



PLAN COMMISSION

May 22, 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 – May 8, 2018
4. Significant Common Council Actions
5. 6:00 Public Hearing
 - a. Hold a public hearing on a proposed sign appeal for the property at 340 E. Puetz Rd. submitted by the Oak Creek-Franklin Joint School District that would allow installation of a 40.5-foot-tall scoreboard that will be 793 square feet in area with a 330 square-foot video board in the school stadium at 340 E. Puetz Rd. (Tax Key No. 827-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCschool**.
6. New Business
 - a. SIGN APPEAL - Consider a request for a sign appeal for the property at 340 E. Puetz Rd. submitted by the Oak Creek-Franklin Joint School District that would allow installation of a 40.5-foot-tall scoreboard with a 330 square-foot video board in the school stadium at 340 E. Puetz Rd. (Tax Key No. 827-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCschool**.
 - b. PLAN COMMISSION PRESENTATION – Staff presentation of ZoningHub.com, a new online application process providing access to zoning information and Plan Commission development projects.

Adjournment.

Dated this 17 day of May, 2018

Posted 05/17/2018 jf

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

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

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 8, 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 Guzikowski, Commissioner Siepert and Commissioner Chandler. Alderman Loreck and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

Minutes of the April 24, 2018 meeting

Commissioner Siepert moved to approve the minutes of the April 24, 2018 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
OAKVIEW INDUSTRIAL PROPERTY III, LLC
CITY OF OAK CREEK
WISPARK, LLC
301 & 401 W. OAKVIEW PARKWAY AND 10861 S. HOWELL AVENUE**

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

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Samuel M. Dickman, Oakview Industrial Property III, LLC, for the properties at 301 and 401 W. Oakview Parkway & 10861 S. Howell Ave. be approved, with the condition that all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
LAKESHORE VETERINARY SPECIALISTS
9472 S. 27TH ST.
TAX KEY NO. 878-9000-001**

Planner Papelbon provided an overview of the plan review for the proposed emergency veterinary hospital (see staff report for details).

Jordan O'Connor, Architect with Design 2 Construct Corporation, N173 W21010 Northwest Passage, Jackson, WI clarified that one of the colors of the proposed ACM for the accent band along the top and some of the sides is an off-white or taupe color that accents the faux wood as well as the brick colors.

In regards to the ACM being proposed, he acknowledged that this project is located in the 27th Street overlay, and it (ACM) is not one of the listed approved exterior materials.

Mr. O'Connor provided materials samples to the Commissioners in case they were interested in seeing the actual constructability of the panels. He explained that they are very durable, heavy duty, maintenance-free and color-stable.

Commissioner Hanna stated there is no fence around the entire site, just the building. Mr. O'Connor confirmed that there is one small portion on the east side of the building and that would be for pet relief areas for animals in ICU or isolation. Animals would be taken out on a leash with a nurse and then brought back into the building. On the front side, near the main entrance, there are a couple of comfort gardens on both sides of the main entry that are somewhat private from people entering and going from the building. If a family were to have to put a pet down, they can use this private, separate exit.

Commissioner Hanna concurred with Planner Papelbon that the parking is a little bit extensive.

Commissioner Johnston stated that on the northwest corner, everybody would like to see that road extended through to 27th Street. There are some hurdles that need to be jumped through, if it is even possible. Commissioner Johnston asked if it would be an option to create that road as it was going through currently. This would probably result in the loss of 11 spaces on that side. That could be landscaped out at this time, and then landscaping could be removed to make that connection. Mr. O'Connor responded that everyone on his side of the project would like that access as well. Right now, with some of the adjacent properties, negotiations are ongoing with trying to make that work. If that is something that is attainable, they will explore that.

Commissioner Johnston asked if changing the parking would be an option so it is setup for an easy switch if the connection were to happen in the future. Mr. O'Connor responded yes, that was part of the original conceptual plan there. The curved portion of the drive would essentially continue. The ideal point would be where the existing curb cut is shown to terminate there. Those parking spaces would no longer be used. Commissioner Johnston suggested not even putting those parking stalls in at this point. The site plan would change to show the future road going through there. There is just no connection to 27th Street at this time.

Commissioner Johnston asked if a fence is still proposed on the corner. Mr. O'Connor stated that the fence Commissioner Johnston is referring to is either a construction fence or an erosion control fence that would help establish the property line and where those drives are for everyone's benefit. Commissioner Johnston stated they were talking about a wood/decorative fence along the property line. Mr. O'Connor responded that type of fence is not being considered anymore.

Alderman Guzikowski asked about the location of the fence in question. Commissioner Johnston responded it is basically along the bar property on the northwest corner. It is something that came up in discussions.

Commissioner Hanna asked what the overhead door would be used for. Mr. O'Connor stated it would be used for deliveries, medical gases and some of the equipment (e.g., x-ray machine delivery).

Alderman Guzikowski stated that he represents this district, and has received favorable comments from many people. He believes this is a great asset to the community. It is a great looking building for that corner.

Alderman Guzikowski asked what would be required for the 27th Street overlay standards. Planner Papelbon responded that as far as making a modification determination and whether or not what is being proposed has elements that would go above and beyond what would otherwise be required is for the Plan Commission to determine. There are metal panels being

proposed that are not in conformance with what the Municipal Code requires or allows. Anything that is more than an accent will be a consideration. Planner Papelbon asked if the Plan Commission feels that what is being proposed for the landscaping is over and above what would otherwise be required in the Code. Planner Papelbon went on to further explain that there are a couple of places in the landscaping plan that do go above and beyond what is required in Code. The landscaping that is proposed on the north side, though it may not appear to be, actually has tall (6 ft.) junipers proposed there for screening. Code only requires 3-foot-tall screening for parking stalls along the street. Typically landscaping is more sparse on the perimeter. Code requires a 5-foot-wide strip for perimeter landscaping, so the extra landscaping that they have proposed might be something the Plan Commission could take into consideration in terms of providing that modification justification.

Planner Papelbon stated that regarding the building itself, the Commissioners could require slight modifications that would increase the brick that is proposed.

Planner Papelbon stated that there is also a building addition that is proposed sometime in the future.

Planner Papelbon mentioned that there is no provision for a monument sign in the plans. If a monument is going to be proposed, she would like the Plan Commission's requirements for that sign; specific look, landscaping around that area, and a location that would specifically address some kind of "gateway to the City" feel. Planner Papelbon asked if there are individual site elements that the Plan Commission would like to see added to the plans, such as a bike rack. She acknowledged that a bike rack would probably only be used for staff if they live close enough. There could also be benches outside to be utilized by patients. These are some examples of things that the Plan Commission could require/request to make up for the use of metal panel.

Alderman Guzikowski stated that he feels that the landscaping is above what is required - it really does look nice. Mr. O'Connor stated that landscaping was a focus of theirs, especially acknowledging the parking along the corner where it is not necessarily the desired arrangement. That is where some of the landscaping focus came in. Mr. O'Connor thanked the Plan Commission for acknowledging his efforts to offset the use of metal paneling.

Commissioner Siepert asked whether the parking stall requirements would still be met if the road is extended to 27th Street. Planner Papelbon stated that what is shown in the plans is 115 stalls. The minimum required per Code is going to be exceeded. If 99 stalls are required by Code, you could say that there would be enough. However, the hospital facility may feel differently. As Commissioner Johnston mentioned, there would be a reduction of about 11 stalls. There would still be in excess of what would be required by Code.

Commissioner Chandler asked about complying materials. Planner Papelbon stated that the brick and the glass are complying. Planner Papelbon projected the elevation showing the different types of materials by color.

Commissioner Chandler asked for more information on the selection of the two materials. Mr. O'Connor stated that the general intent of the whole palette is based off of one of Lakeshore Veterinary Specialists' other locations. They are trying to keep their branding image, but at the same time they are acknowledging that this is potentially going to be a showpiece on a major corner of the City. They tried to modernizing some things and made a couple of "pops."

Mr. O'Connor described the faux wood look, which is actually aluminum siding, and based on the percentages, doesn't necessarily categorize as an accent. Mr. O'Connor passed around an example of the proposed faux wood siding. In addition with the ACM, he provided the diagram that shows how it will be installed. The reason the ACM was chosen was to keep the facades interesting with such things as brick and changing the pattern.

Mayor Bukiewicz asked the Fire Department representative (Asst. Fire Chief Kressuk) if he had any concerns. Asst. Fire Chief Kressuk stated that once you get in this site there is a standard access road. He commented that this is laid out well, and the parking works toward the Fire Department's advantage. It gives them a little bit of movability. He further stated that a 27th Street access point would be nice, but it appears to be just a right-out only going north onto 27th Street. The access to this facility is going to be predominately through Ryan Road and into the entrance if they ever have to respond there. While the 27th Street access would be nice, that access at Ryan Road does work within the response program.

Mayor Bukiewicz asked if this corner is adequately served by fire hydrants. Asst. Fire Chief Kressuk stated that he will be working with Mr. O'Connor on hydrant coverage.

Jacob Odders, Lakeshore Veterinary Specialists, explained the difficult parking situation at their other location. They built a conference room and have never been able to use it because there is not enough parking. This year they intend to hire 36 employees. While the parking seems excessive right now, when they think of all team the meetings, staff meetings, training potential or other employees from other locations for training, he gets very nervous if they cut parking down too much. Right now it is a bad situation in their other location. While there will be times when those spots are open, there will also be times each month where most of those spots are filled.

Dr. Odders moved on to discussing the aluminum product. He stated that there is some flexibility if the Plan Commission doesn't feel the aluminum product should be used. They would still like to use the flat panels. Their other facility has tan efface on it with medium red brick and a darker brick. They knew that efface wasn't acceptable so they are trying to get that same feel with an acceptable product.

Alderman Guzikowski asked what the ideal number of parking spaces would be. Planner Papelbon responded that Code says 99. Anything needed above 99, the applicant would have to provide to the Commission the absolute minimum to fulfill their needs. Mr. Odders' response was that the hospital definitely needs in excess of 100. They have 80 in their current location, and can't even consider any conferences because the employees fill the lot. They are adding six new services to the Oak Creek location. They had proposed 115 for this development. He does not want to see less than 105 parking spots on this site. To have to add additional parking spots in the future would not be economically feasible, nor is it good for the employee lot.

Planner Papelbon asked what the difference in size is between the Glendale facility and this location. Dr. Odders responded that the Glendale facility is a little bit larger in square footage, but the actual clinical space is a little smaller. This facility will have 15 exam rooms, of which two are comfort rooms. Glendale has 12 exam rooms and one comfort room. They also have other procedure rooms proposed for this facility.

Dr. Odders stated that they plan on transitioning a lot of the training opportunities to this location because the parking will allow for it.

Mayor Bukiewicz stated it is a great looking building and complimented the applicant on a great business model.

Mayor Bukiewicz asked what would be involved in ripping up the previously mentioned 11 parking spaces for the road to continue through. Commissioner Johnston responded that they would tear out all of the spaces on the north side and the curbing back to the driveway to the east. They would match in at some point there to bring the curb line through out to 27th Street. They would have to tear out the corner of that parking. They will probably lose 3 or 4 spaces there and build the driveway.

Mayor Bukiewicz stated that it would add to the facility to have an entrance off of 27th Street. He questioned the granting of that entrance by WisDOT because there is another entrance to another business within 50 feet. Planner Papelbon responded that WisDOT has already said that there would be one consolidated access point on 27th Street, be it the existing one for the bar to the north or the reserved area that is for this particular property.

Commissioner Hanna stated that from a constructability standpoint and cost-wise, Dr. Odders has a good point. Removal is always more cost-effective than tearing out and installing. Mayor Bukiewicz stated there would have to be a condition to have the initial road on the plans. Planner Papelbon clarified that it is not an official road, but an access road.

Planner Papelbon stated that there is also another potential access point off this property to the north that Pick 'n' Save could potentially use to access 27th Street. However, as far as access has been determined, the State already has a plan in place. It is just a matter of getting all of the landowners onboard, and getting those access points in the ground or paved.

Mayor Bukiewicz stated he likes the look of the building. As compared to the other buildings along 27th Street (on both sides), this is one of the better looking buildings between Ryan Road and College Avenue. From his perspective, he is okay with the siding.

Mayor Bukiewicz suggested some changes to the building. Alderman Guzikowski stated he was looking for a workaround for the use of metal panels because he doesn't want to see any changes to the buildings. He likes it the way it is proposed.

Mayor Bukiewicz suggested that as far as the parking is concerned, put it in the way it is.

Commissioner Johnston moved that the Plan Commission approves the site and building plans submitted by Dr. Jacob Odders, Lakeshore Veterinary Specialists, for the property at 9472 S. 27th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a copy of the signed Conditions and Restrictions for the Conditional Use Permit are submitted to the Department of Community Development prior to the submission of building permit applications.
3. That the color of the spandrel windows shall not be a dark or mirrored glass per Overlay District standards, and shall be specified on the final plans.
4. That the plans are revised to include locations for all mechanicals, transformers, and utilities. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.

5. That the landscape plan is revised to include the heights of plants both at installation and maturity. Plants used to screen parking areas from rights-of-way must be installed and maintained at a minimum height of 3 feet.
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.

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

PLAN REVIEW
AVELIUS, LLC
9079 S. 5TH AVE.
TAX KEY NO. 865-9009-002

Zoning Administrator/Planner Wagner an overview of this plan review for a commercial building with residential quarters.

Commissioner Chandler asked if there would be a need for a dumpster. Larry Bachmaga, 4005 E. Lakeside Avenue, Oak Creek, WI responded yes. Zoning Administrator/Planner Wagner mentioned that the applicant did add a new landscape plan. In the northeast corner, there will be two small trash bins, not a big dumpster and they will be screened.

Commissioner Siefert stated it looks good to him and he is pleased that that corner is finally being utilized.

Alderman Guzikowski stated it is a great use of the property.

Commissioner Hanna asked if there would be any noise impact. Mr. Bachmaga responded that it would be very clean, no big traffic. Zoning Administrator/Planner Wagner mentioned that they do operate their business on Lakeside Avenue at the present time. There have been no code enforcement complaints for noise.

Commissioner Carillo asked for confirmation that this one lot is zoned commercial with all residential around it. Zoning Administrator/Planner Wagner stated yes. Because the lot is so small, it cannot be zoned to Rs-4.

(Discussion inaudible in mic.)

Zoning Administrator/Planner Wagner mentioned that there are a lot of different types of zonings/parcels based on the old use, which was industrial with residential and commercial. There is a multi-family zoning district that doesn't meet the minimum requirements. There is a "hodge-podge" of zoning in this section. There would be a lot of real estate collection needed, which require buildings to be knocked down anyway. This parcel is going to be one of many parcels that would have to be put together from a real estate perspective in order to make anything bigger.

Commissioner Johnston stated there is a storm sewer on the northwest corner of the property. When the grading plan is reviewed, staff will work with the applicant to make sure that still happens. Curb and gutter may be needed along Depot Road just to make that all flow to that catch basin.

Mayor Bukiewicz stated that this is a unique use of the property given the restrictions they are working with. He favors putting it in. Given what it is and assembling properties to get one larger parcel is dependent on a lot of homeowners being willing to relocate.

Commissioner Carillo asked how many residences will be upstairs. Mr. Bachmaga responded one.

Commissioner Hanna moved that that the Plan Commission approves the site and building plans for a commercial building with residential quarters submitted by Larry Bachmaga, for the property at 9079 S. 5th Avenue, with the condition that a revised landscaping plan be submitted for staff approval prior to a building permit being issued. On roll call: all voted aye, except Commissioner Carillo. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:27 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

May 10, 2018
Date

Summary of Significant Common Council Actions

May 15, 2018

1. **APPROVED Ordinance** No. 2902, approving a Conditional Use Permit for outdoor storage of materials, vehicles and equipment on the property at 10861 S. Howell Avenue.
2. **APPROVED Resolution** No. 11942-051518, approving a Certified Survey Map for Samuel M. Dickman, Oakview Industrial Properties III, LLC; the City of Oak Creek; and Wispark, LLC for the properties at 301 and 401 W. Oakview Parkway and 10861 S. Howell Avenue.
3. **APPROVED** a motion to enter into an agreement with Stantec in the amount of \$58,850 to complete an update to the City of Oak Creek Abendschein Park Master Plan.
4. **APPROVED Resolution** No. 11943-051518, approving and authorizing execution of a Finance Development Agreement by and between the City of Oak Creek and Oakview Industrial Property III, LLC.



Kari Papelbon, CFM, AICP
Planner



PLAN COMMISSION REPORT

Proposal: Sign Appeal

Description: Request for a variance allowing the applicant to install 40.5-foot tall, 793 square feet in size, scoreboard which includes a 330 square-foot video board located in the athletic stadium at 340 E. Puetz Road.

Applicant(s): Oak Creek Franklin School District (Scott Holler)

Address(es): 340 E. Puetz Road

Suggested Motion: Staff does not make provide a suggested motion for a sign appeal.

Owner(s): Oak Creek Franklin School District

Tax Key(s): 827-9028-000

Lot Size(s): 58.454 acres

Current Zoning District(s): I-1, Institutional

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Institutional

Background: The applicant is requesting a variance from the Municipal Code Section 17.0708 which states that signs in institutional districts cannot exceed 10 feet in height and 64 square feet in area on one side and not be located closer than 10 feet from a street right-of-way, or side and rear lot lines.

The applicant is proposing to replace an existing scoreboard with a new, state-of-the-art scoreboard on the north end of the school’s athletic stadium. The proposed scoreboard will be 40.5 feet tall and 793 square feet in area. The sign has multiple elements. At the top will be the school name and logo along with a speaker (the gray portion with logo). Below that will be two, non-lit, partner panels; then a 330 square-foot electronic video display; then a 200 square-foot scoring display; and at the bottom, four non-lit partner panels.

The proposed scoreboard will have high quality speakers on top of the scoreboard facing south that direct the sound toward the stands and away from the abutting residential area to the north. The existing scoreboard has no speakers, but the stadium has an old speaker system that does not have the capability to direct sound to specific areas within the stadium.

The proposed video display will face south and be located approximately 0.25 miles or 1,400 feet away from the residential area south of Puetz Road. The applicant has indicated that the video board would be operational only during events held within the stadium. The brightness of the video board will be such that it does not cause a nuisance to neighbors.

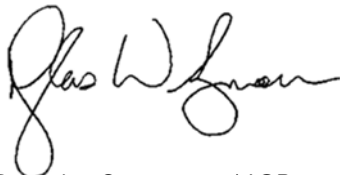
If the Plan Commission believes a variance is warranted, the Plan Commission can make a motion to grant a sign variance allowing the installation of a 40.5-foot tall and 793 square feet in area, scoreboard which will include a 330 square-foot video display, located on the north end of the athletic stadium at 340 E. Puetz Road.

The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.

Options/Alternatives: If the variance is not granted, the school will likely not be able to replace the aging scoreboard.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



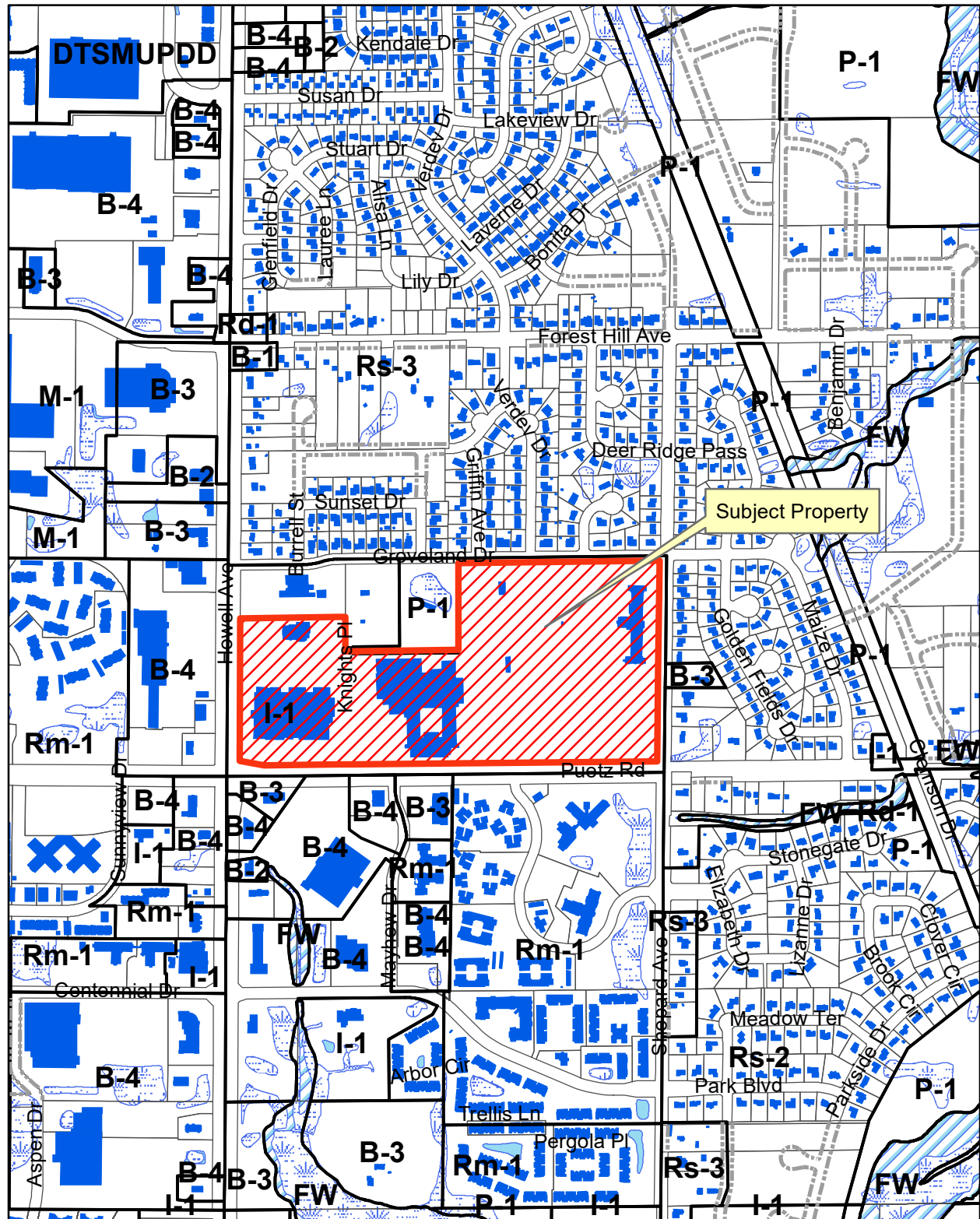
Peter Wagner, AICP
Zoning Administrator/Planner

Attachments:

- Location Map
- Public Hearing Notice
- Sign Graphics
- Narrative

Location Map






340 E Puetz Rd



Department of Community Development



Legend

-  Subject Property
-  Officially Mapped Streets
-  DNR Wetlands Inventory
-  Floodplain 2008
-  Waterbodies

Publish May 9, 2018

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

A public hearing for a sign appeal will be held:

Date: Tuesday, May 22, 2018
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154
Appellant: Oak Creek Franklin School District
Tax Key No. 827-9028-000
Property location: 340 E. Puetz Road
To Request: A variance from Section 17.0708 which states that signs in institutional districts cannot exceed 10 feet in height and 64 square feet in area on one side and not be located closer than 10 feet from a street right-of-way, or side and rear lot lines.
If granted, the variance would allow the applicant to install a 40.5-foot tall scoreboard with a 200 square-foot video board in the school stadium located at 321 E. Puetz Road.
Zoning of Property: I-1, Institutional District

All interested persons wishing to be heard are invited to be present.

Dated this 2nd Day of May 2018

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

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E Forest Hill Ave

S Shepard Ave

S Shepard Ave

E Puetz Rd

E Puetz Rd

S Shepard Ave

S Shepard Ave

S Howell Ave

S Howell Ave

E Puetz Rd

S Howell Ave

Google

FedEx Office Print

Target

Imagery ©2018 Google, Map data ©2018 Google, United States, Terms, Send feedback 500 ft

OAK CREEK HIGH SCHOOL

CONCEPTUAL DESIGN

SCORING DISPLAY OPTION 2

TRUSS DISPLAY

One (1) DA-1008-25 Truss ID with Cutout Letters
3'h x 25'w

SOUND DISPLAY

One (1) SS-500HD Sound Display
3'h x 8'w

SCORING DISPLAY

One (1) FB-2021-A Scoring Display with TNMC's
8'h x 25'w

VIDEO DISPLAY

One (1) DVX Video Display
264 x 480 - 15HD
13'7" h x 24'4" w

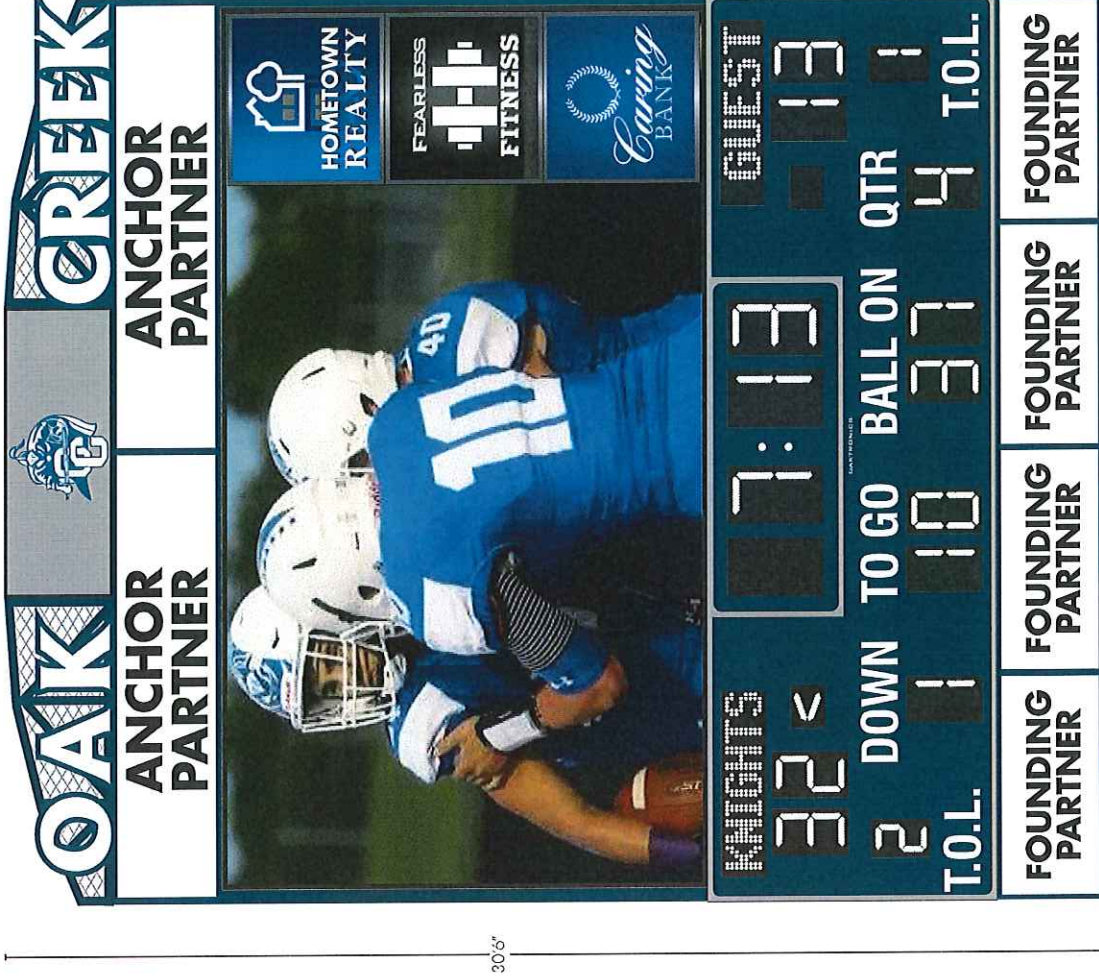
Filler Panels @ 2
13'7" h x 4" w

PARTNER PANELS

Two (2) Nonlit Partner Panels
3'h x 12'6" w

Four (4) Nonlit Partner Panels
3'h x 6'3" w

26'



30'6"

OAK CREEK HIGH SCHOOL ATHLETIC DEPARTMENT

340 East Puetz Road Oak Creek, Wisconsin 53154 (414) 768-6108 Fax (414) 768-6129



Michael Read - Principal
Scott Holler – Athletic/Activities Director
Connie Jerominski- Athletic/Activities Administrative Assistant

April 30, 2018

Oak Creek High School Request for Variance

1. Oak Creek High School's current scoreboard at Knights Community Stadium is outdated technology that needs to be replaced in order to continue to host high school sporting events at Oak Creek High School. As many high schools have already done in the state of Wisconsin we would like to install a video scoreboard and sounds system that is more appealing to the fans and allows us to host more events and bring more people to our community. This new scoreboard will also allow us to generate revenue through sponsorships that will help us keep Knights Community Stadium a facility that our community can be proud of. In addition to athletics and activities, this video board will add a curriculum component to our Oak Creek High School Television production program, allowing those students to display their work throughout events hosted at the stadium.
2. If this variance request is not granted we would lose hundreds of thousands of dollars in sponsorship revenue and also take away a unique learning experience for the students of Oak Creek High School through our Television productions class. Not approving this variance would also leave Oak Creek High School in a position to lose out on potentially hosting athletic and activity events that surrounding districts would be more capable of.
3. There already is a scoreboard in the same location on this particular site at Oak Creek High School, and there are already sporting events throughout the year at Knights Community Stadium. There currently is a sound system located at the stadium that points in all directions from the West. The new sound system would face south towards the field and bleachers.
4. This addition to Knights Community Stadium will not change Oak Creek High School's function of serving the students and community members of the City of Oak Creek.
5. Oak Creek High School has a world class television productions program that deserves to be highlighted in front of thousands of fans at our various athletic and activity events throughout the school year. Our students involved in athletics and activities deserve the same experience that other high school students in the state of Wisconsin are currently receiving.

SPORTSOUND 500HD

SPORTSOUND 500HD SOUND SYSTEM

The Sportsound® 500HD sound system is a complete system designed to provide high-impact sound reinforcement for a variety of outdoor facilities including cricket, football, lacrosse, soccer, softball and track. The system is installed in a permanent position and provides even coverage and levels capable of overcoming crowd noise. The single point sound system is fully assembled when shipped. Graphics or advertisements can be placed on the front of the grille.



SS-500HD

H = 3' - 0" (914 mm)
W = 8' - 0" (2438 mm)
D = 3' - 6" (1067 mm)

ENGINEERED FOR SOUND QUALITY

Daktronics offers customers high quality audio systems that can integrate with dynamic displays in indoor and outdoor sport venues. Daktronics has established itself as one of the first contractors in the United States that provides pre-manufactured, self-contained stadium sound systems. The refined engineering and unique installation convenience of the Sportsound 500HD sound system ensures high quality performance year after year.

TRAINING AND SUPPORT

From planning to training, the experienced and dedicated Daktronics team walks each customer through the entire sound system integration process. A Daktronics sales representative can assist in determining the sound system that will best suit a facility's needs. Customer support and technical assistance are available before and after installation.

SPORTSOUND 500HD

BENEFITS

Improved driver protection, low distortion, low latency, higher damping factor, high precision components and a broad, smooth coverage of the entire football playing field are the hallmarks of the new Sportsound 500HD sound system. Improved 20 bit/48K digital signal processing is available to individually tune each speaker. Signal transfer is accomplished digitally via Ethernet and network connections allow for local (and future remote) management and diagnostics for the system. The Sportsound 500HD sound system also features global power, making it ready to work anywhere in the world.

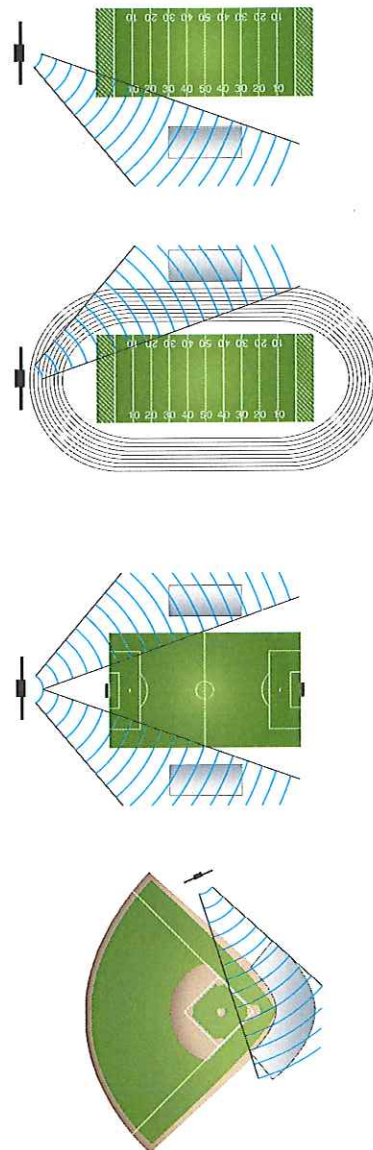
FEATURES

- Fully contained system
- Single or dual-sided coverage pattern
- Single cabinet accommodates future expandability
- Horn-loaded mid frequency drivers adjust 0–30 degrees horizontally in 5 degree increments
- Remote-mounted NEMA 3R control enclosure allows for ease of service
- CobraNet® communication between announcer's rack and control enclosure via a multimode fiber optic cable
- 20bit/48K digital audio
- On-board digital signal processing (DSP) with low signal latency
- On-board system diagnostics
- Global power configurations
- Rated to withstand hurricane force winds up to 78 psf
- Full-color printable front mesh
- Weatherproof control enclosure

CUSTOMER SERVICE

From planning to training, the experienced and dedicated Daktronics team walks each customer through the entire process. Customer support is available before and after installation. Depending on the warranty coverage and the specific issue, customer service response times can be immediate.

COVERAGE PATTERNS:



AMPLIFY YOUR EVENTS



Meeting Date: May 22, 2018

Item No. 6b

PLAN COMMISSION REPORT

Proposal: Plan Commission Presentation
Description: Review of the new city webpage application ZoningHub.com.

Background:

City staff has been working with the creators of ZoningHub.com to create a public portal for citizens, developers, and elected to easily access information regarding city zoning information and development projects happening within the city. The webpage went live in April, but has been a “soft start” to the project to ensure bugs and other issues were resolved.

Staff has started disseminating information regarding this website in different ways. There is an article in the ACORN, on our city website, and social media. As part of staff’s presentation, you will learn how to access the site, sign up for notifications on projects, and access information about upcoming projects. Included with this report, is a brief tutorial that was created by Jayne Frank, Administrative Support Assistant. This tutorial will explain the functions of the website and how to retrieve zoning information and Plan Commission review projects.

To access the site, go to www.oakcreek.zoninghub.com or go to our website at www.oakcreekwi.org and go to the Community Development webpage and click on the Interactive Zoning Code button.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Douglas Seymour".

Douglas Seymour, AICP
Director of Community Development

Prepared:

A handwritten signature in black ink, appearing to read "Peter Wagner".

Peter Wagner, AICP
Zoning Administrator/Planner

Attachments:

PowerPoint

Interactive Zoning Portal



[Learn more about the portal.](#)

[Get Started!](#)

Once you click on the “Get Started!” link, it will take you to the Oak Creek Zoning Hub.

City of Oak Creek, Wisconsin
Zoning Portal | Home

I Want to

Interactive Zoning Map

Get in the Loop!

Sign up for eAlerts and be the first to learn about development projects happening in your neighborhood.

Please let us know what's going on.

Sign Up Now 1

No Thanks 2

Highlights

- Zoning Districts
- Land Uses
- Dimensional Standards
- Procedures
- Definitions

Application Forms

Sample Documents

Comment On A Project

Submit An Application

- | |
|----------------|
| 1. Sign Up Now |
| 2. No Thanks |

City of Oak Creek.

Zoning Portal | Sign Up for eAlerts

Use this tool to sign up for email alerts when development applications are submitted for review.

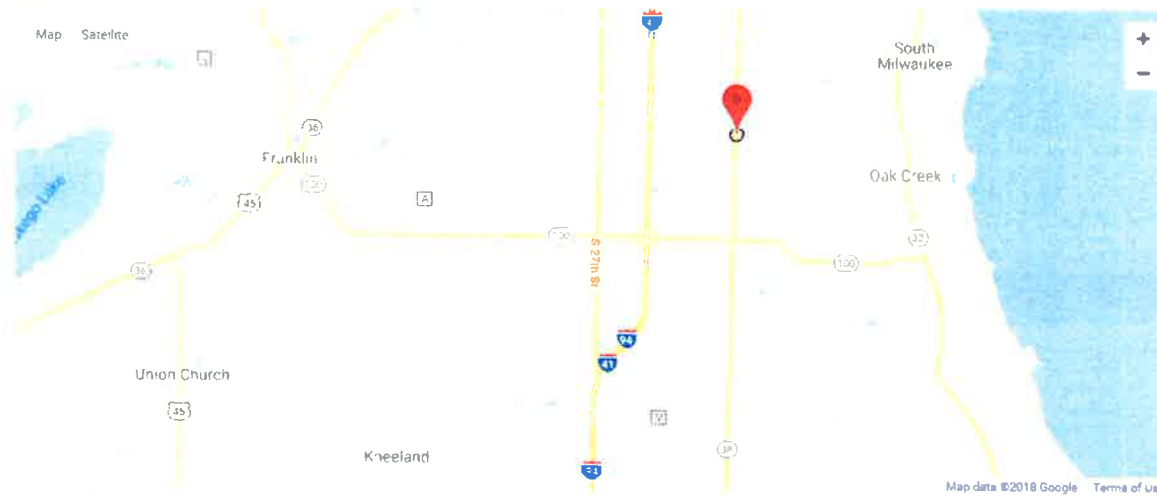
1 Email Address *

2 Select Geography

Anywhere in the municipality

- Within a specified distance of a defined location (e.g. within 500 feet of my property)

3 Set Location - Grab the map marker and drag it to your desired location.



4 Set Distance of Search Circle

- 500 feet
- 1 000 feet
- 2 500 feet
- 1 mile
- 2 miles

Note: The search circle you set may extend beyond the municipal boundary. If it does, you will only be notified of development applications in this municipality.

5 Apply Now

1. Email Address (required)	4. Set Distance of Search
2. Select Geography	5. Apply Now
3. Set Location	

City of Oak Creek, Wisconsin.

Zoning Portal

Groups

All (20)

Residential

Business

Professional

Community

Industrial

A-1 Limited Agriculture

This district is intended to provide for the continuation of general farming and related uses in those areas of the City that are not yet committed to urban development. It is further the intent of this district to protect lands contained herein from urban development until their orderly transition into urban-oriented districts is required.

[Toggle Statistics](#)

1 2 3 B-1 Local Business

This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of the local neighborhood, and for which the character, appearance, and operation are compatible with the character of the surrounding area.

5 [Toggle Statistics](#)

B-2 Community Business

This district is intended to provide for the orderly and attractive grouping at appropriate locations of businesses offering a wider range of retail products and services than are provided in B-1 Local Business District. The character, appearance, and operation of any business in the district should be compatible with any surrounding areas.

[Toggle Statistics](#)

B-3 Office & Professional Business

This district is intended to provide for individual or groups of buildings limited to office, professional, and special service uses where the office use would be compatible with other adjacent uses.

[Toggle Statistics](#)

B-4 Highway Business

This district is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state, and county highway routes of those businesses and customer centers which are usually related to, and dependent

1. District Color on the Interactive Map	4. Definition of this District
2. Name of the District & Code	5. Toggle Statistics (we won't use)
3. Map Marker	


City of Oak Creek, Wisconsin.


Zoning Portal

Descriptions


1 Categories


All (307)


Adult day care facility 
[Toggle Details](#)

2 Adult family home  **3** A private residence to which all of the following apply: (a) Care and maintenance above the level of room and board but not including nursing care are provided in the private residence by the care provider whose primary domicile is this residence for 3 or 4 adults, or more adults if all of the adults are siblings, each of whom has a developmental disability, as defined in s. 51.01(5); or if the residence is licensed as a foster home, care and maintenance are provided to children, the combined total of adults and children so served being no more than 4, or more adults or children if all of the adults or all of the children are siblings; (b) the private residence was licensed under s. 48.62 as a foster home for the care of the adults specified in part (a) at least 12 months before any of the adults attained 18 years of age.


4 [Toggle Details](#)

Adult use entertainment business  Any establishment providing adult entertainment as defined herein, including but not limited to, adult arcade, adult bookstore, adult novelty store, adult video store, adult motion picture theater, and exotic dance studio.
[Toggle Details](#)

Aircraft sales and service 
[Toggle Details](#)

Airport/heliport  The term includes aircraft landing fields, runways, flight strips and flying schools, together with hangars, terminal buildings and other auxiliary facilities.
[Toggle Details](#)



Animal hospital  A place where animals or pets are given medical or surgical

1. Categories of Land Uses in Oak Creek.

3. Map Marker

2. Name of the Land Use and it's definition.

4. Toggle Details produces details for that specific Land Use.

City of Oak Creek, Wisconsin.

Zoning Portal

Groups

- All (18)
- Residential
- Commercial
- Industrial
- Special Use
- Community Development

1 2 3

A-1 Limited Agriculture

- 4 Building height, maximum 35 feet for principal residential buildings, 100 feet for farm buildings
- 5 Floor area ratio for all floors of principal and all accessory buildings not to exceed 10 percent of the lot area
- 6 Front yard setback, minimum from the Street Right-of-Way 30 square feet for farm dwellings, 50 square feet from the Street Right-of-Way for all other buildings
- 7 Living area, minimum 980 square feet with a basement, 1,180 square feet without a basement, 400 square feet per level for a tri-level, 780 square feet on first floor for bi-level and two-story dwellings
- 8 Lot area, minimum 5 acres, 40,000 square feet for lot with existing non-farm dwellings or lot with dwellings remaining after farm consolidation
- 9 Lot width, minimum 150 feet
- 10 Rear yard setback, minimum 100 feet for all buildings, see s. 17.0501 for accessory building
- 11 Side yard setback, minimum 10 feet in width for farm dwellings, 30 feet in width all other principal buildings, see s. 17.0501 for accessory building

B-1 Local Business

- Building height, maximum 35 feet for principal building, 17 feet for accessory building
- Floor area ratio for all floors of principal and all accessory buildings not to exceed 40 percent of the lot area
- Front yard setback, minimum from the Street Right-of-Way 25 feet

1. District Color on the Interactive Map	4. Building Height	7. Living area	10. Rear yard setback
2. Name of the District & Code	5. Floor area ratio	8. Lot area	11. Side yard setback
3. Map Marker	6. Front yard setback	9. Lot width	

City of Oak Creek, Wisconsin.

Zoning Portal



If you would like to comment on any of these pending applications, use the [Project Comment Form](#) page.

[Quick View](#)

- 1 Certified Survey Map
 - 2 OAKVIEW INDUSTRIAL PROPERTY III LLC Wispark LLC
- 3 Conditional Use Permit
 - 4 Donan Boylan Predrag Manc The Dickman Co Inc
- 5 House Move
 - 6 Jake George
- 7 Site Plan and Architectural Review
 - 8 All Star Buick GMC I-Drexel LLC

Quick View Tab. 1, 3, 5 & 7 advise you of the submission type.

Quick View Tab 2, 4, 6 & 8 provide you with all the information we have for this submission.

City of Oak Creek, Wisconsin.

Zoning Portal



Follow this application

Map Location

Details

Final Decision	Pending
Year	2018
Applicant Name	OAKVIEW INDUSTRIAL PROPERTY III, LLC
Procedure	Certified Survey Map
Description	LAND DIVISION FOR OAKVIEW INDUSTRIAL PROPERTY III, LLC
Location	301 W. OAKVIEW PKWY
Parcel Number	9551026000
Decision Body	Common Council

Chronology

-  4/6/2018 Date Received
-  5/8/2018 Meeting Plan Commission

Documents

-  CSM Copy
-  Application

1. Follow this application to allow you to receive updates when we update Zoning Hub.	3. Details provides status and submission details.	5. Documents that were submitted with the application
2. Map Location will bring up the Map View and details of this application.	4. Chronology the arrangement of events or dates in the order of their occurrence	

City of Oak Creek, Wisconsin.

Zoning Portal



Use this tool to receive periodic updates relating to the selected project as it moves through the review process

Selected Project

1 Year	2018
Application Number	
Applicant Name	OAKVIEW INDUSTRIAL PROPERTY III, LLC
Procedure	Certified Survey Map
Location	301 W OAKVIEW PKWY
Decision Body	Common Council
Final Decision	Pending
Description	LAND DIVISION FOR OAKVIEW INDUSTRIAL PROPERTY III, LLC

Email Address *

2 |

Apply Now

1. Confirm this is the project you want to follow.

2. Email Address: Enter your email address and click on "Apply Now" button.

City of Oak Creek, Wisconsin.

Zoning Portal

If you would like to comment on any of these pending applications, use the [Project Comment Form](#) page.

[Table View](#)
▼ Filter
Q Search
Showing 1 to 9 of 9 entries
Show entries

1 Expand	2 Year	3 Procedure	4 Applicant Name	5 Description	6 Details
▼	2018	Site Plan and Architectural Review	Dennis & Linda Counard	Combine the 2 parcels into one	📍
▼	2018	Conditional Use Permit	The Dickman Co Inc	A request to allow a tenant to have outdoor storage of equipment and materials as it relates to a tenant	📍
▼	2018	Certified Survey Map	William Zanetti	Combine properties	📍
▼	2018	Comprehensive Plan Amendment	HSI Properties LLC	Amend the Comprehensive Plan for the properties located at 6300, 6304, 6310, 6432 S 27th Street and 6370 S Orchard Way from Planned Mixed Business to Mixed Residential	📍
▼	2018	Conditional Use Permit	The Dickman Co Inc	Propose to construct an industrial building of approximately 105000 sq ft on site of 5.2 acres at the southern end of Oakview industrial park in OC. The building will be of precast construction with a clear height of 28' and space for customer and employee parking as well as an outdoor storage area.	📍
▼	2018	Site Plan and Architectural Review	Dr. Kristen Hartman & Dr. Kristen Tolzman	The proposed development building will be approximately 3200 sq ft and will be 1 story with no basement.	📍
▼	2018	Site Plan and Architectural Review	I-Drexel LLC	Redevelopment includes a 22,349 sq ft grocery store operated by Aldi and a future retail/medical building being approximately 6,100 sq ft. (outlot)	📍
▼	2018	Site Plan and Architectural Review	I-Drexel LLC	Redevelopment includes a 22,349 sq ft grocery store operated by Aldi and a future retail/medical building being approximately 6,100 sq ft. (outlot)	📍
▼	2018	Conditional Use Permit	Dorian Boylan	Conditional Use	📍

<p>1. "Expand Arrow" or the Location icon within the procedure</p>	<p>6. "Details" column on any one of these files, provides the specific information for any of these submission will be available</p>	<p>#s 2, 3, 4, 5 provide the basic submission information. What type of Procedure? Applicant's Name? Description of the project?</p>
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City of Oak Creek, Wisconsin.

Zoning Portal



If you would like to comment on any of these pending applications, use the [Project Comment Form](#) page

Table View

Table View

Filter

Search

Showing 1 to 8 of 8 entries

Show entries

1 Expand	2 Year	3 Procedure	4 Applicant Name	5 Description	6 Details
▲	2018	Certified Survey Map	Wispark, LLC	LAND DIVISION FOR OAKVIEW BUSINESS PARK SITE 17 PROJECT	
Year	2018				
Application Number	4920				
Date Submitted	4/20/2018				
Applicant Name	Wispark, LLC				
Procedure	Certified Survey Map				
Parcel Number	955 1012-000				
Decision Date					
Description	LAND DIVISION FOR OAKVIEW BUSINESS PARK SITE 17 PROJECT				
▼	2018	House Move	Jake George	Review the proposed relocation of a home from 1900 W. Dreher Avenue to 8461 S. 13th Street	

1. "Expand Arrow" or the Location icon within the procedure

6. "Details" column on any one of these files, provides the specific information for any of these submission will be available by the Map Marker.

#s 2, 3, 4, 5 provide the basic submission information. What type of Procedure? Applicant's Name? Description of the project?

City of Oak Creek, Wisconsin.

Zoning Portal

Home | Overview | **Map View**

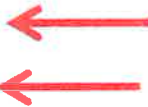
The screenshot displays the 'Application Details' page for a zoning application. On the left, a sidebar contains navigation options: 'Follow this application' (highlighted in green), 'Details', 'Chronology', and 'Documents'. The 'Details' section lists application information such as 'Final Decision: Pending', 'Year: 2018', and 'Applicant Name: OAKVIEW INDUSTRIAL PROPERTY III LLC'. The 'Chronology' section shows a '4/5/2018 Date Received' and a '5/8/2018 Meeting Plan Commission'. The 'Documents' section lists 'CSM Copy' and 'Application'. On the right, a map of South Milwaukee is shown with a red marker labeled '6' indicating the application location. Two red arrows point to the 'Map View' link and the map area.

1. Application Details	3. Details	5. Documents
2. Follow this application	4. Chronology	6. Map Marker

City of Oak Creek, Wisconsin.

Zoning Portal

Map View



- 1
- 2
- 3
- 4

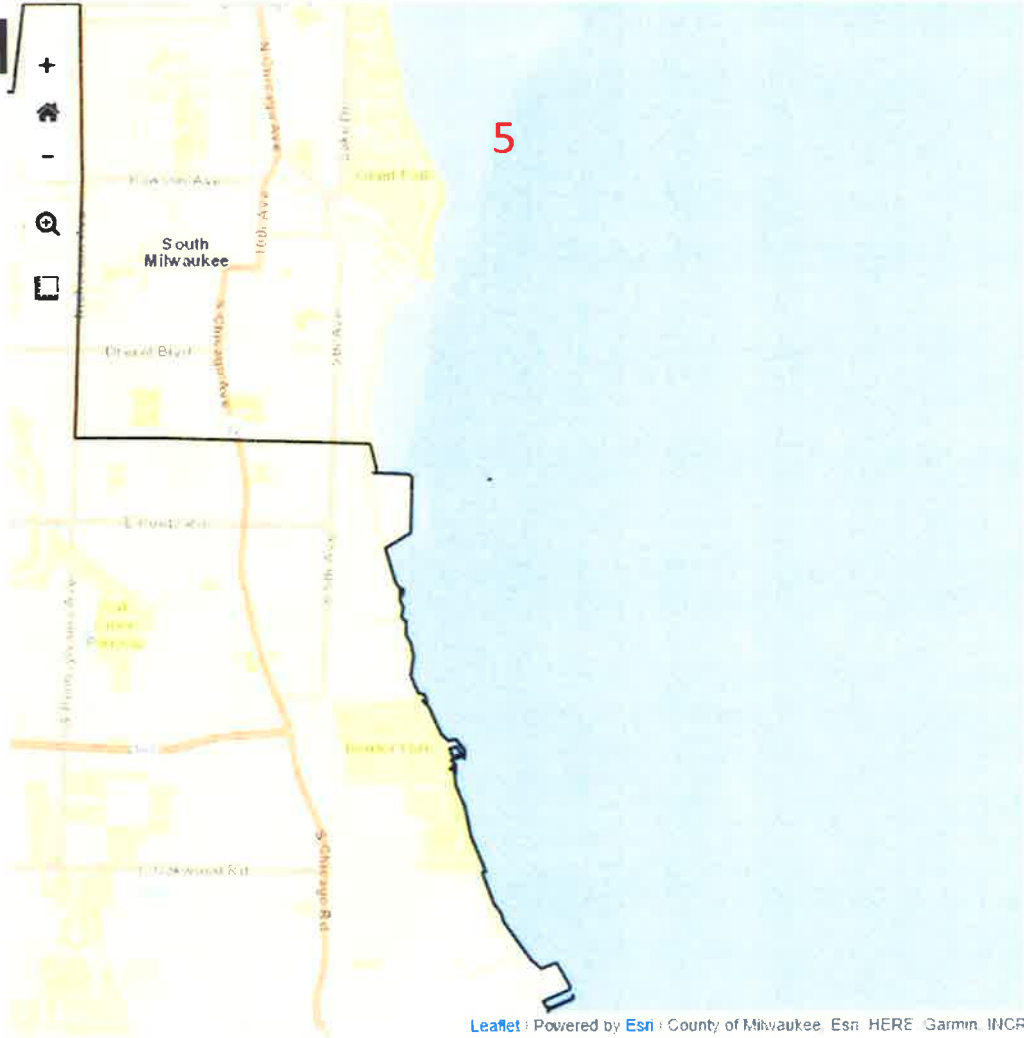
Home

Filter Results

Find Property
[Learn more](#)

Base Map

- Streets
- Aerial



Leaflet | Powered by Esri | County of Milwaukee, Esri, HERE, Garmin, INCR

1. Home	3. Find the Property	5. Map
2. Filter Results	4. Base Map can be see in Street or Aerial View	

Zoning Portal

Use this tool to comment on a pending application. If you have a general question or comment, use the [Contact Us](#) page.

Select pending application

Below is a list of pending applications that are open for public comment. If a pending application is not listed, it means that the comment period using this tool has closed or that the pending application is administrative and that public comment is not part of the review process.

If you have any questions or need more information, please contact Kari Papelbon by [email](#) or at [414-766-7000](tel:414-766-7000) (7:30 am to 4:00 pm).

Search

Showing 1 to 7 of 7 entries

Show entries

	2 Applicant Name	3 Procedure	4 Description
1	Comment Dennis & Linda Counard	Site Plan and Architectural Review	Combine the 2 parcels into one
	Comment The Dickman Co., Inc.	Conditional Use Permit	A request to allow a tenant to have outdoor storage of equipment and materials as it relates to a tenant.
	Comment William Zanetis	Certified Survey Map	Combine properties
	Comment HSI Properties LLC	Comprehensive Plan Amendment	Amend the Comprehensive Plan for the properties located at 8300, 8304, 8310, 8432 S. 27th Street and 8370 S. Orchard Way from Planned Mixed Business to Mixed Residential.
	Comment Dr. Kristen Hartman & Dr. Kristen Toizman	Site Plan and Architectural Review	The proposed development building will be approximately 3200 sq ft and will be 1 story with no basement.
	Comment F-Drexler LLC	Site Plan and Architectural Review	Redevelopment includes a 22,349 sq ft grocery store operated by Aldi and a future retail/medical building being approximately 6,100 sq ft (outlot).
	Comment Donan Boyian	Conditional Use Permit	Conditional Use



1. Click to pull up the Comment Screen.	2. Applicant Name of the Plan Commission Submission.	3. Procedure type for this Applicant.	4. Description of the Submission.
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City of Oak Creek, Wisconsin.

Zoning Portal



 Your information

Name · 1

Address · 2

Email · 3

Message · 4

I understand that all content sent with this tool is considered a public record.

Accept · 5

Send Message 6

1. Name: of the person making the comment.	3. Email: address of the person making the comment.	5. Accept: must be checked that you understand that your information will be part of public record.
2. Address: of the person making the comment	4. Message: is where the person making the comments.	6. Send Message: click to send your comment in for this submission.

City of Oak Creek, Wisconsin.

Zoning Portal

Statistics by Procedure

	#	4 Data Subset	5 Mapit
12% Certified Survey Map 3 Toggle Details	3		
9% Comprehensive Plan Amendment Toggle Details	2		
4% Conditional Use Amendment Toggle Details	1		
5% Conditional Use Permit Toggle Details	2		
4% Landscaping Plan Review Toggle Details	1		
4% Minor Land Division (no new lots created) Toggle Details	1		
14% Rezoning Toggle Details	4		
4% Sign Appeal Toggle Details	1		
4% Sign Plan Review Toggle Details	1		
24% Site Plan and Architectural Review Toggle Details	6		
4% Subdivision Plat - Final Toggle Details	1		
8% Temporary Use	2		

1. Percentage of closed files	3. Toggle Details	5. Mapit
2. Name of the procedure	4. Data Subset	

City of Oak Creek, Wisconsin.

Zoning Portal

[Home](#)
[Registration](#)
[Help](#)
[Log Out](#)

[Table View](#)

Filter

Search

Showing 1 to 19 of 19 entries

Show entries

1 Expand	2 Year	3 Procedure	4 Applicant Name	5 Description	6 Details
▼	2018	Comprehensive Plan Amendment	I-Drexel LLC	Amend the City's Land Use Map for properties located at 410 & 500 W. Drexel Avenue from Planned Industrial to Planned Business	📍
▼	2018	Certified Survey Map	Brian Stramowski Jenny Stramowski	Subdivide a parcel located at 1825 E. Drexel Avenue into two lots	📍
▼	2018	Certified Survey Map	Brian Stramowski Jenny Stramowski	Subdivide a parcel located at 1825 E. Drexel Avenue into two lots	📍
▼	2018	Site Plan and Architectural Review	Milwaukee Area Technical College	Site plan review to construct a fire tower training facility on the parcel located at 6565 S Howell Avenue	📍
▼	2018	Rezoning	I-Drexel LLC	Rezone two parcels located at 500 & 410 W. Drexel Avenue from M-1 Manufacturing District to B-4 Highway Business District	📍
▼	2018	Site Plan and Architectural Review	HSI Drexel Ridge II LLC	Review a proposal that adds two garage stalls to the existing detached bank of garages for the development located at Drexel Ridge Apartments	📍
▼	2018	Subdivision Plat - Final	MKS/S EP, LLC	Carrollville Crossing Addition No. 1	📍
▼	2018	Temporary Use	Ozinga Ready Mix Concrete, Inc.	Operate a portable ready mix concrete plant on site	📍
▼	2018	Site Plan and Architectural Review	The Dickman Co., Inc.	Proposal for a new 105,000 square foot single user building to be constructed for The Dickman Company at 10861 S Howell Ave in Oak Creek	📍
▼	2018	Temporary Use	Larry Schutz	Operate a temporary flower garden center in the parking lot of 7561 S. Howell Avenue through July 10, 2018	📍
▼	2018	Site Plan and Architectural Review	Dennis DeBenedetto	To create a Homegoods national retailer	📍
▼	2016	Site Plan and Architectural Review	LeRoy Stewart	Restoration of Building with some culture stone work, roof replacement and addition of covered entrance roof	📍
▼	2018	Rezoning	Lakeshore Veterinary	The proposed development will be a new Veterinary Hospital which will include a 15,000	📍

1. "Expand Arrow" or the Location icon within the procedure

6. "Details" column on any one of these files, provides the specific information for any of these submission will be available by the Map Marker.

#s 2, 3, 4, 5 provide the basic submission information. What type of Procedure? Applicant's Name? Description of the project?



Zoning Portal

Parcel Search

Use this tool to create a custom webpage for a selected parcel. It will show zoning details that apply specifically to the selected parcel, and much more.



Field to Search

Address



Search String



Search



X Clear

1. Field to Search	2. Search String
3. Search	4. XClear

City of Oak Creek, Wisconsin.

Zoning Portal



Use this tool to create a custom webpage for a selected parcel. It will show zoning details that apply specifically to the selected parcel and much more.

1. Field to Search

Parcel Number

2. Search String

Search String

Search

X Clear

3. Select property from list below

Results

DARRYL & LINDA SUSAN ULLRICH
701 E ELM RD
Parcel Number: 9560239000

JOSEPH M LIGOCKI
701 E MARLY LN
Parcel Number: 9560326000

NORBERT J & PATRICIA A GEDEMER
701 E BRIDLEWOOD LN
Parcel Number: 9560709000

AIR PRODUCTS & CHEMICALS INC
701 W OAKWOOD RD
Parcel Number: 9549002000

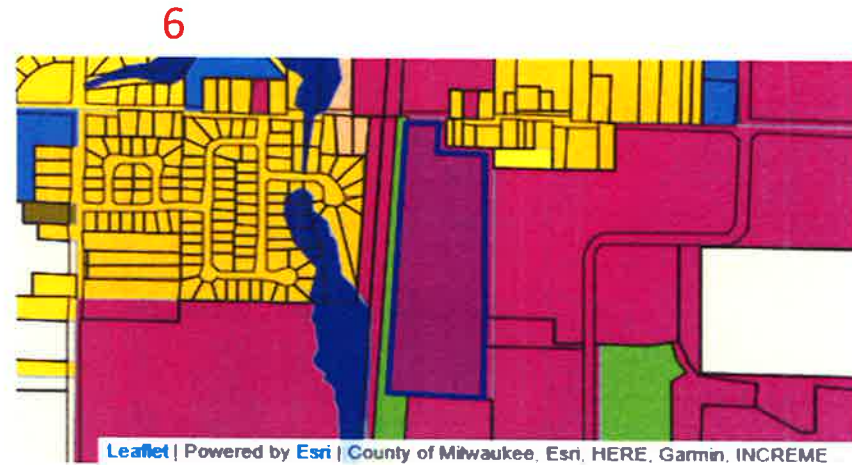
1. Field to Search	2. Search String	3. Select property from list below
--------------------	------------------	------------------------------------

City of Oak Creek, Wisconsin.

Zoning Portal



- 1 Owner: AIR PRODUCTS & CHEMICALS INC
- 2 Address: 701 W OAKWOOD RD
- 3 Parcel Number: 9549002000
- 4 Acres: 22.86
- 5 Zoning District(s)
 - M-1 Manufacturing



7 - Interactive Zoning Details

8 ■ M-1 Manufacturing

9 District Description

10 Dimensional Standards

11 Allowable Land Uses

12 + Development Applications (0)

1. Owner of Parcel	4. Acres of Property	7. Interactive Zoning Details	10. Dimensional Standards
2. Address of Property	5. Zoning District and color	8. Zoning District and color	11. Allowable Land Uses
3. Parcel # of Property	6. Map of the Zoning District	9. District Description	12. Development Applications (0)

This site is currently under active development.

City of Oak Creek, Wisconsin.

Zoning Portal



Home <

- 1 Filter by District [Learn more](#)
- 2 Filter by Land Use [Learn more](#)
- 3 Find Property [Learn more](#)
- 4 Base Map
 - Streets
 - Aerial
- 5 Zoning District Layer
 - Opacity:
- 6 Overlay Districts
 - Flood Fringe Overlay [Details](#)
 - Lakefront Overlay District [Details](#)
 - Mixed Use Neighborhood Overlay District [Details](#)
 - Mixed Use Office Overlay District [Details](#)
 - Regional Retail Overlay District [Details](#)
 - Shoreland Wetland Conservancy District [Details](#)
- 7 Other Map Features
 - Tax Increment District #06 [Details](#)
 - Tax Increment District #07 [Details](#)
 - Tax Increment District #08 [Details](#)
 - Tax Increment District #10 [Details](#)
 - Tax Increment District #11 [Details](#)
 - Tax Increment District #12 [Details](#)
 - Tax Increment District #13 [Details](#)

1. Filter by District	3. Find Property	5. Zoning District Layer	7. Other Map Features
2. Filter by Land Use	4. Base Map	6. Overlay Districts	