC. ON APRIL 28, 2006.



GRAPHIC SCALE



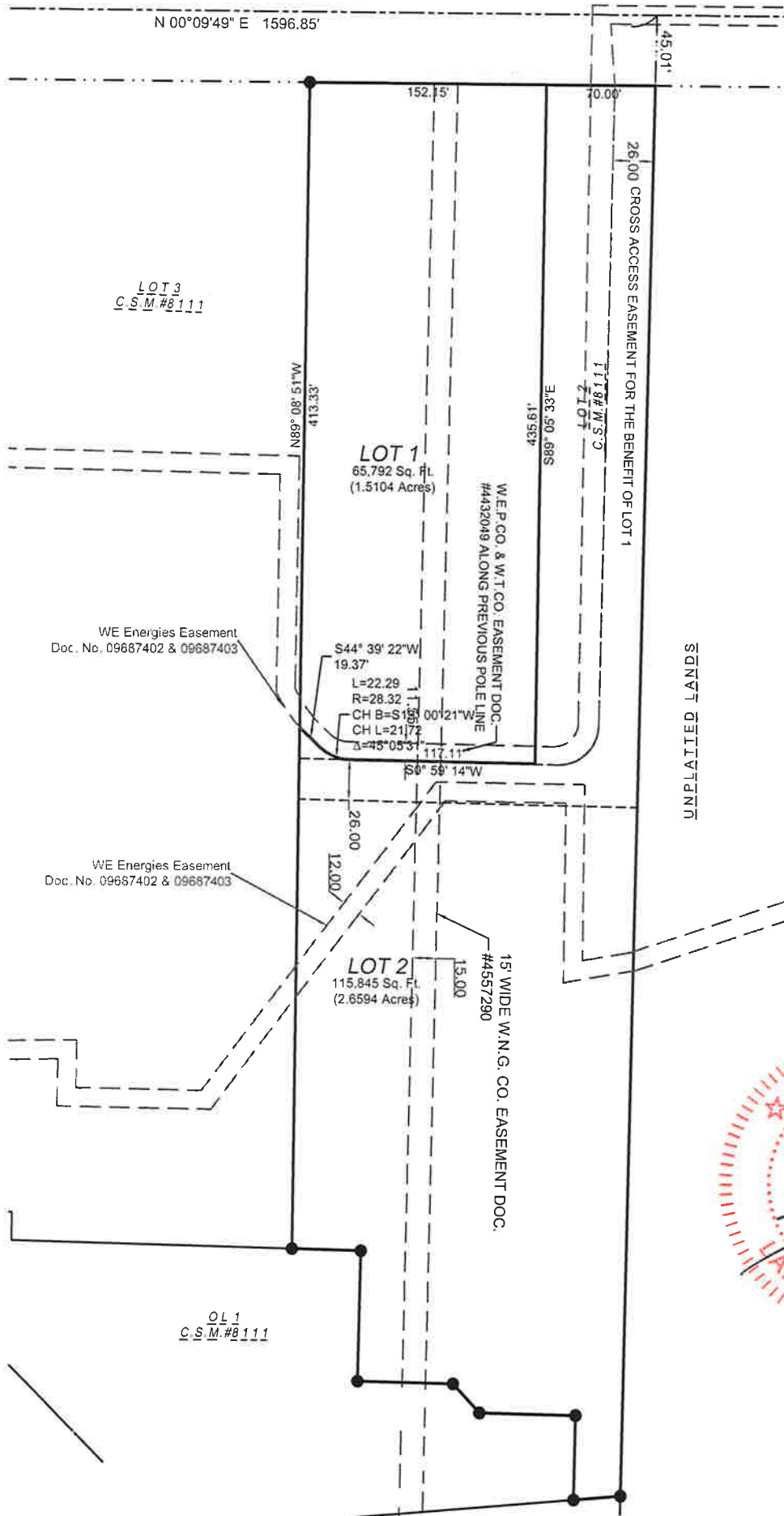
SCALE: 1" = 100'

Sheet 1 of 4

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

EASEMENTS & SETBACKS S. 13th STREET C.T.H. "V"

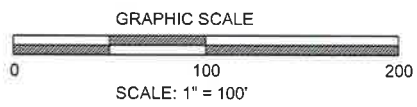
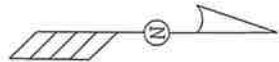


SETBACKS FOR EXISTING ZONING:

B-A/M-1 (PUD) HIGHWAY
BUSINESS/MANUFACTURING PUD.

FOR PRINCIPAL STRUCTURE:
25' FRONT & REAR YARDS
10' SIDE YARD

FOR ACCESSORY STRUCTURE:
25' FRONT YARD
5' SIDE & REAR YARDS



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottko, Professional, hereby certify that I have surveyed, divided and mapped this Certified Survey Map, being a redivision of Lot 2 of Certified Survey Map No. 8111, located in part of the fractional Northwest 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as:

Commencing at the Southwest corner of said Northwest 1/4 of Section 5, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, State of Wisconsin; thence N 00°09'49" E, 1596.85 feet along the west line of said 1/4 section; thence S 88°36'25" E, 45.01 feet to the east line of South 13th Street, also being the Northwest corner of said Lot 2 and to the point of beginning; thence continuing S 88°36'25" E, 905.26 feet along the north line of said Lot 2; thence S 04°44'44" E, 30.17 feet along the easterly line of said Lot 2; thence N 88°36'25" W, 54.31 feet along the south line of said Lot 2; thence S 1°23'22" W, 61.92 feet along the east line of said Lot 2; thence S 47°32'01" W, 24.96 feet along said east line; thence S 1°23'22" W, 61.50 feet along said south line; thence N 88°36'25" W, 83.80 feet along said south line; thence S 1°27'28" W, 44.33 feet along said east line; thence N 89°08'51" W along said south line, 747.62 feet to the east right of way line of South 13th Street; thence N 00°09'49" E along said east line, 222.15 feet to the point of beginning.

Said parcel contains 181,637 sq. ft. or 4.16981 acres of land, more or less.

I further certify that I have made such survey and land division by the direction of the owners of said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of it. I further certify that I have fully complied with the provisions of Chapter 236.34 and Chapter 14 of the City of Oak Creek Municipal Code.


Kevin A. Slottko, P.L.S. 2503
Date 1/29/18

CITY OF OAK CREEK PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Mayor

Date

Member

Date

CITY OF OAK CREEK COMMON COUNCIL APPROVAL

This Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved and accepted by the Common Council of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Mayor

Date

Catherine A. Roeske, Clerk

Date

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8111, BEING PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

Oak Pro II, LLC a Wisconsin limited liability company, as owner, does hereby certify that said owner caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map.

Oak Pro II, LLC, a Wisconsin limited liability company, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek

WITNESS the hand and seal of said owner this 30 day of January, 2018



William Zanetis, Member/Manager

STATE OF WISCONSIN)
 :SS
_____ COUNTY)

PERSONALLY came before me this 30 day of January, 2018, **William Zanetis**, Member/Manager of Oak Pro II, LLC, a limited liability company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(SEAL) Notary Public, State of Wisconsin



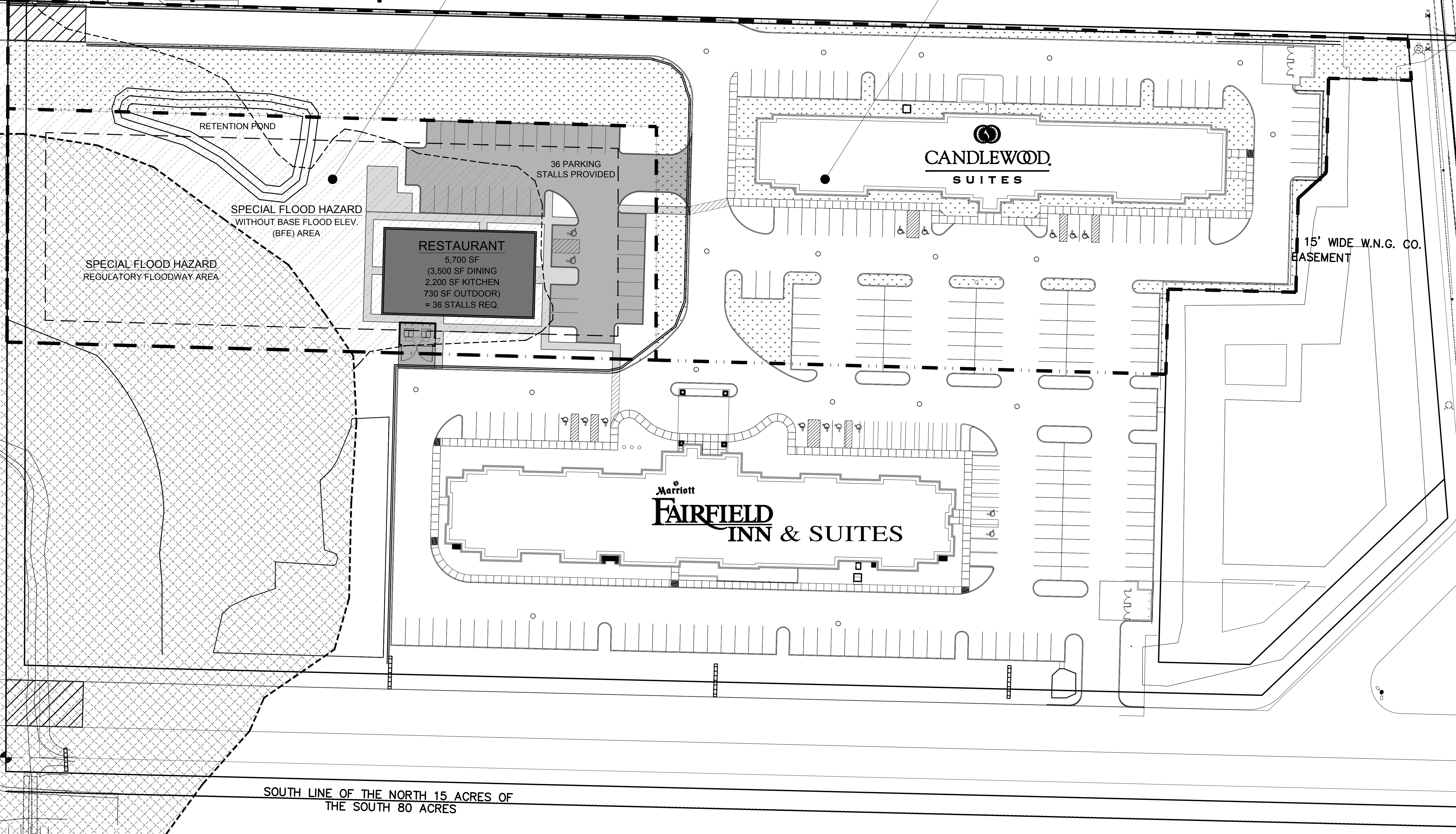
My Commission Expires 06/03/2019



SOUTH THIRTEENTH
292.85
N00°09'41"E

OUTLOT SITE
65,068 SF LOT SIZE
36,713 SF OF GREEN SPACE
= 57% OF SITE

EXISTING SITE
122,892 SF LOT SIZE
38,449 SF OF EXISTING GREEN
SPACE = 31.2% OF SITE



SPECIAL FLOOD HAZARD
REGULATORY FLOODWAY AREA

SPECIAL FLOOD HAZARD
WITHOUT BASE FLOOD ELEV.
(BFE) AREA

RESTAURANT
5,700 SF
(3,500 SF DINING
2,200 SF KITCHEN
730 SF OUTDOOR)
= 36 STALLS REQ.

36 PARKING
STALLS PROVIDED

**CANDLEWOOD
SUITES**

**Marriott
FAIRFIELD
INN & SUITES**

15' WIDE W.N.G. CO.
EASEMENT

SOUTH LINE OF THE NORTH 15 ACRES OF
THE SOUTH 80 ACRES

NOR
SOL

PRELIMINARY SHEET DATES:

M-A DESIGN, INC.
25 SOUTH MAIN STREET
FOND DU LAC, WISCONSIN 54935
l.petrie@maesigninc.net (920) 922-8170

OWNER:
WISCO HOTEL GROUP
1109 FOURIER DRIVE
MADISON, WI 53717

NEW PROJECT FOR:
RESTAURANT OUTLOT
SOUTH 13TH STREET
OAK CREEK, WI 53154

2017 © M-A DESIGN, INC.
JOB NUMBER:
2017.41
SHEET
C1.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PLAN COMMISSION REPORT

Proposal: Minor Land Division

Description: Review of a Certified Survey Map for a Minor Land Division request to combine two adjacent properties on County Line Rd.

Applicant(s): Dennis and Linda Counard

Address(es): 3404 and 3420 E. County Line Rd.

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Dennis and Linda Counard for the properties at 3404 and 3420 E. County Line Rd. be approved, with the following condition:
That any 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.

Owner(s): Dennis and Linda Counard

Tax Key(s): 969-9012-002, 969-9004-004

Lot Size(s): 8.3187 acres (combined)

Current Zoning District(s): Rs-3, Single Family Residential ER, Equestrian Residential
FW, Floodway

Overlay District(s): FF, Flood Fringe C-1, Shoreland Wetland

Wetlands: Yes No Floodplain: Yes No

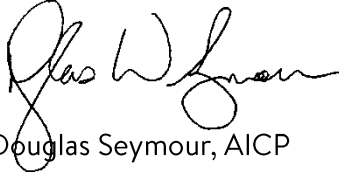
Comprehensive Plan: Single Family Residential, Limited Development Area, Resource Protection Area

Background:

The Applicants are requesting approval of a Certified Survey Map (Minor Land Division request) to combine the adjacent properties at 3404 and 3420 E. County Line Rd. into one (1) lot of conforming size. Wetlands, floodway, and flood fringe boundaries are depicted on the map. No new development is proposed at this time; however, any new development must comply with all required setbacks and Codes.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Minor Land Division/CSM with specified conditions, or that the Common Council not approve of the proposed consolidation. Disapproval will likely result in the existing conditions of the properties to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

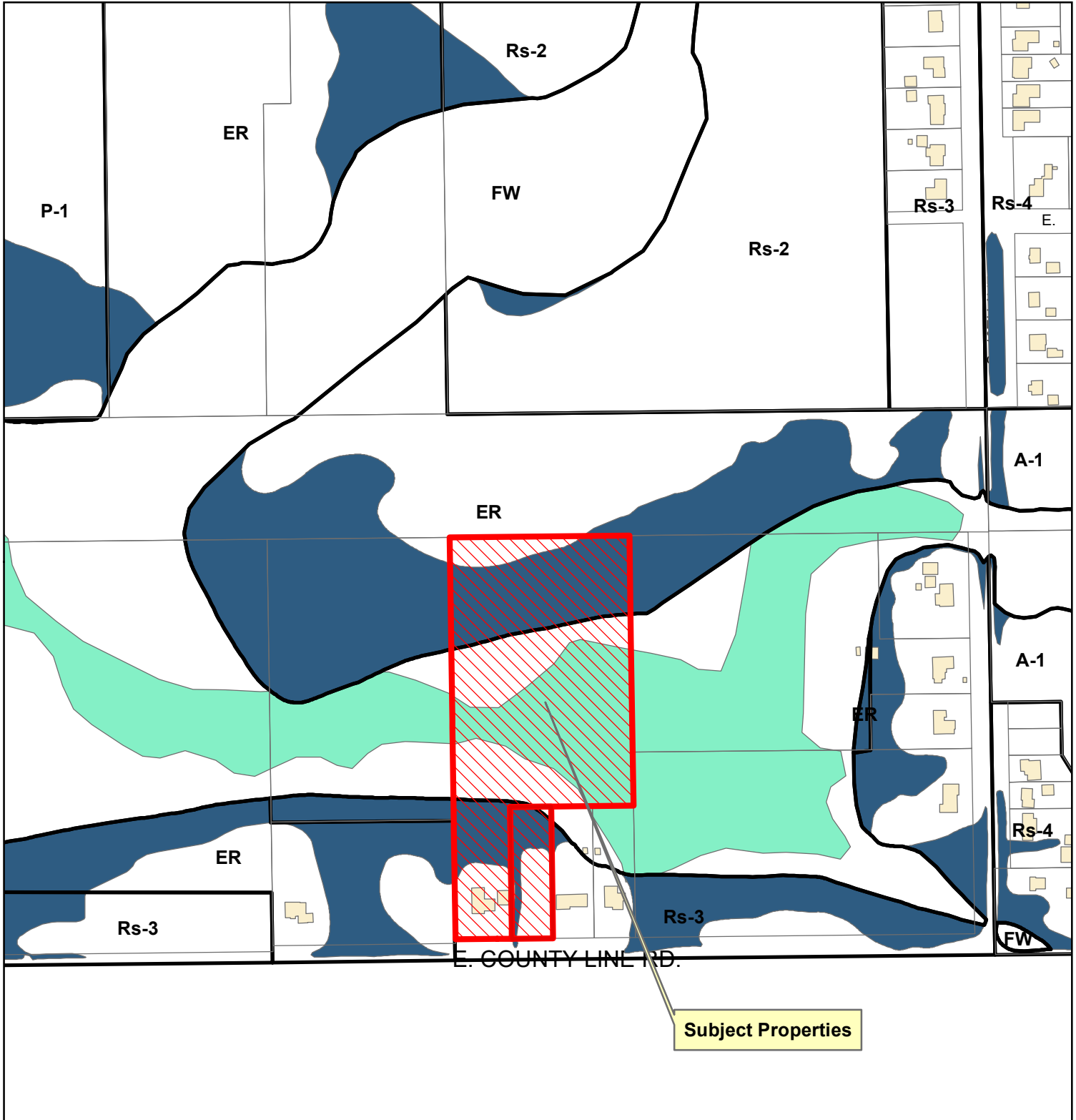
Attachments:

Location Map

CSM

Location Map

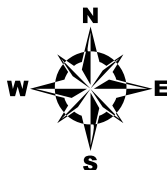
3404 & 3420 E. County Line Rd.



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



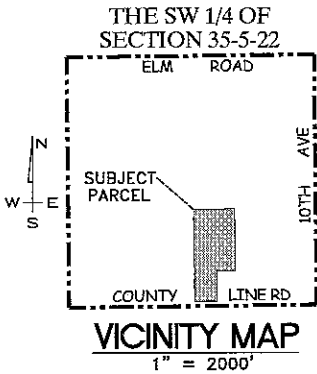
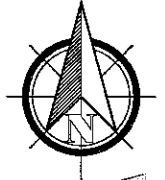
Department of Community Development



Legend		Zoning Overlays	
	3420 E. County Rd.		C-1-Shoreland Wetland
	3404 E. County Line Rd.		FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



WETLAND AREA 1 LINE TABLE

LINE	BEARING	LENGTH
L1	N89°40'03"E	34.32'
L2	N56°20'18"E	41.90'
L3	N88°35'55"E	34.42'
L4	N77°03'21"E	71.77'
L5	N29°20'33"E	31.57'
L6	N60°48'17"E	23.59'
L7	N58°52'26"E	45.42'
L8	N34°15'30"E	50.25'
L9	N17°12'49"E	28.29'
L10	N19°50'46"E	37.04'
L11	S21°35'35"E	30.18'
L12	N60°26'45"E	23.97'
L13	N87°55'48"E	67.65'
L14	S89°06'19"E	30.94'
L15	S80°27'04"E	5.68'

WETLAND AREA 2 LINE TABLE

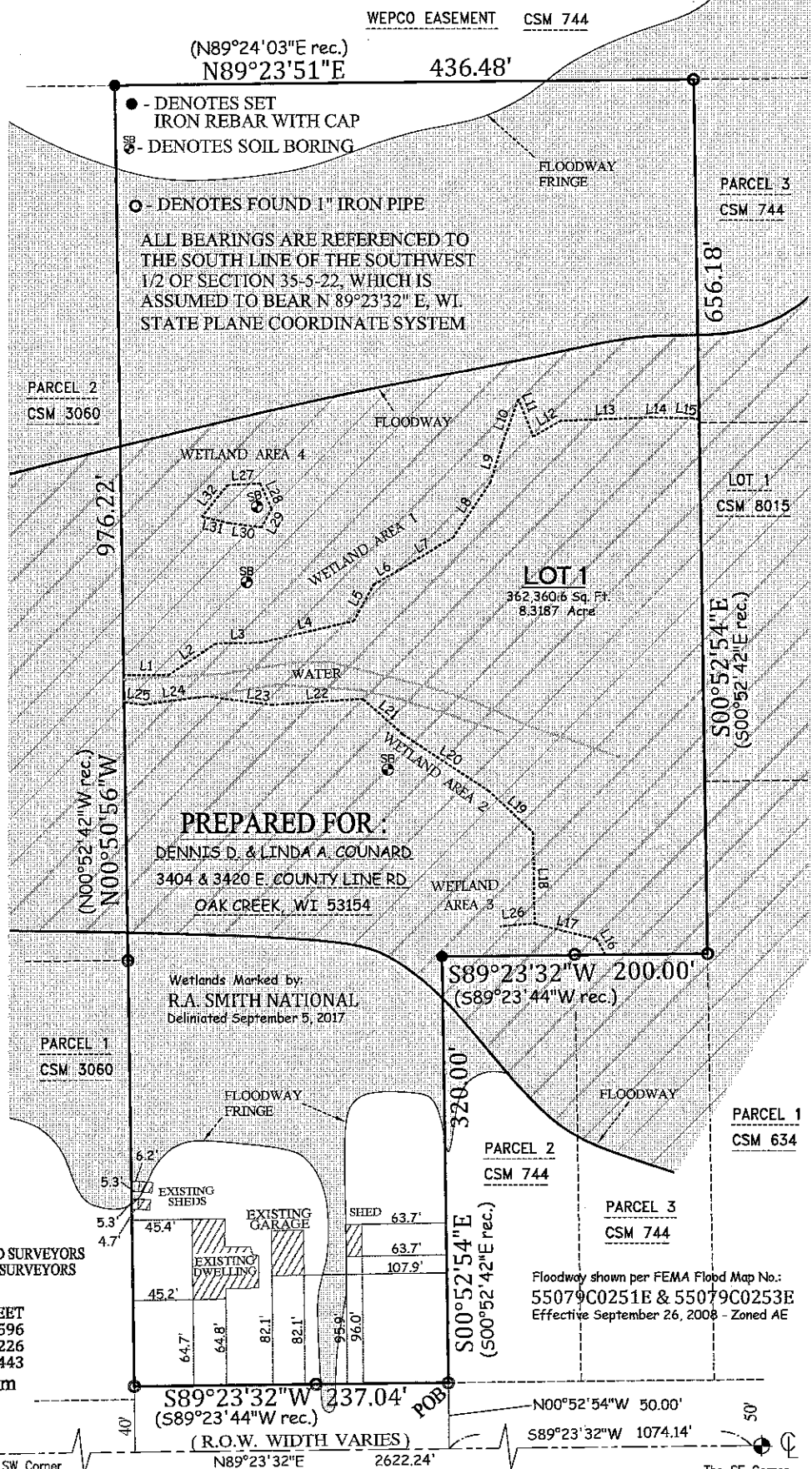
LINE	BEARING	LENGTH
L16	N30°25'46"W	13.52'
L17	N76°02'43"W	48.13'
L18	N00°50'47"W	68.37'
L19	N46°24'44"W	45.58'
L20	N56°44'50"W	77.72'
L21	N48°31'48"W	40.43'
L22	S86°23'16"W	68.77'
L23	N82°39'27"W	49.76'
L24	S82°41'06"W	48.09'
L25	N82°50'20"W	14.60'

WETLAND AREA 3 LINE TABLE

LINE	BEARING	LENGTH
L26	N85°11'32"E	26.33'

WETLAND AREA 4 LINE TABLE

LINE	BEARING	LENGTH
L27	N87°01'29"E	24.58'
L28	S24°31'23"E	21.25'
L29	S29°19'16"W	15.72'
L30	N82°30'49"W	24.66'
L31	N76°46'41"W	21.14'
L32	N39°12'47"E	30.62'



SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

Floodway shown per FEMA Flood Map No.: 55079C0251E & 55079C0253E Effective September 26, 2008 - Zoned AE

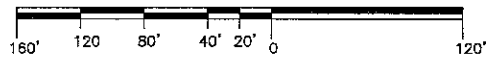
The SW Corner of the SW 1/4 of Section 35-5-22 SEWRPC Concrete Monument with Cap
N : 314,338.49
E : 2,570,113.92

The SE Corner of the SW 1/4 of Section 35-5-22 SEWRPC Concrete Monument with Cap
N : 314,366.31
E : 2,572,735.87

The South Line of the Southwest 1/2 of Section 35-5-22

COUNTY LINE ROAD

SCALE : 1" = 120'



MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a Redivision of Parcel 1 of Certified Survey Map No. 428, recorded as Document No. 4198379 at the Milwaukee County Register of Deeds on August 10, 1965 and of Parcel 1 of Certified Survey Map No. 744, recorded as Document No. 4349771 at the Milwaukee County Register of Deeds on October 10, 1967, all being a part of the Southeast ¼ of the Southwest ¼ of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, and being more particularly described as follows: Commencing at the Southeast corner of the Southwest ¼ of said Section 35; thence South 89° 23' 32" West, 1074.14 feet; thence North 00° 52' 54" West, 50.00 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 744, also being the point of beginning of the lands to be described; thence South 89° 23' 32" West along the North right-of-way line of County Line Road, 237.04 feet to the Southwest corner of Certified Survey Map No. 428; thence North 00° 50' 56" West, 976.22 feet to the Northwest corner of Certified Survey Map No. 428; thence North 89° 23' 51" East, 436.48 feet to the Northeast corner of Certified Survey Map No. 428; thence South 00° 52' 54" East, 656.18 feet; thence South 89° 23' 32" West, 200.00 feet to the Northeast corner of Certified Survey Map No. 744; thence South 00° 52' 54" East, 320.00 feet to the point of beginning.

That I have made such survey, land division and map by the direction of Dennis D. and Linda A. Counard, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same.

Dated this 16th day of January, 2018

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 428, RECORDED AS DOCUMENT NO. 4198379 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON AUGUST 10, 1965 AND OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 744, RECORDED AS DOCUMENT NO. 4349771 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS ON OCTOBER 10, 1967, ALL BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

Dennis D. and Linda A. Counard , as owners, do hereby certify that they caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Municipal Code of the City of Oak Creek.

In Witness whereof, Dennis D. and Linda A. Counard , at _____, Wisconsin, on this ____ day of _____, 2018.

Dennis D. Counard

Linda A. Counard

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2018, the above named Dennis D. and Linda A. Counard, owners, to me known to be the persons who executed the foregoing instrument.

Notary Public, State of Wisconsin
My Commission expires _____

CONSENT OF MORTGAGEE:

Old National Bank, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of Dennis D. and Linda A. Counard, owners.

In Witness Whereof, Old National Bank, has caused these presents to be signed by _____, its _____, at _____, _____, this ____ day of _____, 2018.

In the Presence of :

Old National Bank:

Representative

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2010, the above named _____, of the above named Old National Bank, to me known to be the person who executed the foregoing instrument and to me known to be such _____ of said Bank and acknowledged that he executed the foregoing instrument as such officer as the deed of said Bank by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2018.

Daniel Bukiewicz, Chairman

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

Approved and Accepted by the Common Council of the City of Oak Creek in accordance with Resolution Number _____, adopted on the _____ day of _____, 2018.

Daniel Bukiewicz, Mayor

Catherine A. Roeske, City Clerk



PLAN COMMISSION REPORT

Proposal: Temporary Use Permit

Description: Request approval to operate a temporary concrete batch plant located at 841 W. Rawson Avenue.

Applicant(s): Justin Kratochvil, Ozinga Ready Mix Concrete Inc.

Address(es): 841 W. Rawson Avenue

Suggested Motion: That the Plan Commission approves the Temporary Use permit for a temporary concrete batch plant at 841 W. Rawson Avenue with the following conditions:

1. That the temporary use shall expire on December 31, 2019.
2. That the property is returned to its original condition.

Owner(s): Ozinga Ready Mix Concrete Inc.

Tax Key(s): 764-9051-000

Lot Size(s): 14.066 acres

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Industrial

Background: Ozinga Ready Mix Concrete Inc. is requesting a temporary use permit that would allow them to temporarily operate a concrete batch plant on their property located at 841 W. Rawson Avenue. The purpose of this request is for Ozinga to adequately address the need for increased demand for concrete for upcoming construction projects within the next 24 months. In 2010, the previous concrete batch plant owner was granted a temporary use permit for the same use on the site. Just as was the case in 2010, the

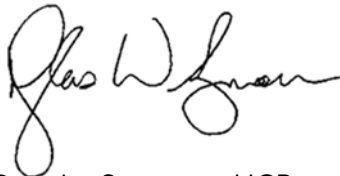
applicant needs approval from the Plan Commission to temporarily operate an expanded concrete batch at this site.

Included with this report are graphics illustrating where on the parcel, the temporary batch plant would be located and the location of raw materials to make concrete. Trucks will enter and exit the site via Rawson and typically enter onto the freeway. The applicant is aware that operations need to comply with city noise regulations.

Staff believes that this site is suitable for a temporary concrete batch plant since the site is currently being used for concrete manufacturing; located relatively close to the freeway and will use few if no city streets; far away from any residential districts. The last time this type of use was approved, staff did not receive any complaints. Staff has suggested to the applicant that if the demand of concrete is predicted to be high for years to come, that they consider expanding their facility at this location.

Options/Alternatives: The Plan Commission has the authority to deny the request for this type of use as it temporarily increases the size of a non-conforming use. If denied, the applicant will need to determine a location where this type of operation would be allowed elsewhere in the city or outside city limits.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Peter Wagner, AICP
Zoning Administrator/Planner

Attachments:

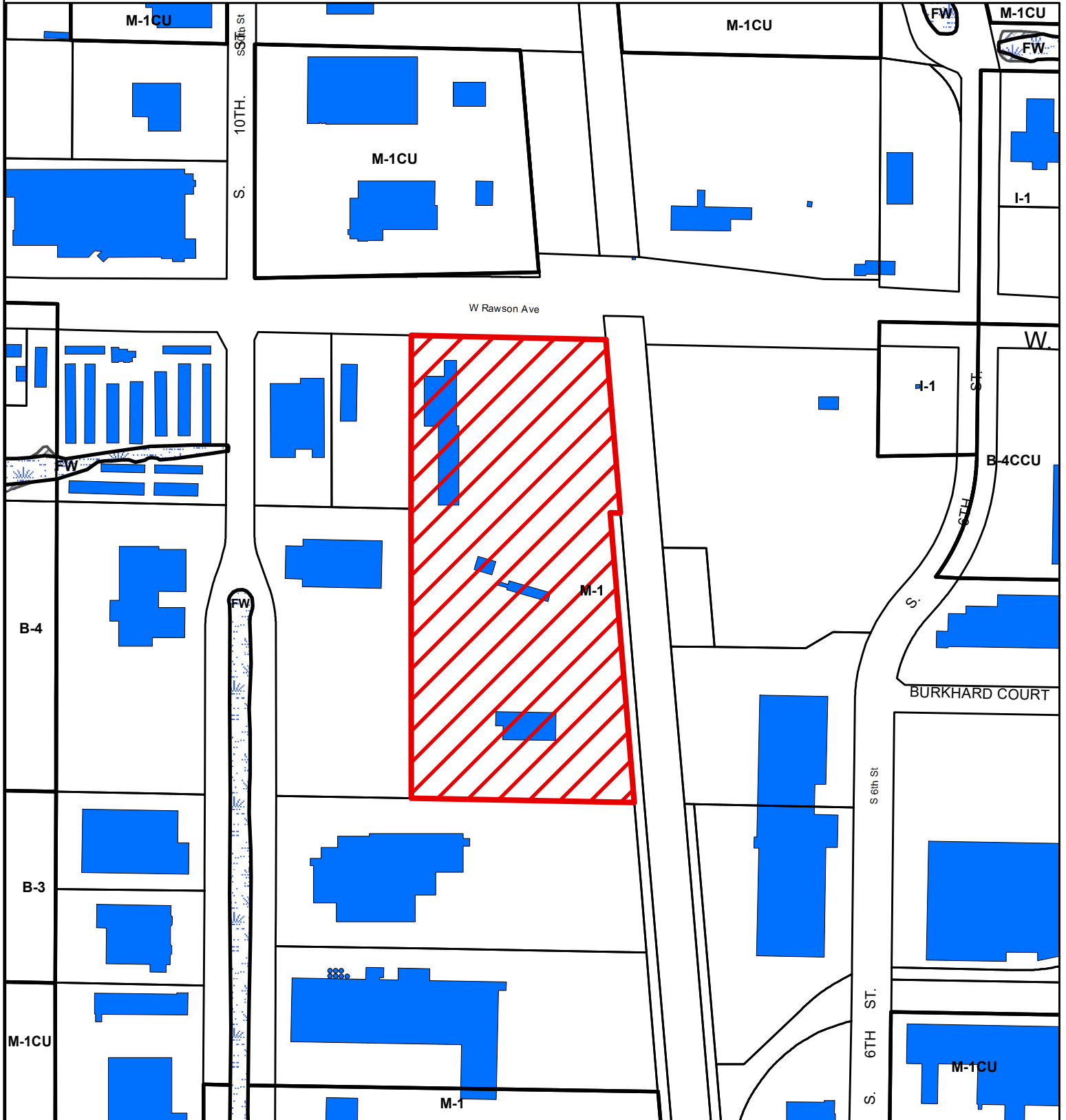
Location Map

Site Map

Narrative

Request Letter

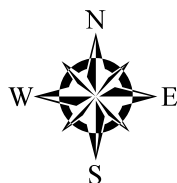
Location Map 841 W. Rawson Ave.






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



Department of Community Development



-  841 W. Rawson Ave.
-  Floodway
-  Floodfringe

February 8, 2018

Peter Wagner
Oak Creek – Zoning Administration
8040 S. 6th Street
Oak Creek, WI 53154

RE: Ozinga Ready Mix Concrete, Inc.
Temporary Use – Concrete Batch Plant

Mr. Wagner,

Ozinga Ready Mix Concrete, Inc. politely requests to obtain a temporary use permit for the ability to erect and operate a portable concrete batch plant at the existing Ozinga Oak Creek Ready Mix Plant, located at 841 W. Rawson Ave. in Oak Creek, WI (Tax Key Number 764-9051-000), Part of the Northwest Quarter of Section 8, Township 5 north, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin).

As you may recall, in February 2010, the Plan commission previously approved a similar temporary use of a Concrete Batch Plant when the business was under a former ownership (Meyer Material Company), where no issues were reported.

We would like to thank you for consideration of our proposal and request of a temporary use permit for a portable batch plant. We welcome you to visit our location at your convenience.

Enclosed you will find a packet of information that contains details of this project.

Should you have any questions, please feel free to contact me directly at 414-788-6753.

Respectfully,
Ozinga Ready Mix Concrete, Inc.
Wisconsin Division



Justin J. Kratochvil
Regional Safety / Environmental & HR Manager

CITY OF OAK CREEK

FEB 09 2018

RECEIVED

PROJECT: Temporary Use – Concrete Batch Plant
Ozinga Ready Mix Concrete, Inc.

ADDRESS: 841 W. Rawson Ave.

TAX KEY NO: 764-9051

Ownership: Ozinga Ready Mix Concrete, Inc.

Size: 14 Acres

Existing Zoning: M-1, Manufacturing

Wetlands: None indicated

Floodplain: None

Commentary:

Ozinga Ready Mix Concrete, Inc. is a family owned American company. Our ability to see and do things differently is what has led us to succeed for nearly 90 years. By fostering strong relationships with our customers, local community and providing added value, we present an unparalleled approach to building better together.

At Ozinga, we constantly evaluate our ability to serve the needs of our customers, the market along with any potential obstacles that lie ahead.

With the amount of construction projects on the horizon and the need for multiple ingredients in our mixes, we feel it is necessary to add a portable batch plant to help service peak demand.

Ozinga politely requests for the approval of a temporary portable batch plant until December 31, 2019.

CITY OF OAK CREEK

FEB 09 2018

RECEIVED

Existing Property (STATUS QUO)

- The existing property is comprised of approximately 14 acres and is roughly 60% paved. The use of the property includes industrial activities of concrete batching and loading of ready mix trucks.

Material Stockpile (STATUS QUO)

- Material integral for the production of ready mix concrete is stockpiled on site (sand and gravel), and is located throughout the property

Hours of Operation (STATUS QUO)

- Hours of Operation will remain consistent with the site.

Noise Standards (STATUS QUO)

- Noise standards set forth under the Municipal Code will be complied with.

Traffic (STATUS QUO)

- The existing access to the site will be utilized, accessing Rawson Ave, which is a current process. Most truck traffic will be use Rawson Ave. to access the freeway.

CITY OF OAK CREEK

FEB 09 2018

RECEIVED

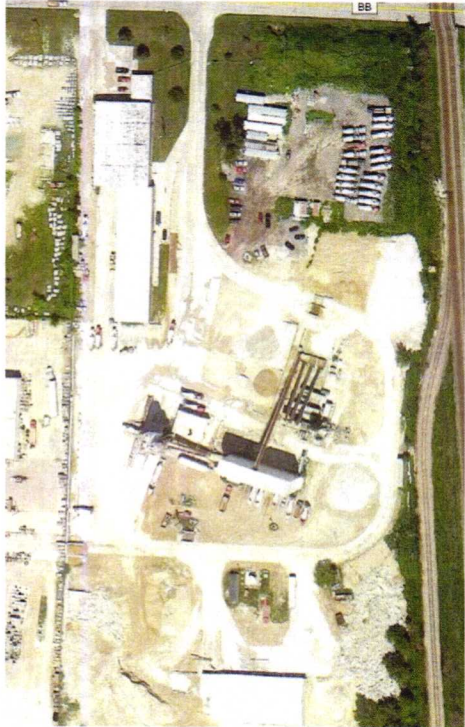
Ozinga Ready Mix Concrete, Inc. Oak Creek Plant – 2017 View



Aerial View – 2017 (Current Activities)

CITY OF OAK CREEK
FEB 09 2018
RECEIVED

Ozinga Ready Mix Concrete, Inc. Oak Creek Plant – 2011 View



Aerial View – 2011

Portable Batch Plant in place