



## PLAN COMMISSION

November 13, 2018

6:00 P.M.

### Common Council Chambers

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

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Patrick Correll  
Chris Guzikowski  
Brian Johnston  
Gregory Loreck  
Fred Siepert  
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 – October 23, 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 10861 S. Howell Ave. submitted by Jon Tabeling, arena AMERICAS, that would allow installation of one wall sign on the east elevation that is 200 square feet in area (Tax Key No. 955-1001-000). Follow this item on Twitter **@OakCreekPC#OCPCarena**.
6. New Business
  - a. SIGN APPEAL - Consider a request for a sign appeal for the property at 10861 S. Howell Ave. submitted by Jon Tabeling, arena AMERICAS, that would allow installation of one wall sign on the east elevation that is 200 square feet in area (Tax Key No. 955-1001-000). Follow this item on Twitter **@OakCreekPC#OCPCarena**.
  - b. CONDITIONAL USE AMENDMENT - Review a request submitted by Brett Ippolite, Camp Bow Wow, for an amendment to the parking setbacks in the existing Conditional Use Permit for an animal boarding kennel/dog day care with outdoor exercise area on the property located at 8411 S. Liberty Lane (Tax Key No. 828-0001-000). Follow this item on Twitter **@OakCreekPC#OCPCCampBowWow**.
  - c. REZONE & CONDITIONAL USE PERMIT - Review a request submitted by Hume An, MVAH Partners, to rezone the properties at 7266 and 7328 S. Howell Ave. from Rs-3, Single Family Residential to Rm-1, Multifamily Residential with a Conditional Use Permit for a multifamily residential development in excess of four (4) dwelling units per structure (Tax Key Nos. 766-0014-000 and 766-0015-000). Follow this item on Twitter **@OakCreekPC#OCPCmvah**.

- d. OFFICIAL MAP AMENDMENT - Review a proposed amendment to the Official Map for a portion of the Southwest 1/4 of Section 28 (mapped, unimproved right-of-way affecting the property at 10025 S. Shepard Ave.). Follow this item on Twitter [\*\*@OakCreekPC#OCPCMapAmend\*\*](#).

Adjournment.

Dated this (#) day of (month), 2018

Posted (date) (initials)

**Public Notice**

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

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

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 23, 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, Commissioner Loreck, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Also present: Kari Papelbon, Planner.

**Minutes of the October 9, 2018 meeting**

Commissioner Siefert moved to approve the minutes of the October 9, 2018 meeting. Commissioner Chandler seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert and Commissioner Chandler voted aye. Commissioner Johnston, Commissioner Loreck, and Commissioner Correll abstained. Motion carried.

**SIGN PLAN REVIEW  
MASTER SIGN PLAN  
I-KENOSHA, LLC, C/O ICAP DEVELOPMENT  
500 W. DREXEL AVE.  
TAX KEY NO. TBD**

Planner Papelbon provided an overview of the sign plan. (See staff report for details.)

Seeing as there was no discussion, Mayor Bukiewicz called for a motion. Commissioner Loreck moved that the Plan Commission approves the master sign plan for 500 W. Drexel Ave. as proposed. Commissioner Siefert seconded. On roll call: all voted aye.

**PLAN REVIEW  
TH – OAK CREEK, WI-1-UT, LLC  
7869 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 784-9993-001**

Planner Papelbon provided an overview of the site, building, landscaping and related plans. (See staff report for details.)

Ryan Marks, Ryan Cos., 309 N. Water Street, Milwaukee, stated that Froedtert Health has been very happy with their first building across the street from City Hall, so they decided to make an investment just down the road and provide the next step of care, which is 24-care service.

Mr. Marks mentioned that they are still working through some of the staff comments and may need to change some things.

Commissioner Hanna asked if they have a traffic impact analysis to ensure there is no conflict with the expressway entrance. Mr. Marks responded that they have spent a lot of time on traffic analysis and they are aware that many people have concerns about traffic backups. In fact, a meeting was held about a month ago with the neighbors in attendance and they had a good conversation with those people. So they started off on the right foot to address some concerns. It is a complicated corner and a heavy retail site, so they have modified the entrances/exits

several times in coordination with the County and the State. He added that the City is in possession of the TIA [Traffic Impact Analysis] results.

Commissioner Hanna asked if the residents in the areas have expressed concerns about the traffic and noise that will come along with this development. Mr. Marks stated that there will not be a lot of ambulances coming to this facility on an emergency-type basis. Anyone that is in an emergency situation in an ambulance typically will go to a major hospital in the area. The ambulance traffic that this facility will generate is transporting a patient that may need to go to another hospital facility. In that case, they will not be coming in with lights and sirens.

Commissioner Siefert asked how the two buildings will combine and work together. Mr. Marks stated that the big difference is that the current facility is not open 24/7. They also do not have overnight stay beds, so if it is determined a person needs to stay for observation, that cannot be done with their current facility in Drexel Town Square. Other contrasts are that the new facility will provide meals and there are no surgeries or ICUs in the current facility.

Commissioner Siefert stated that this is a good addition to Oak Creek.

Commissioner Correll asked if things will change for the current facility. Mr. Marks responded not really because they have the full tool box to work with right here in conjunction with their main campus in Wauwatosa.

Alderman Guzikowski asked Asst. Fire Chief Kressuk if the Fire Department has any issues with this proposal. Asst. Fire Chief Kressuk responded that the dynamics of how this facility will primarily affect the Fire Department through ambulance transports needs to be considered. For reference, they have had 186 responses for EMS calls for the urgent care clinics. Those patients go out to emergency rooms from that urgent care center. Certainly this is an emergency room and patients have a greater potential to be transported out of that emergency department to another. This is a little bit different dynamic for the fire service when comparing a transport from the urgent care center to an emergency department than if you go from one emergency department to another. That is probably a little bit out of the scope of what the Plan Commission would be concerned about. That is something that would be in discussion with when that time comes.

Asst. Fire Chief Kressuk stated that as far as noise levels, generally, transports to emergency departments are non-emergency. There are cases where there would be emergency transports with lights and sirens, however, he would feel comfortable at this point stating that they would not be going to this proposed facility. Those type of transports are generally reserved for emergency departments with the capacity to handle that type of acuity in a patient. In this facility, there will be non-emergency transports.

Asst. Fire Chief Kressuk pointed out on behalf of the Fire Department that the site plan (layout) is for the Plan Commission to really consider site access. Maneuvering into a hospital is critically important, but this is a rather unique situation. This is located in what could probably be considered a business or mercantile-type area. His concern is that the access road, which does not filter directly into the hospital grounds, but rather to the north of it, is of sufficient capacity and avoids congestion and backups that does allow for efficient ingress to that facility. IKEA and the grade school can be used as a good example. It is essentially a two-lane road for both facilities. Granted, they don't respond there as often as a hospital. He would hope that as the planning process goes along for the rest of that site, emphasis should be given to the access road to maintain clean access for that hospital.

Commissioner Chandler asked for more information on peak hours of operation. Mr. Marks responded that the peak hours will be mostly during the day. There are a few more staff members that would include dieticians, tele-medicine technicians, advanced practice proprietors and possibly more pharmacists.

Commissioner Johnston stated that this is one small piece of a much bigger puzzle and that is the reason Engineering staff is asking for the storm water pond easement on this site itself. This is unique because there is no direct access to a road. There is no room for a storm water pond on this site. He doesn't think there has ever been a site that has been approved as a stand-alone. The access and storm water easements are important. That is all being worked into a larger property.

Mayor Bukiewicz concurred with Commissioner Johnston. The access road, depending on what comes to the west of it, is going to have to be improved. Commissioner Johnston stated a north access is planned for the future. That is whenever that larger piece gets developed. At this point, there is just one access to serve this one entity.

Commissioner Carrillo stated her concern about the amount of traffic on the access road. Mr. Marks responded they have been working with the master developers and have hired the same civil engineering team, R.A. Smith, so they can remain consistent with how this whole area comes together in the end.

Mr. Marks stated that as far as the access goes, this is not unusual for this type of facility to be placed in the middle of a large development and to be a little bit off the main artery. They like this location because it is so visible and the community becomes familiar with it in case they ever have need of its services. So they are not as concerned about getting through the last 500 feet. It is more important for them to know how they get there the first three miles.

Mayor Bukiewicz asked if the trash enclosure will be out in front of the building. Mr. Marks responded yes, it is unique. The entrance and front of the building is on the far south piece where there will be a drop-off area. This parcel is unique in that there is no back door. Everything is basically in view. The trash enclosure was put there originally because it provides good access for the employees to carry out the waste, and also for the garage to be picked up. They are more than happy to find a better solution to this. They do want it on the north side away from Drexel and from the front door of the facility. Mayor Bukiewicz stated he is worried about it because this is the first thing going on in this portion and it really has to set the tone for what this area is going to be. He stated that the masonry and glazing standards have to be met because this is a prominent corner.

Commissioner Correll stated that the main entrance facing Drexel Avenue is one of the benefits to this development. At some point as the site is developed, the dumpster will be visible at some point on the site. The proposed location may be the best option available given the big picture.

Mayor Bukiewicz asked if the glazing is adequate. Planner Papelbon responded that the requirements include glass, but the standards are for decorative masonry and glass. The CMU brick and glass are all approvable materials in the Code. Metal panels have been approved for several buildings in the past; however, that requires a  $\frac{3}{4}$  majority approval of the Plan Commission as has been the case for every other use. This portion is a bit more problematic because they can only have 25%. It is only allowed as an accent. Planner Papelbon continued that the glass for most of the building is tinted, so the materials list will read as glass. The

ceramic wall will also read as glass. They do not know how many of the proposed panels on that block are going to be spandrel versus regular glass. It looks like the top portion is going to be spandrel, but that needs clarification. In summary, Planner Papelbon stated that the Plan Commission needs to approve and get clarification on a couple of things such as materials and percentages per elevation, clarification on where exactly the spandrel glass is going to be located, clarification on the ceramic wall. If there is going to be a ceramic wall, it needs to be labeled on the plans, otherwise she does not see it on any of the elevations. Also, EIFS needs to comprise of no more than 25% of the building per elevation. That can only be an accent material. The use of metal panels is something that the Plan Commission has to consider.

Mayor Bukiewicz stated obviously the signage will come later. Mayor Bukiewicz asked if any of the landscaping on that corner will be salvaged. Planner Papelbon responded that she cannot speak to what has already been done on the parcel as part of the 13<sup>th</sup> Street upgrade. As far as the plans for retaining as many trees that are further in on this particular parcel, she deferred to the applicant. Commissioner Johnston stated that for the most part, those trees are going to be gone. He did state that this is a huge issue for the City Forester, and he brought it up on her behalf. There are some large white oaks that are going to be cut down and that is a major concern for her.

Mayor Bukiewicz stated that parking is adequate.

Mayor Bukiewicz asked if there is adequate room to maneuver the fire engine. Asst. Fire Chief Kressuk responded that the initial look at the plans provided 360-degree access around the building and it complies with the NFPA standard for access roads, so they are okay with it.

Commissioner Chandler asked the applicant to address some of the questions/concerns that have been raised.

Mr. Marks stated that they are no longer planning on having a ceramic wall.

Mr. Marks stated that the initial calculations just came back from the architect and he believes that the EIFS overall is 12% and will be pretty close to 25% per elevation. Mr. Marks stated he is not sure on the glazing.

Denise Valenta stated that the only part that is the spandrel glazing is at the very top of the large entry lobby area. That is for subtler shading inside the building. So it is just the top panel that is spandrel glass. The rest of the glazing will be clear. Planner Papelbon added that the spandrel has to be approved by the Plan Commission, but that the material calculations need to be submitted to staff. Mr. Marks stated that he would be providing those calculations to staff and that if he needed to bring it down, he would be happy to do it.

Commissioner Johnston asked if they should be held to the 25% per elevation. Planner Papelbon responded yes. Commissioner Johnston stated that that should be a condition of approval. Planner Papelbon stated that if the Plan Commission wanted to make that a specific condition of approval they could, but it is already required by Code.

Mr. Marks stated that the metal paneling is what they are seeking approval on because it is an important piece to the Froedtert brand and their standard in marketing. It is more of an accent material rather than a primary building material. The spandrel glass is the other piece that they would be seeking approval on.

Commissioner Loreck moved that the Plan Commission approves the site and building plans submitted by Philip Annis, TH – Oak Creek, WI – 1 – UT, LLC, for a portion of the property at 7869 S. 13<sup>th</sup> St., with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the CSMs approved by the Common Council on December 19, 2017; July 17, 2018; and October 16, 2018 are recorded prior to the submission of building permit applications.
3. That copies of all access approvals and agreements shall be provided to the City prior to the submission of building permit applications.
4. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
5. That plans are revised to meet Code requirements for exterior building materials.
6. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view.
7. That all required easements are included on the plans prior to the submission of building permit applications.
8. 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. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP  
MVAH PARTNERS  
7266 AND 7328 S. HOWELL AVE  
TAX KEY NOS. 766-0014-000 AND 766-0015-000**

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

Mayor Bukiewicz explained that the Comprehensive Plan Amendment for these properties was previously brought to the Plan Commission and was denied by a 5-4 vote. It went to Council and passed with a 5-1 vote to approve. They were considering the immediate property during their vote. The Council directed staff to take a look at the northern triangle to determine whether it is appropriate to change the Comprehensive Plan to match that later on.

Commissioner Correll stated his concern about the density going forward if this combination is approved. Planner Papelbon stated that the issue of density would be handled at the next step. The CSM has nothing to do with density. It is not based on a proposed site plan. Because this has some specific applications, presentation of materials will be coming forward soon, and were presented as part of the Comprehensive Plan Amendment. This was merely mentioned so that the Plan Commission could be aware of it in the next step. It would make sense to acquire the properties in the surrounding areas to make sure that they have adequate space. That is an option and not something that the City can require. It might be something they want to consider if they are looking for that specific density. This is for information purposes for the Plan

Commission that doesn't have anything to do with the map itself. They can still combine the parcels and amend their proposal for the next step of review.

Commissioner Johnston asked if there needs to be a note that the buildings need to be razed. Planner Papelbon stated that it could be added, but that could be covered under "technical corrections." Commissioner Johnston stated he brought it up because the barn sits in the right-of-way. Planner Papelbon stated she has seen that note added to CSMs in the past so that can be required as a technical correction. Planner Papelbon stated that all buildings will be coming down if the proposal is approved.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Hume An, MVAH Partners, for the properties at 7266 and 7328 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.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:51 p.m.

ATTEST:

\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

October 24, 2018  
\_\_\_\_\_  
Date



## Summary of Significant Common Council Actions

November 5, 2018

1. **APPROVED** Ordinance No. 2918, rezoning a portion of the property at 3280 E. Oakwood Rd. from A-1, Agricultural to Rs-3, Single Family Residential.
2. **APPROVED** - Resolution No. 12003-110518, approving a Certified Survey Map for LaVerne Boers for the property at 3280 E. Oakwood Rd.
3. **APPROVED** - Ordinance No. 2916, rezoning the properties at 9840 and 9872 S. 27th Street from M-1 (PUD), Manufacturing and OO, Mixed Use Office Overlay District to M-1 (PUD), Manufacturing.
4. **APPROVED** - Ordinance No. 2917, rezoning the properties at 2600 W. Southbranch Blvd. and 9810 S. 27<sup>th</sup> Street from M-1 (PUD), Manufacturing and OO, Mixed Use Office Overlay District to M-1 (PUD), Manufacturing.
5. **APPROVED** - Resolution No. 12001-110518, approving a Certified Survey Map for Hume An, MVAH Partners, for the properties at 7266 and 7328 S. Howell Ave.
6. **APPROVED** - Resolution No. 12002-110518, approving and authorizing execution of a Finance Development Agreement by and between the City of Oak Creek and Lakeshore Veterinary Real Estate Oak Creek, LLC



Kari Papelbon, CFM, AICP  
Planner



## PLAN COMMISSION REPORT

Proposal: Sign Appeal

Description: Request for a variance allowing the applicant to install one 200 square-foot wall sign for an industrial building located at 10861 S. Howell Avenue.

Applicant(s): Arena Americas (Joh Tabeling)

Address(es): 10861 S. Howell Avenue

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

Owner(s): Oakview Industrial Property III, LLC

Tax Key(s): 955-1001-000

Lot Size(s): 15.8082 acres

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

Overlay District(s): PUD CU

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Planned Industrial

**Background:** The applicant is requesting a variance from the Municipal Code Section 17.0706(a) which states that the area of a wall sign shall be no more than 100 square feet in area for buildings located less than 300 feet from the right-of-way.

The applicant is proposing a 200 square-foot, channel letter, wall sign. The building is approximately 287 feet from the right-of-way and does not qualify for a 200 square-foot sign for buildings located greater than 300 feet from the right-of-way.

The proposed sign does meet the remaining sign code requirements such as design, number, and location.

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 200 square-foot wall sign on the east elevation of the building located at 10861 S. Howell Avenue.

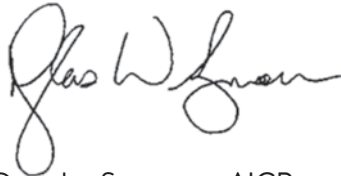
The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, 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 tenant will be limited to a 100 square-foot wall sign.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Peter Wagner, AICP  
Zoning Administrator/Planner

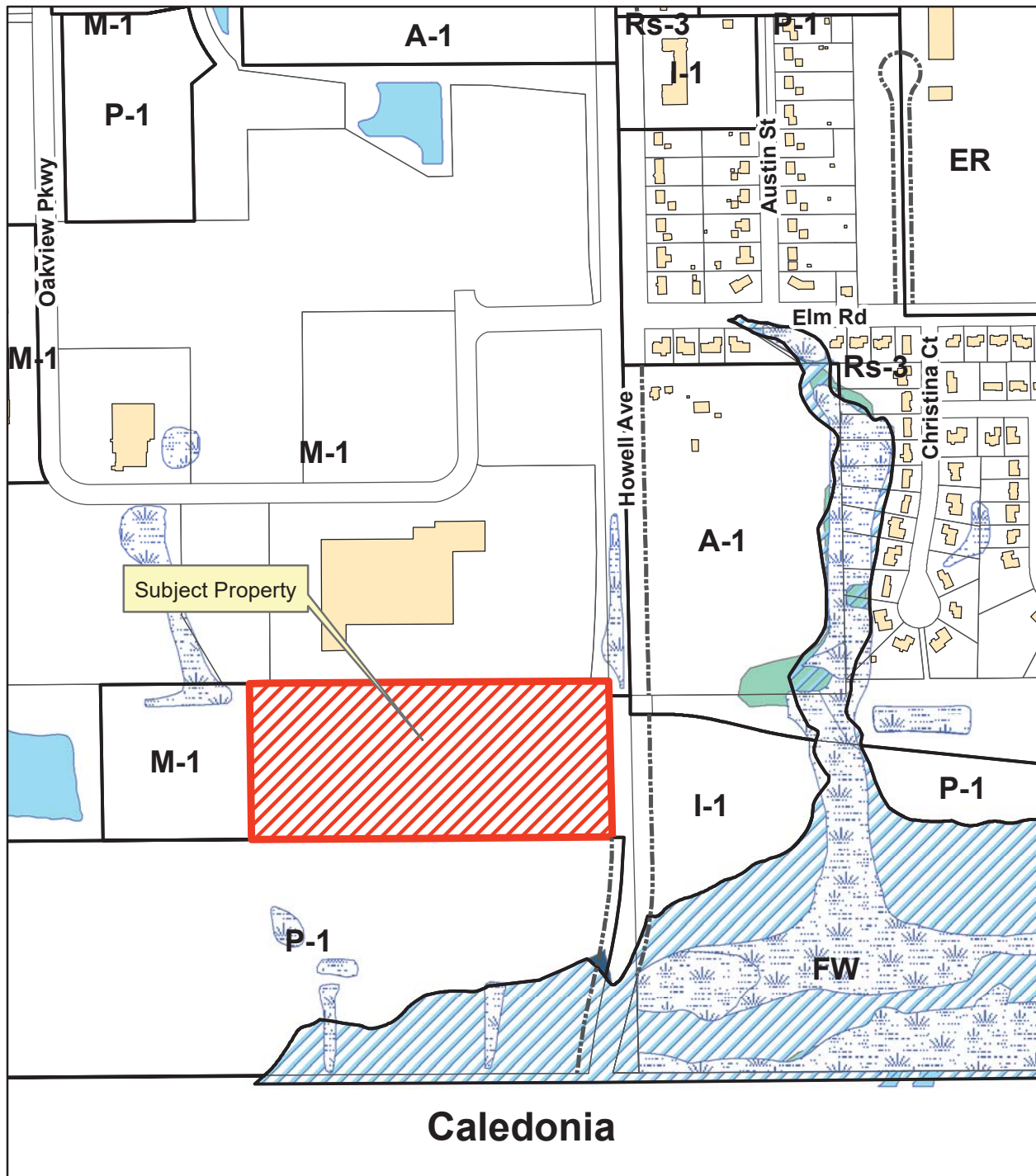
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Attachments:

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

# Location Map

## 10861 S. Howell Ave.



### Caledonia

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



Department of Community Development



#### Legend

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

#### Zoning Overlays

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

Publish October 21, 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, November 13, 2018

**Time:** 6:00 p.m.

**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**Appellant:** Arena Americas (Jon Tabeling)

**Tax Key No.** 955-1001-000

**Property location:** 10861 S. Howell Avenue

**To Request:** A variance from Section 17.0706(a) which states that the area of a wall sign shall be no more than 100 square feet for buildings less than 300 feet from the right-of-way.

If granted this variance would allow the applicant to install one wall sign that is 200 square feet in area on the east elevation of the building located 10861 S. Howell Avenue.

**Zoning of Property:** M-1 PUD, Manufacturing District Planned Unit Development

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

Dated this 24<sup>th</sup> Day of October, 2018

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Daniel J. Bukiewicz, Chairman

Public Notice

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**STATEMENT OF VARIANCE – arena AMERICAS 10861 S. Howell Avenue**

**Project Name:** arena AMERICAS

**Project Address:** 10861 S. Howell Avenue

**Current Zoning:** ~~“Other” (according to zoning map provided by City of Oak Creek)~~

M-1 (PUD/CU),  
Manufacturing

**Applicant Name:** Innovative Signs, Inc.

**Contact Person:** Justin Silva

**Applicant Address:** 21795 Doral Rd, Ste B

**City:** Waukesha **State:** WI **Zip:** 53186

This document comprises the Statement of Variance for 10861 S. Howell Avenue located in the city of Oak Creek. The intent of the statement is to explain the conditions that will be met with the approval of the requested dimensional variance

**Preservation of Intent**

This Property is zoned ~~“others”~~. Allowing a 100 sq. ft. type A internally illuminated channel letter set that exceeds the maximum display area allowed by 100 sq. ft.. will in no way be inconsistent with the purpose of the regulations in this district. The signage proposed is only 24’ (feet) short of being 300’ (feet) from lot line to building which would allow for a 200 sq. ft sign. The new sign will be tasteful and consistent with our brand standards, so that it in no way will depreciate the value of neighboring properties.

**Exceptional Circumstances**

arena AMERICAS Arena has been an Oak Creek based company for 35 years. They seek to serve the greater Milwaukee area with special attention to designing, staging, decorating, and operating large scale events. In order to provide proper identification and serve their clients they need adequate signage. The building at this location is large (105,000 sq. ft.) and in addition a fair distance away from the lot line and S. Howell Avenue. The extra square footage for signage will help with visibility for traffic traveling north and south. The larger size will help clientele be able to identify the facility earlier so they can appropriately slow down and signal to other vehicles of their intention to turn into the facility.

**Preservation of Property Rights**

The new sign will better direct traffic to the facility which will be a benefit to all who travel in this area.

**Absent of Detriment**

The proposed signage is tasteful and in keeping with brand standards. The additional size will increase visibility to traffic. The increase in visibility should provide added safety to those traveling on adjacent roadways.

**Hardship Use Variance**

Due to the visibility required for clients entering this facility and the sheer square footage of the building (105,000 sq. ft.), this variance is essential for this facility. The visibility will assist with traffic flow and provide proper identification to the clients served.

CITY OF OAK CREEK  
OCT 15 2018  
RECEIVED

 SCANNED



CITY OF OAK CREEK  
OCT 15 2018  
RECEIVED





**PAVING NOTES**

1. ALL PAVING SHALL CONFORM TO TYPE OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES AND THE SUBMITTAL ENGINEERING SERVICE REPORT PREPARED BY DATE \_\_\_\_\_ TO \_\_\_\_\_.

2. CONCRETE FINISH SPECIFICATIONS - THE FINISH, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 402 AND 414 OF THE CITY OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HOWEVER, THE FINISHING SHALL BE RETURNED TO AS BUILT HIGHWAY SPECIFICATIONS.

3. GRADED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY SENIOR ENGINEER OF RECORD.

4. SURFACE PREPARATION - VERIFY CONDITION OF UNDERLAYMENT/CONCRETE TO BE REPAIRED FROM PAVING WORK. LEVEL, EXISTING SURFACE SHALL HAVE BEEN CORRECTED AND READY TO RECEIVE PAVING.

5. ASPHALT CONCRETE FINISH SPECIFICATIONS - THE FINISH, CONSTRUCTION AND COMPOSITION OF THE ASPHALT CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 402 AND 414 OF THE CITY OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HOWEVER, THE FINISHING SHALL BE RETURNED TO AS BUILT HIGHWAY SPECIFICATIONS.

6. WEATHER LIMITATIONS - APPLY ROCK CURBS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (15° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 32° F (0° C) FOR 13 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN RAIN IS SET OR CONTINGENT RAINFALL IS FORECAST. CONTINGENT RAINFALL SHALL BE 0.25" AND WHEN RAINFALL IS SET OR CONTINGENT RAINFALL IS FORECAST SHALL BE PLACED WITH AN TEMPERATURE IS ABOVE 50° F (15° C).

7. SPACE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

8. GRADED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY SENIOR ENGINEER OF RECORD.

9. FINISH COURSE AGGREGATE - THE AGGREGATE FOR THE FINISH COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS.

10. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS.

11. ASPHALT MATERIALS - THE ASPHALT MATERIALS SHALL CONFORM TO SECTIONS 402 AND 414, STATE HIGHWAY SPECIFICATIONS.

12. SURFACE PREPARATION - VERIFY CONDITION OF UNDERLAYMENT/CONCRETE TO BE REPAIRED FROM PAVING WORK. LEVEL, EXISTING SURFACE SHALL HAVE BEEN CORRECTED AND READY TO RECEIVE PAVING.

**PAVEMENT THICKNESS NOTES**

1. ALL PAVING SHALL CONFORM TO TYPE OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES AND THE SUBMITTAL ENGINEERING SERVICE REPORT PREPARED BY DATE \_\_\_\_\_ TO \_\_\_\_\_.

2. FINISH COURSE SHALL BE PERFORMED BY OTHER TRADES ON UNFINISHED SURFACE OF RECORD. RECONSTRUCTION OF ALL COURSES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 402 AND 414 OF THE CITY OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HOWEVER, THE FINISHING SHALL BE RETURNED TO AS BUILT HIGHWAY SPECIFICATIONS.

3. CONCRETE FINISH SPECIFICATIONS - THE FINISH, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 402 AND 414 OF THE CITY OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HOWEVER, THE FINISHING SHALL BE RETURNED TO AS BUILT HIGHWAY SPECIFICATIONS.

4. GRADED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY SENIOR ENGINEER OF RECORD.

5. SURFACE PREPARATION - VERIFY CONDITION OF UNDERLAYMENT/CONCRETE TO BE REPAIRED FROM PAVING WORK. LEVEL, EXISTING SURFACE SHALL HAVE BEEN CORRECTED AND READY TO RECEIVE PAVING.

6. ASPHALT CONCRETE FINISH SPECIFICATIONS - THE FINISH, CONSTRUCTION AND COMPOSITION OF THE ASPHALT CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 402 AND 414 OF THE CITY OF MICHIGAN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HOWEVER, THE FINISHING SHALL BE RETURNED TO AS BUILT HIGHWAY SPECIFICATIONS.

7. WEATHER LIMITATIONS - APPLY ROCK CURBS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (15° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 32° F (0° C) FOR 13 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN RAIN IS SET OR CONTINGENT RAINFALL IS FORECAST. CONTINGENT RAINFALL SHALL BE 0.25" AND WHEN RAINFALL IS SET OR CONTINGENT RAINFALL IS FORECAST SHALL BE PLACED WITH AN TEMPERATURE IS ABOVE 50° F (15° C).

8. SPACE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

9. GRADED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 302, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY SENIOR ENGINEER OF RECORD.

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13. SURFACE PREPARATION - VERIFY CONDITION OF UNDERLAYMENT/CONCRETE TO BE REPAIRED FROM PAVING WORK. LEVEL, EXISTING SURFACE SHALL HAVE BEEN CORRECTED AND READY TO RECEIVE PAVING.

**PAVEMENT STRIPING NOTES**

1. CONTRACTOR SHALL COMPLETE STRIPING COLOR WITH OTHER TRADES TO CONSTRUCTION.

2. PROVIDE CONTRACTOR STRIPING COLOR WITH OTHER TRADES TO CONSTRUCTION. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3. TEMPORARILY CLEAN SURFACES FREE OF OIL, GREASE, SAND, AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO IMPROVE PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS. CONTRACTOR SHALL MAINTAIN PAVEMENT SURFACES FREE OF OIL, GREASE, SAND, AND OTHER FOREIGN MATTER THROUGHOUT PROJECT.

4. DO NOT PLACE MARKING OVER EXISTING PAVERS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

5. LIGHT MARKINGS USING WHITE LINES, THERMOPLASTIC AND PAVEMENT MARKING SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. THESE MARKING PAINTING OF ARROWS, SYMBOLS, OR SIGNING SHALL NOT BE APPLIED UNTIL STRIPING IS COMPLETE AND DONE.

6. PREPARE ADJACENT CURBS, WALLS, FENCES, AND OTHER ITEMS FROM MARKING PAINT.

7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF PAINT (IN 1/2" THICK LAYER) (30 TO 40% SPECIFICATIONS).

8. MARKING MARKING AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRY AND READY FOR TRAFFIC.

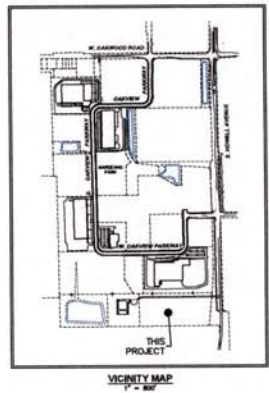
9. ALL UNPAVED ACCESSIBLE PARKING SHALL BE LOCATED PER 306.06 MC 110.6.

**RE-DEVELOPMENT (PROPERTY LINES)**  
 PERMANENT - 3/4" (3/4" GREEN SPACE)  
 INTERIM - 3/4" (3/4" GREEN SPACE)  
 PERMANENT - 3/4" (3/4" GREEN SPACE)  
 INTERIM - 3/4" (3/4" GREEN SPACE)  
 PERMANENT - 3/4" (3/4" GREEN SPACE)  
 INTERIM - 3/4" (3/4" GREEN SPACE)

THE PROPERTY IS ZONED R-1 (PLANNED UNIT DEVELOPMENT) DISTRICT/PLANNED UNIT DEVELOPMENT PER THE CITY OF OAK CREEK, WI AND THE FOLLOWING SETBACKS AND RESTRICTIONS:

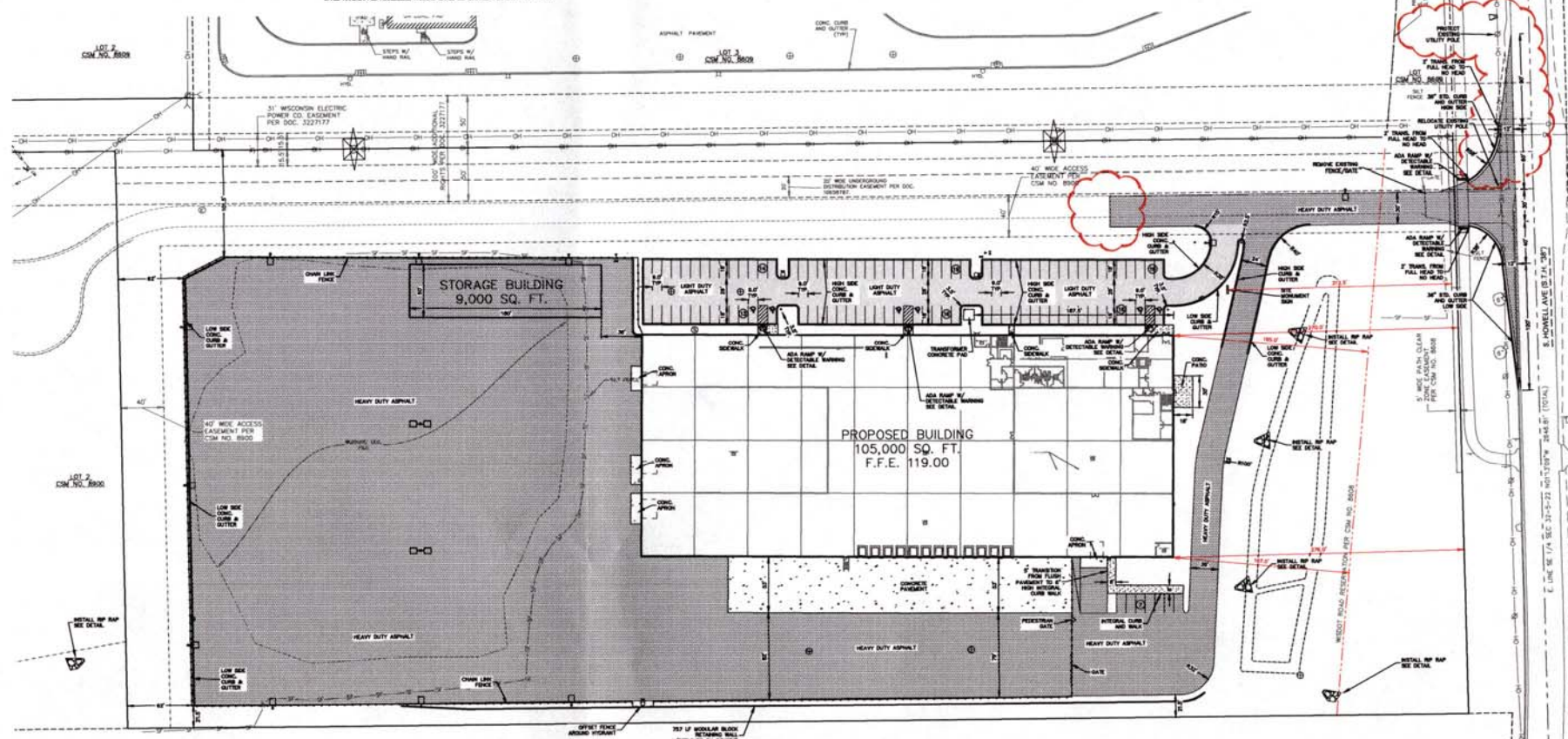
**R-1 RESIDING SETBACKS/RESTRICTIONS:**  
 FRONT/STREET YARD SETBACK: 40'  
 SIDE/REAR YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'  
 REAR/SIDE YARD SETBACK: 30'

**SHEET INDEX**  
 01.0 SITE DIMENSION AND PAVEMENT ID PLAN  
 01.1 SITE TRUCK MOVEMENT PLAN  
 02.0 SITE DIMENSIONS AND UNDERGROUND UTILITIES  
 03.0 SITE STORM DRAINAGE PLAN  
 04.0 SITE SANITARY SEWER AND WASTEWATER PLAN  
 05.0 SITE NOTES AND DETAILS  
 06.0 SITE NOTES AND DETAILS



**LEGEND**

- ① SANITARY SEWER MANHOLE
- ② STORM MANHOLE
- ③ CATCH BASIN HEAD
- ④ CATCH BASIN TAIL
- ⑤ FIRE HYDRANT
- ⑥ WATER VALVE
- ⑦ GAS VALVE
- ⑧ LIGHT POLE
- ⑨ TELEPHONE HOOD/BOX
- ⑩ ELECTRICAL MANHOLE
- ⑪ SIGN
- ⑫ POWER POLE
- ⑬ GUY WIRE
- ⑭ SANITARY SEWER
- ⑮ WATER MAIN
- ⑯ STORM SEWER
- ⑰ ROOF DRAIN
- ⑱ UNDERGROUND GAS
- ⑲ UNDERGROUND ELECTRIC
- ⑳ UNDERGROUND TELEPHONE
- ㉑ UNDERGROUND FIBER OPTIC
- ㉒ OVERHEAD UTILITY
- ㉓ SILT FENCE
- ㉔ CONCRETE TREE
- ㉕ DECIDUOUS TREE



CITY OF OAK CREEK  
 OCT 15 2018  
 RECEIVED

**BRIQHN**  
 DESIGN GROUP  
 10861 S. HOWELL AVE. (S.T.H. 387)  
 OAKVIEW BUSINESS PARK  
 LOT 1 OF CSM NO. 8900  
 CITY OF OAK CREEK, WI

**SITE DIMENSION AND PAVEMENT ID PLAN**

**OAKVIEW INDUSTRIAL FACILITY III**  
 10861 S. HOWELL AVE. (S.T.H. 387)  
 OAKVIEW BUSINESS PARK  
 LOT 1 OF CSM NO. 8900  
 CITY OF OAK CREEK, WI

DATE: 10/15/18  
 DRAWN: [Name]  
 CHECKED: [Name]  
 DATE: 10/15/18

**C1.0**



## PLAN COMMISSION REPORT

**Proposal:** Conditional Use Permit Amendment – Parking Setback

**Description:** Review a request for a Conditional Use Permit Amendment to allow a parking setback of 30 feet to the right-of-way as part of the existing Conditional Use Permit for an animal boarding kennel/dog day care facility with outdoor exercise area.

**Applicant(s):** Brett Ippolite, Camp Bow Wow

**Address(es):** 8411 S. Liberty Ln.

**Suggested Motion:** That the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment for the property at 8411 S. Liberty Ln., after a public hearing.

**Owner(s):** DDA Oak Creek LLC, c/o Brett Ippolite

**Tax Key(s):** 828-0001-000

**Lot Size(s):** 1.609 ac

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

**Overlay District(s):** CU

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

**Comprehensive Plan:** Planned Industrial

### Background:

The Applicant is requesting approval to amend the existing Conditional Use Permit for an animal boarding kennel / dog day care facility with outdoor exercise area on the property at 8411 S. Liberty Ln. Specifically, the request is regarding minimum parking setbacks. At the time the original Conditional Use Permit was issued (2006), the minimum parking setback to rights-of-way was 40 feet. Parking setbacks to rights-of-way in the M-1, Manufacturing district were changed from 40 feet to 30 feet in 2015; however, the section of the Conditional Use Permit specifying setbacks was not updated during the Amendment process in June of this year. The Applicant is now requesting that the parking setback in the Conditional Use Permit be

amended to that allowed by current Code requirements. Staff is supportive of the request, and has updated the Conditions and Restrictions included with the report for Plan Commission consideration.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit Amendment request, or to amend the proposed Conditions and Restrictions. 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 the Conditions and Restrictions. However, disapproval would be in contrast to Code.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

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**Attachments:**

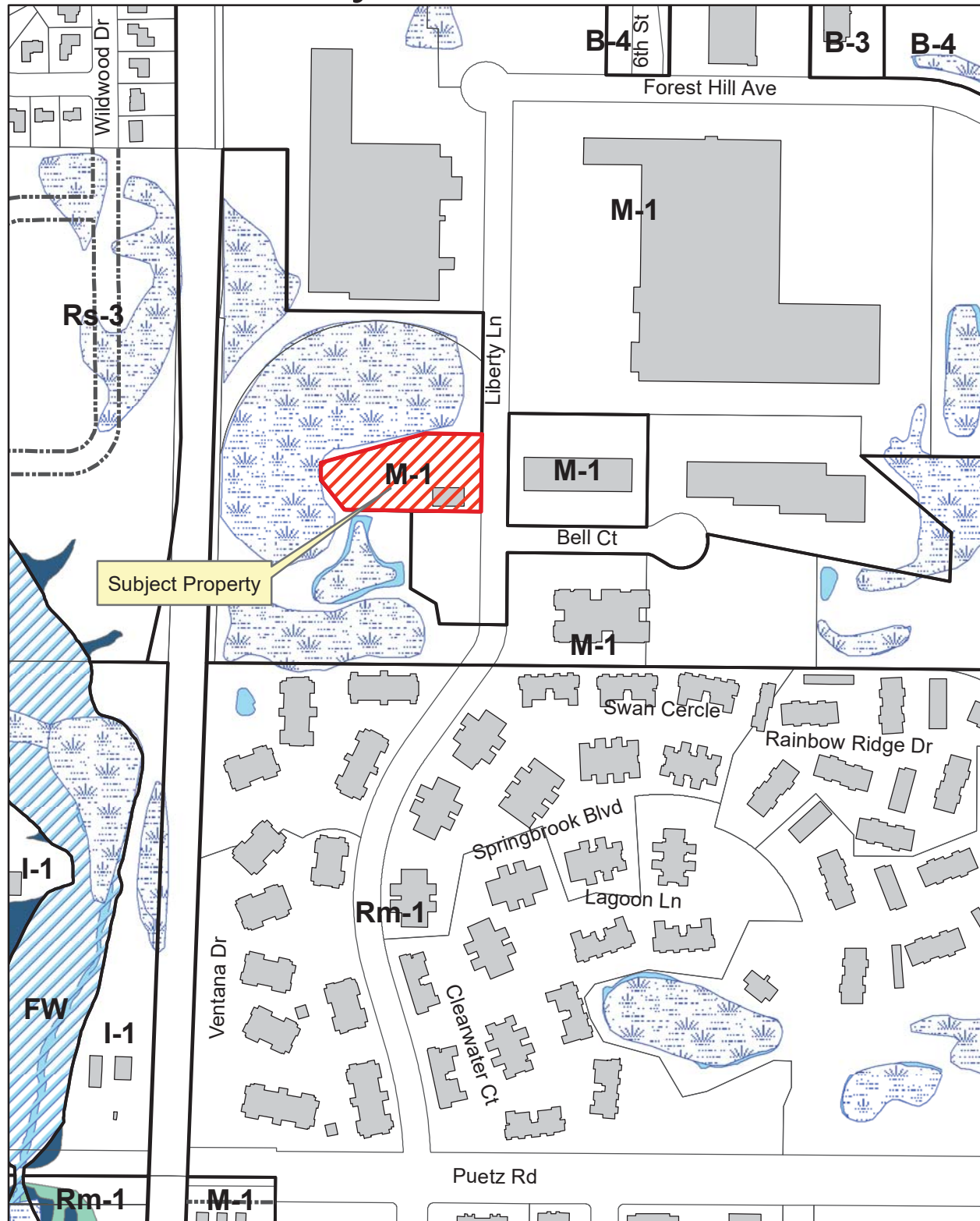
Location Map

Narrative dated October 17, 2018

Conditions and Restrictions

# Location Map

## 8411 S Liberty Ln



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



Department of Community Development



### Legend

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

### Zoning Overlays

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



# THE W-T GROUP, LLC

## CIVIL ENGINEERING DIVISION

2675 PRATUM AVENUE | HOFFMAN ESTATES, IL 60192

PH: (224) 293-6333 | [WWW.WTENGINEERING.COM](http://WWW.WTENGINEERING.COM)

October 17, 2018

City of Oak Creek  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

Attn: Ms. Kari Papelbon, CFM, AICP

Re: Camp Bow Wow Business Operations  
8411 S. Liberty Lane  
Oak Creek, WI 53154

Dear Ms. Papelbon:

Below is a narrative which describes the business operations for the new Camp Bow Wow project located at 8411 S. Liberty Lane in Oak Creek, Wisconsin. **This conditional use permit amendment is specifically being requested to request compliance with current Code for parking setbacks rather than the 40-foot setback. It is my understanding that the current code requires a 30-foot parking setback.**

### MAINTENANCE AND OPERATIONS

- A. 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. Camp Bow Wow® (CBW) Oak Creek will have five (5) indoor play yards (IPY) and five (5) outdoor play yards (OPY). Each of the five (5) OPYs will have a 10gal galvanized metal solid waste can with lid; and lined with a medium to heavy duty plastic bag. There will also be a 10gal galvanized metal solid waste can with lid and bag liner in the Groom Room and Prep Room. There will also be a rolling janitorial type cart with medium to heavy duty waste bags for use in cleaning the cabin areas.

For the play yards, solid waste is collected immediately and dispensed into the OPY waste can or in the PowerLoo (in floor toilet) system if installed in the Camp. Any excess solid waste and urine will be mopped up using veterinary grade chemicals. For the cabins, Day Camp cabins are swept and mopped each day with an additional deep clean throughout the week, while overnight Cabins are deep cleaned between all Campers. Solid waste from these cleanings is collected and dispensed into the waste bag on the janitorial cart and transported to the onsite dumpster for disposal.

CBW policy is that no 10gal waste can is to get more than half full and are to be emptied at a minimum of twice per day and more often depending on activity of the Camp. The collected waste can bags are disposed of in an onsite dumpster that is emptied weekly.



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MECHANICAL/ELECTRICAL/PLUMBING ENGINEERING | LAND SURVEYING  
COMMUNICATIONS DESIGN | CONSTRUCTION | AQUATIC DESIGN | PROJECT MANAGEMENT

- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.  
The Owner will ensure all areas requiring snow removal are cleared of snow and will investigate hiring landscaping/snow removal contractor.
- C. There shall be no outside storage of materials, equipment, or sales and/or service vehicles. All materials, equipment, and service trucks must be stored indoors.  
CBW Oak Creek will have no sales or service vehicles as part of its operations. All materials and equipment will be stored inside facility or within enclosed OPYs.
- D. The use of the outdoor play area shall be limited to the hours between 6.30 A.M. to 8:00 P.M.  
CBW Oak Creek hours of operation will be as follows:  
6:30 AM to 7:00 PM Monday thru Saturday and  
6:30 AM to 10:00 AM and 4:00 PM to 7:00 PM on Sundays.
- E. There shall be no more than fifty (50) dogs at the dog day care facility at any given time.  
The Owner of CBW Oak Creek has an existing Camp (CBW Waukesha) in Waukesha County, Wisconsin about 20 miles from the proposed Oak Creek location at 1707 Paramount Court, Waukesha, WI 53186. CBW Waukesha is approximately 6480 SF and the floor plan is designed similar to CBW Oak Creek; and provides daycare and boarding to a maximum of 108 dogs.

CBW Oak Creek requests an exception to the fifty (50) dogs at the dog day care facility at any given time and requests a maximum of 137 dogs.

CBW Oak Creek is premier dog day care and boarding franchise offering day care via five (5) large indoor play yards (approx. 1965 SF) and five (5) outdoor play yards (approx. 2094 SF) and boarding via 73 4x4 and 4x6 boarding cabins, three (3) 6x8 family cabins and six (6) high-end Luxury Suites that will be used to house dogs for day care and boarding dogs for longer periods of time depending on pet parent's needs.

CBW Franchise policy for Camp Counselor to dog ratio is 1:25 (1 counselor for every 25 dogs) in the indoor/outdoor play yards during Camp hours of operations. The maximum number of dogs that would be permitted in Camp during hours of operation will NOT exceed 137 dogs; derived based on total building size of 8190 SF divided by 60SF per dog = 136.5 dogs. Rounded up to 137 dogs per day.

Additionally, for the health, welfare and safety of all employees and day care/boarding dogs in the Camp, CBW Franchise Corp requires the following:



**CBW Franchise Corp Mechanical Design Criteria:**

CBW Franchise Corp mechanical design criteria requires that all Camps MUST install an HVAC system meeting local and state kennel requirements and MUST have separate temperature controls for front of Camp (Lobby/Reception, offices, etc.) and for back of Camp (boarding and indoor play yards). All thermostats must be programmable with automatic change over from Heat to Cool and support the following conditions:

- Outdoor Conditions: ASHREA 1% design temperature.
- Indoor Conditions:
  - Front of Camp –
  - 74 degrees Fdb/50%RH Summer
  - 70 degrees Fdb/20%RH Winter
  - Back of Camp –
  - 75 degrees Fdb/60%RH Summer
  - 68 degrees Fdb/20%RH Winter.

**CBW Franchise Corp Security and Alarm Requirements:**

Additionally, for the safety of all employees and day care/boarding dogs, CBW requires each Camp have a complete perimeter protection, meaning all doors and windows must be alarmed. Doors require position switches and motion sensors are preferred in the lobby and office area. The Camp's fire and security alarm systems MUST be monitored 24x7x365.

- Carbon Monoxide detection is required in the back of Camp if the building has natural gas service.
- Smoke detection is required throughout the building.
- Fire alarm system must be tied into any Detex V40xEE delayed egress devise.
- Must install at least one mechanical Hi/Low temperature sensor (many Camps install 2+ sensors) in a place that is visible in the back of Camp and installed 48" O.C. A.F.F. on a demising wall. The sensor(s) must be visible to the Camp staff and public when on tour and be monitored 24x7x365 by the Camp's security alarm company. The sensor(s) MUST be set for 64 degrees on the low end and 78 degrees on the high end at all times; and send an alert to security company whenever the back of Camp environment falls below 64 degrees or rises above 78 degrees +/-2 degrees.

**Webcam System:**

CBW Franchise Corp requires each Camp to install one web camera in each indoor and outdoor play yard, lobby, TeaCup room, luxury suite, groom room and prep room. Views of the webcams must be displayed on a flat Screen TV mounted in the lobby viewable to reception staff. All webcams are also web-based accessible and viewable 24x7 by each pet owner whether their dog be in the Camp for day care or boarding. Additionally, the Camp MUST have a "Pumpdate" messaging system in back of Camp requiring 2+ large monitors in the indoor play yards, that audibly and visually notifies Camp staff of new pet arrivals and pet departures. The Pupdate system assists the Camp staff digitally



and accurately to keep track of daycare and boarding dogs during hours of operation.

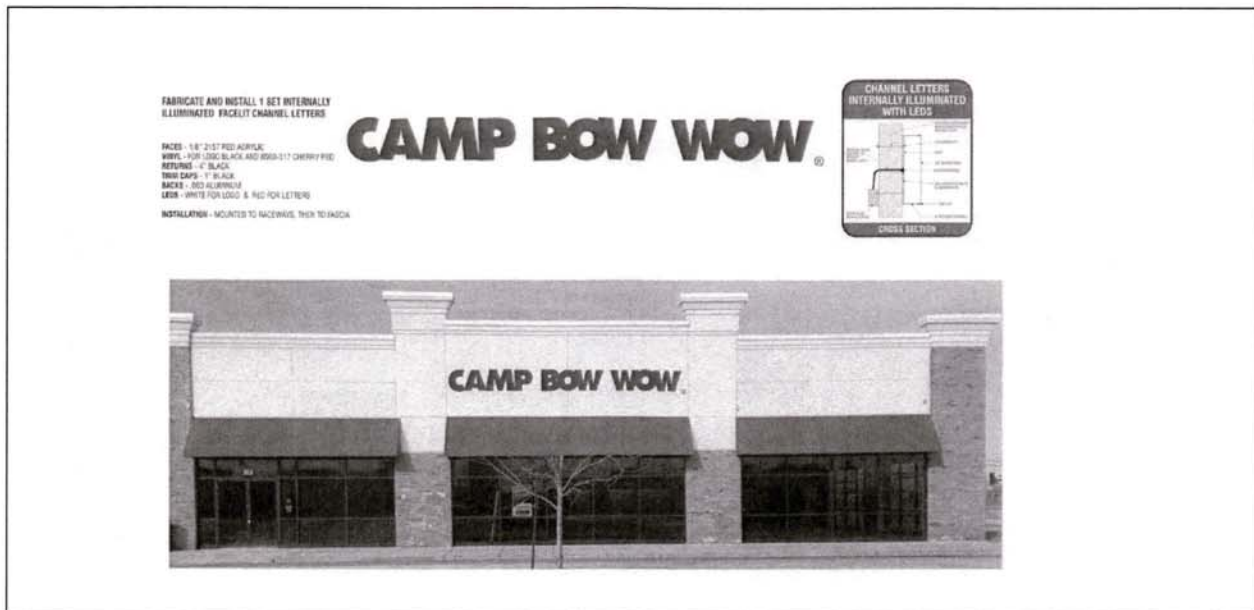
- F. This operation shall meet all provisions of Section 7.6 of the Municipal Ordinance regarding Kennels, Pet Stores, and Grooming Establishments.

CBW Oak Creek has read, understands and will comply with all applicable provisions as specified in Section 7.6 of the Municipal Ordinance regarding Kennels, Pet Stores and Grooming Establishments.

### SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. See the attached examples of CBW Franchise Corp approved building and monument signage options.

Attachment for Signs.



THE W-T GROUP, LLC  
CIVIL ENGINEERING DIVISION  
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Please feel free to contact me if you have any questions or comments.  
Respectfully Submitted,

Todd Abrams, PE, CFM  
President



THE W-T GROUP, LLC  
CIVIL ENGINEERING DIVISION  
ONE SOURCE. INFINITE SOLUTIONS.



**City of Oak Creek – Conditional Use Permit (CUP)  
Amended Conditions and Restrictions**

<b>Applicant:</b>	Brett Ippolite, Camp Bow Wow	<b>Approved by Plan Commission:</b> TBD
<b>Property Address:</b>	8411 S. Liberty Ln.	<b>Approved by Common Council:</b> TBD
<b>Tax Key Number(s):</b>	828-0001-000	(Amending Ord. 2904, Amending Ord. 2399)
<b>Conditional Use:</b>	Animal Boarding Kennel / Dog Day Care with Outdoor Exercise Area (parking setbacks)	

1. LEGAL DESCRIPTION

LIBERTY WOODS SUBD. LOT 1 (1.609 ACS.) SE 1/4 SEC 17-5-22.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location
  - ii) Number of employees
  - iii) Number of unit & surface spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
  - i) Location of sanitary sewer (existing & proposed)
  - j) Location of water (existing & proposed)
  - k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s), square footage and height of sign(s) and fencing

2) **Landscape Plan**

- a) Screening plan
- b) Number, initial size and type of plantings
- c) Parking lot screening/berming & buffer yard landscaping

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. One (1) animal boarding kennel/dog day care with outdoor exercise area in accordance with these Conditions and Restrictions is allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed on the property.
- B. Outdoor storage is limited to fenced outdoor play areas approved by the Plan Commission, as shown in Exhibit A. Outdoor storage of materials, other vehicles (e.g., service trucks, personal vehicles, and recreational vehicles), equipment, supplies, and merchandise is prohibited.
- C. The use of the outdoor play area shall be limited to between 6:30 AM and 8:00 PM. The facility is permitted to operate 24 hours per day, 7 days per week.
- D. There shall be no more than 125 dogs at the facility at any one time, and no more than 80 dogs boarded overnight at the facility. The maximum number of allowed dogs at the facility at any given time shall revert back to the original approval of 50 should the proposed addition to the building in Exhibit A not be constructed.
- E. Per Section 7.61 of the Municipal Code (as amended): No person shall operate a kennel unless he holds a valid license authorized by the Common Council of the City of Oak Creek. When all applicable provisions of this Section have been complied with by the applicant and such compliance has been certified by the Sanitarian and a valid occupancy permit has been issued by the Building Inspector, the Sanitarian shall issue a permit to operate upon the payment of a fee as listed in Section 3.40. Every such permit shall expire on the last day of December.
- F. Kennels shall be operated in accordance with Section 7.6 of the Municipal Code (as amended).
- G. 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, and pet waste removal and disposal shall be the responsibility of the owner.
- H. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended).

5. LIGHTING

All plans for new outdoor lighting for each stage of the development shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0808 of the Municipal Code (as amended).

6. **BUILDING AND PARKING SETBACKS**

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	30 ft	20 ft	20 ft

Accessory Structure(s)*	40 ft	5 ft	5 ft
Off-street Parking	<b>30 ft</b>	5 ft	5 ft

\* No accessory structures shall be permitted in the front yard or in required buffer yards.

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these conditions and restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.

9. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the city shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 14 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other city ordinances.

10. REVOCACTION

Should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code.

11. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

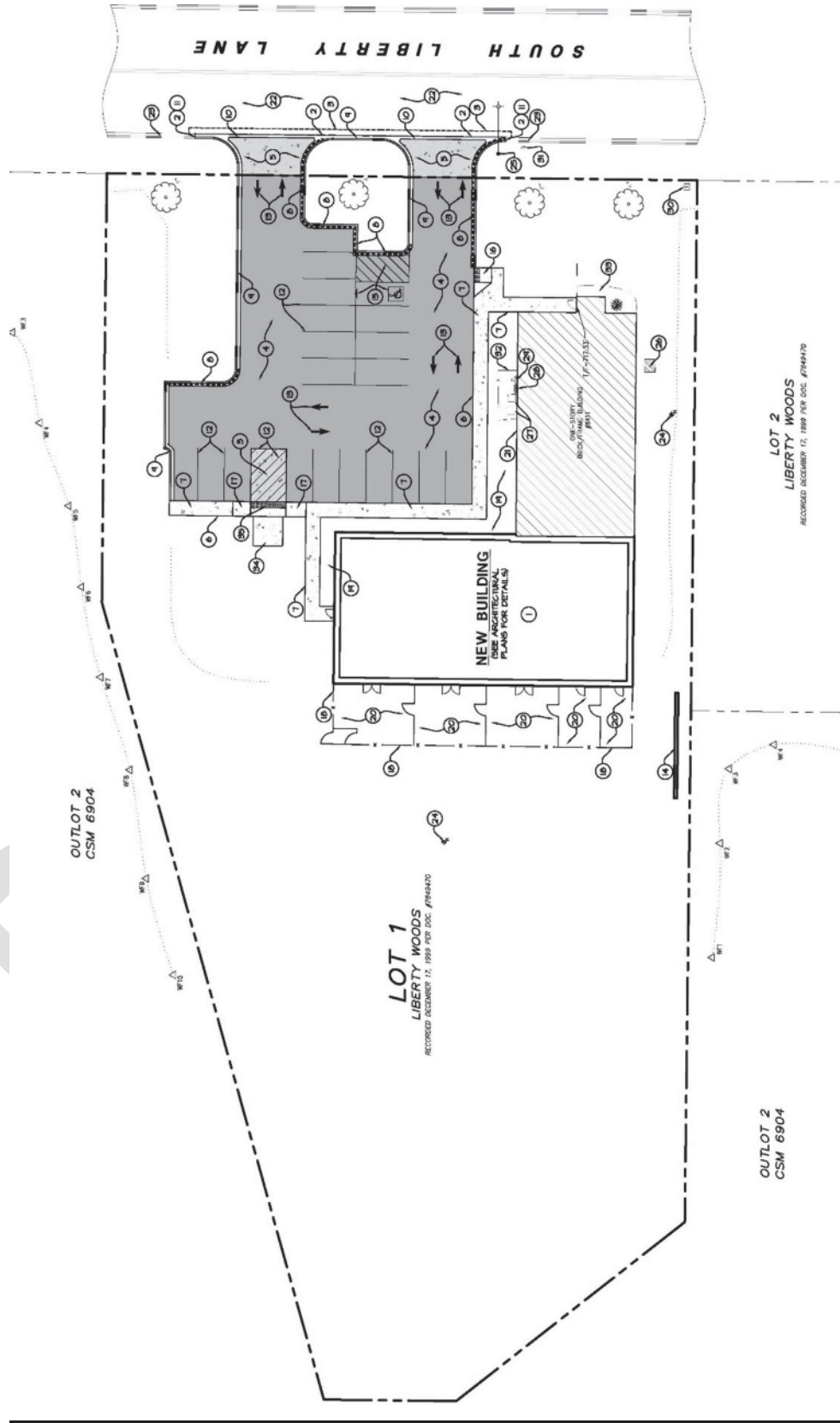
\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)



**EXHIBIT A: CONCEPT SITE PLAN (ENLARGED)**





## PLAN COMMISSION REPORT

**Proposal:** Rezone and Conditional Use Permit – Multifamily Residential Housing

**Description:** Review a request to rezone the properties from Rs-3, Single-Family Residential to Rm-1, Multifamily Residential, with a Conditional Use Permit for a multifamily residential development with dwellings in excess of four (4) units per structure.

**Applicant(s):** Hume An, MVAH Partners

**Address(es):** 7266 & 7328 S. Howell Ave.

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the properties at 7266 & 7328 S. Howell Ave. be rezoned from Rs-3, Single Family Residential to Rm-1, Multifamily Residential, with a Conditional Use Permit for a multifamily residential development with dwellings in excess of four (4) units per structure, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at the next meeting (November 27, 2018).

**Owner(s):** Walter Wickman, Jr.

**Tax Key(s):** 766-0014-000 & 766-0015-000

**Lot Size(s):** 2.421 ac (following consolidation)

**Current Zoning District(s):** Rs-3, Single Family Residential

**Overlay District(s):** N/A

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

**Comprehensive Plan:** Mixed Residential

### Background:

The Applicant is requesting that the properties at 7266 & 7328 S. Howell Ave. be rezoned from Rs-3, Single Family Residential to Rm-1, Multifamily Residential in anticipation of constructing a housing development on the properties. Multifamily residential dwellings in excess of four (4) units per structure are Conditional

Uses in the Rm-1, Multifamily Residential district. Plan Commissioners will recall that a Comprehensive Plan Amendment and CSM to combine the properties were recently approved by the Common Council.

Although the attached narrative states that the proposal contains up to 64 units, communications with the Applicant regarding maximum density allowances have resulted in a reduction to 48 units in three (3) habitable stories. Of the total, 38 units would have two (2) bedrooms, and 10 units would have three (3) bedrooms. Revised plans are still forthcoming as of writing this report.

Section 17.0311(d)(1) specifies the minimum lot areas per unit based on the number of bedrooms (see table below).

Unit Type	Minimum Lot Area Requirements	Max Units/Acre
Efficiency & 1-bedroom units	3,000 square feet/unit	15
2-bedroom units	4,500 square feet/unit	10
3-bedroom units	6,000 square feet/unit	7
4+-bedroom units	8,700 square feet/unit	5

Based on the proposed 38 units, a minimum lot size of 5.3 acres would be required. If the development were to offer only 2-bedroom units, a **maximum** of 23 apartments would be allowed. If the development were to offer only 3-bedroom units, a **maximum** of 18 apartments would be allowed. Any unit mix must not exceed that allowed by Code for the 2.421-acre lot size. Similarly, the total maximum floor area of all floors of all buildings shall not exceed 50% of the lot area. Per the plans and information submitted by the Applicant, the 3-story building is proposed to be a total of approximately 64,557 square feet. Each of the two (2) proposed detached garages is proposed to be 2,204 square feet. Thus, the total square footage exceeds the maximum 50% (shown = 65.4%) lot coverage for buildings.

There are two potential remedies immediately apparent to staff: one is to reduce the overall unit count to meet both density and lot coverage requirements. The other is to acquire additional property to increase the lot size and allow for greater density. While discussions with the County as an adjacent property owner regarding the latter have begun, a solution was not reached prior to writing this report. At this time, staff is not in a position to offer another alternative.

Two items that staff would like to draw attention to in the proposed plan for future revisions are that the garages may not be located closer to the front lot line (Howell Ave.) than the principal structure, and the American Transmission Company (ATC) tower to the east of the property may have a setback in addition to the easement restriction. It will be up to the Applicant to ensure that all plans are in conformance with all setback requirements.

Assuming for the remainder of this report that density issues can be resolved, access to the property would be provided via a single driveway on Howell Ave. Since Howell Ave. is a state highway, WisDOT has



jurisdiction over all access requests. Copies of all access approvals must be provided to the City prior to or concurrent with submission of building permit applications.

Parking is provided in the underground garage (50), detached garages as previously mentioned (16), and in surface stalls (70) throughout the site. Minimum parking requirements for multifamily residential dwellings are calculated at 2 spaces per two-bedroom dwelling unit, and 2.5 spaces for every three-bedroom dwelling unit. Based solely on the requested 48 units, a total of 101 parking stalls would be required. Code does not specify additional parking requirements for apartment staff, but information supplied by the Applicant indicates that a part-time site manager and a part-time maintenance worker will be onsite 5 days per week. Current plans include a total of 136 stalls, which exceeds the minimum requirement. However, the number of stalls is likely to change with plan revisions.

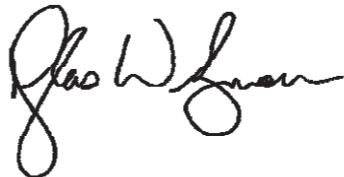
Included with this report are preliminary elevations and rendering of the proposed buildings. While site, building, landscaping, lighting, and related approvals will occur at a later date, Plan Commissioners should be aware that the plans must adhere to Code for all density, setback, building material, parking, and landscaping requirements.

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

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the rezone and/or Conditional Use Permit requests. Should one or both not be recommended for Council approval, the Plan Commission must cite specific Sections of Code upon which the denial is based. The Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve of either or both requests, 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(ies) to remain.

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Respectfully submitted:



Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

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**Attachments:**

Location Map

CSM (to be recorded, 1 page)

Narrative

Site Plan (1 page)

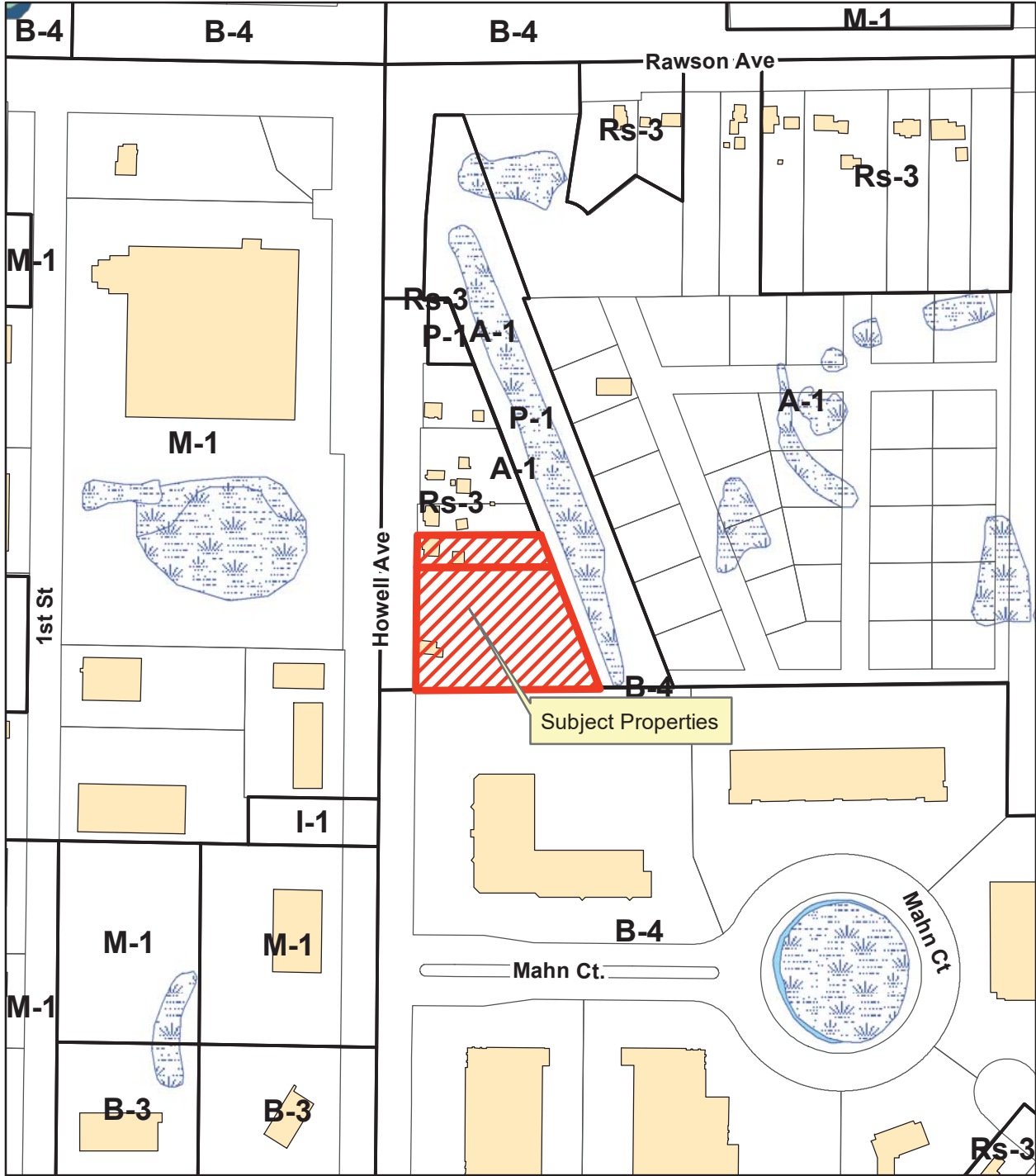
Floor Plans (3 pages)

Elevations (3 pages)

Rendered & Perspective Elevations (3)

# Location Map

## 7266 & 7328 S Howell Ave



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



Department of Community Development

**Legend**

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

**Zoning Overlays**

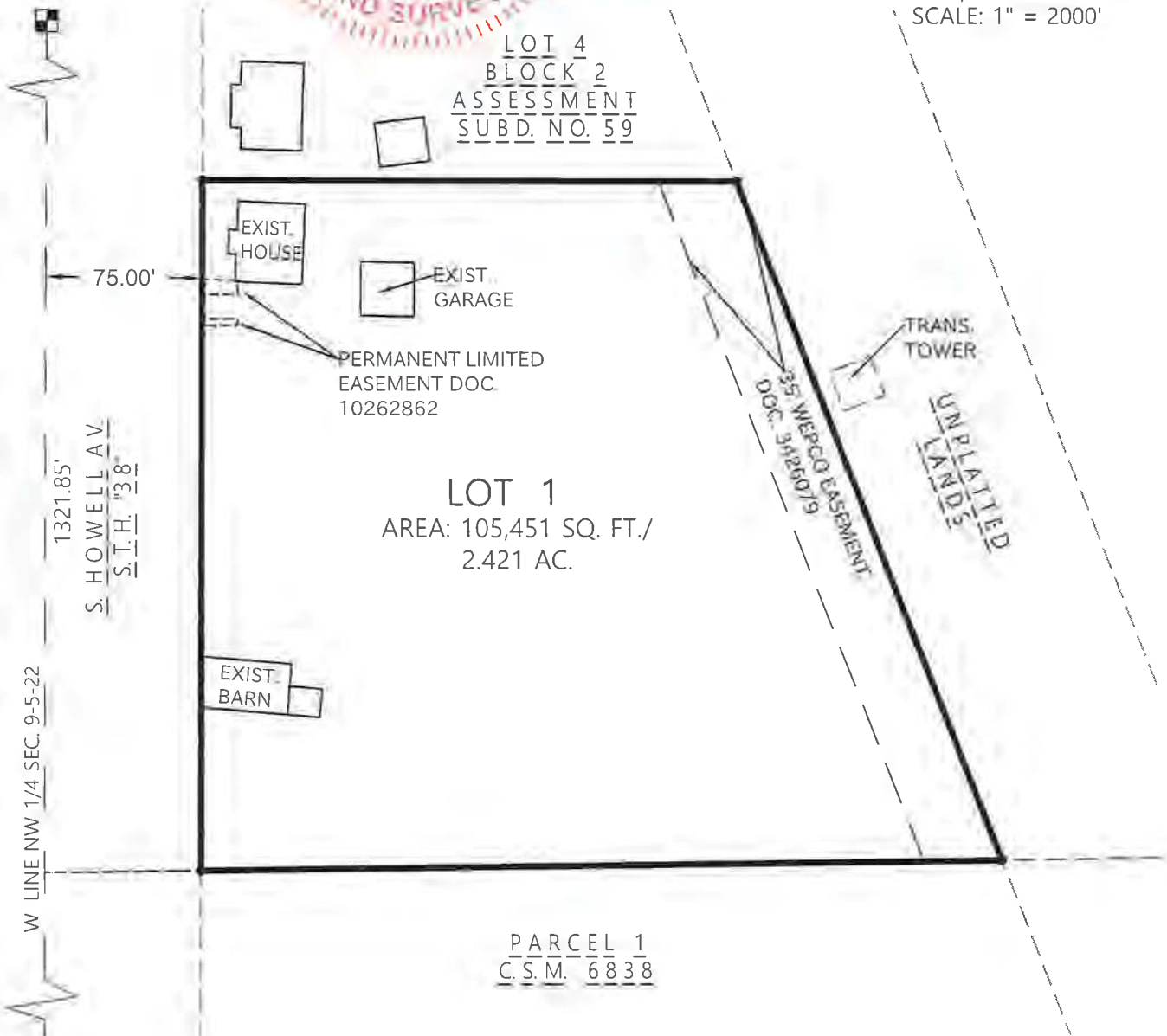
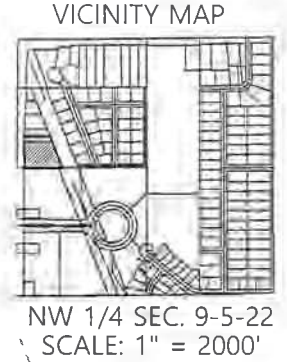
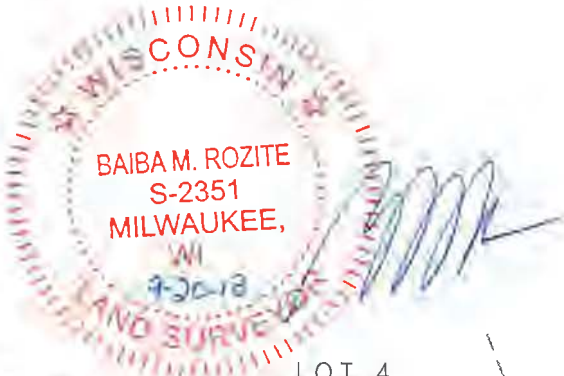
- C-1-Shoreland Wetland
- FF-Flood Fringe
- Lakefront Overlay
- NO-Mixed Use Neighborhood
- OO-Mixed Use Office
- RR-Regional Retail

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOTS 4 AND 5, BLOCK 2, ASSESSMENT SUBDIVISION NO. 59, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



NW COR. NW 1/4  
SEC. 9-5-22  
CONC. MON. W/  
BRASS CAP



SW COR. NW 1/4  
SEC. 9-5-22  
CONC. MON. W/  
BRASS CAP

**LEGEND & NOTES:**

- INDICATES 1" DIAM. FOUND MONUMENTATION, OR AS NOTED ON DRAWING.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927 WITH THE WEST LINE OF THE NW 1/4 OF SEC. 9-5-22, ASSUMED TO BEAR N 0° 30' 27" E, AS PUBLISHED BY SEWRPC, NAD 1927.

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

**THE SIGMA GROUP**  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210





# **Narrative for Rezoning Application -** **7266, 7328 S. Howell Ave.**

Oak Creek, Milwaukee County, Wisconsin

Our proposal for 7266, 7328 S. Howell Ave. is the development of a workforce housing development comprised of up to 64 units. The purpose of this narrative is to support the rezoning and conditional use applications made by MVAH Development, LLC. The development will be comprised of one (1) four-story buildings on one (1) site:

- Parcel Numbers: 7660015000 and 7660014000
- Lot Area: 2.45 acres
- Current Zoning: RS-3 Single Family Residential
- Proposed Zoning: Rm-1, Multifamily Residential
- Proposed Use: One (1) multifamily building comprised of up to 64 units and up to 136 parking space (up to 66 covered spaces) and masonry dumpster enclosure located at northeast corner of site

## **Narrative:**

Our proposal is to develop workforce housing ideally for those who already work in Oak Creek, and the site was carefully chosen for its suitability for such a use. The site is within one mile of a number of uses that are complementary and beneficial to the prospective residents of the property, including, restaurants, grocery and other shopping, schools, parks, and entertainment options. The site is well-served by bus (with Bus Routes 80 6<sup>th</sup> Street and 219 Oak Creek Shuttle within walking distance). As importantly, the site is centrally located to major employment centers, including Drexel Town Square's retail, hotels and restaurants, Ikea and other big box retail, manufacturing employers, General Mitchell International Airport, Aurora St. Luke's, and the planned Foxconn campus. Moreover, the site is between single family and industrial providing both buffer and transition between the two uses.

Our proposed development will be beneficial to the neighborhood and to area residents. The development will bring economic benefit to local businesses and will also serve to provide a range of rental housing opportunities to area residents. Specific community benefits include:



- The addition of new quality apartments for Oak Creek's workforce: As southeastern Wisconsin continues its rapid expansion, which will only increase with Foxconn's arrival, municipalities will increasingly compete for quality workers. Municipalities that can provide good housing options and a sense of place will be able to attract and retain the best workers.

A strong and stable workforce will in turn give the municipality a competitive advantage in attracting new major employers. In addition to a strong workforce, new employers will want to see good housing options in the community for the workers they will bring with it.

- 50 construction jobs and 2 permanent jobs.
- The highest and best land use: the site currently has a single-family rental house and a vacant barn structure. Given the site's geometry and size, an industrial use would likely not be viable, and single family is not ideal at this location given the industrial use next door. Our use of multifamily, workforce housing represents the highest and best use as it will provide quality apartments for Oak Creek's workers and will serve as both buffer and transition between the single-family housing to the north and to the industrial use to the south.
- A regular community forum to provide neighbors and local officials with the opportunity to meet directly with the building's management and program staff.
- A new source of disposable income from building residents to support local businesses and services.
- An example of sustainable building.

## **Building Amenities**

**Well Designed and Secure Housing:** High quality materials and sustainable design are just a few examples of the forward thinking design being incorporated into the proposed development. Developer prioritizes the security of our residents and the surrounding neighbors. We address this partly by providing ample opportunity for built-in security or "eyes on the street". An inviting lobby area with views of the street improve a sense of security. Developer proposes safety features such as an electronic door security system, extensive use of security cameras inside and outside the building and secured indoor parking for residents.

**High Quality Management and Hours of Operation:** MVAH Management LCC (MVAHM) intends to provide the professional management at the development. MVAHM (formerly as MV Residential Property Management) has been managing workforce housing for over 23 years with a portfolio of several thousand units.

As a management agent, MVAHM understands the importance of balanced property management. MVAHM's management model balances the needs of the community of building

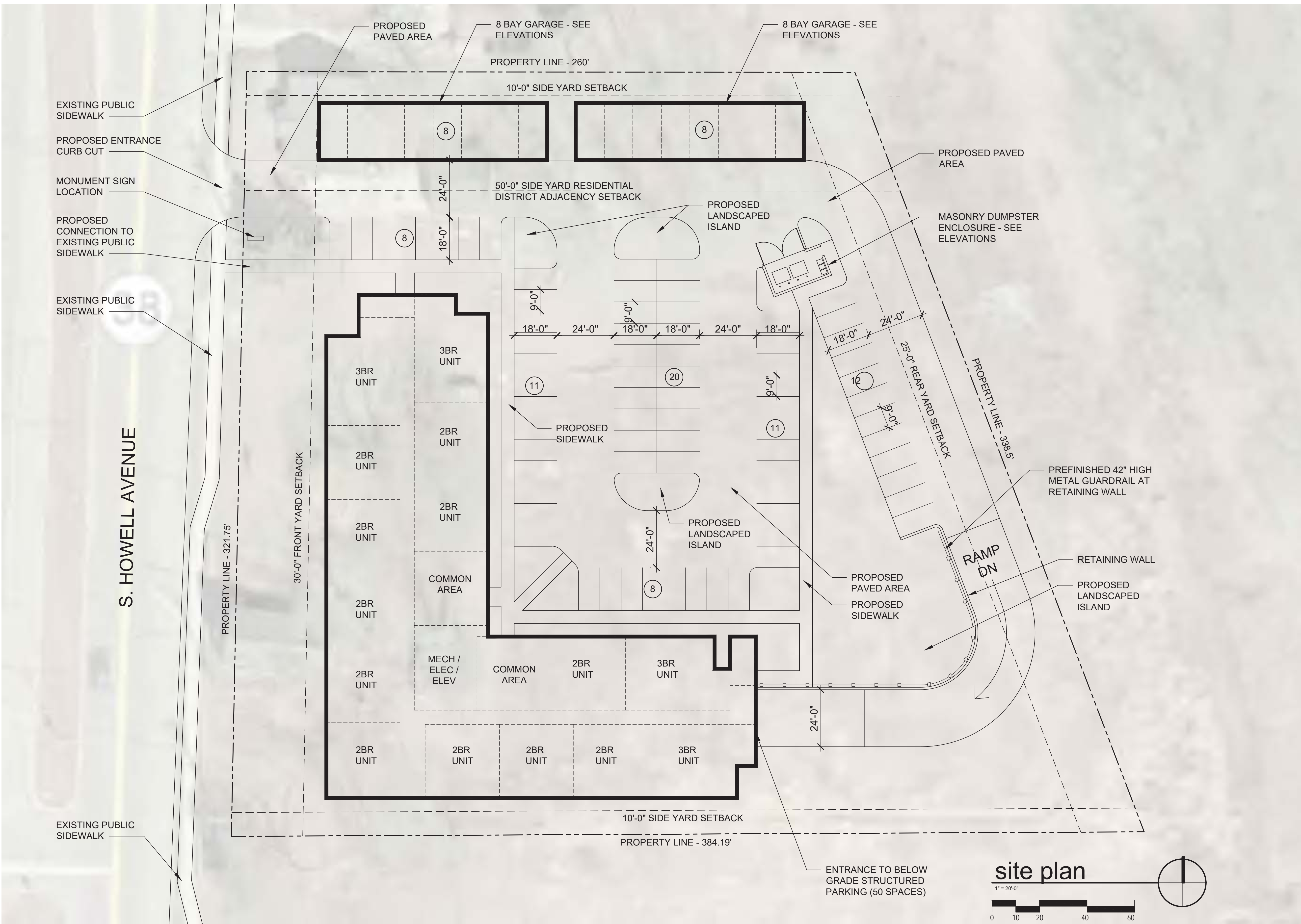


residents with the needs of the individual resident. MVAHM's property management team works closely with our residents and service providers (if applicable) to ensure that our development will be a 'good fit' for the resident, and work through resident and community issues that may arise. This approach has been critically important to helping our residents maintain their housing with MVAHM.

MVAHM's property management team networks and establishes relationships with community stakeholders such as neighborhood associations, police and fire departments and other service providers. These relationships ensure that this Project is perceived as a community asset and will lead to a strong referral network to maintain a fully leased building.

We plan on staffing the building with a part-time site manager and a part-time maintenance worker. Both will be on site five days a week, and the maintenance worker will be on call 24/7.

**Environmental Goals:** Developer will seek third-party green building certification by employing the following strategies with regard to the development and construction of the Project: high-value insulating walls, low-flow faucets, toilets and showers, low-energy fluorescent and LED lighting, and materials that are low-emitting.



**SITE PLAN INFORMATION**  
**TEAM CONTACT INFO:**

**OWNER / DEVELOPER:**  
 MVAH PARTNERS, LLC  
 9100 CENTRE POINTE DRIVE, SUITE 210  
 WEST CHESTER, OHIO 45069  
**CONTACT:**  
 HUME AN, SENIOR VICE PRESIDENT OF DEVELOPMENT  
 (312) 286-8128

**ARCHITECT:**  
 BDCL ARCHITECTS, PC  
 9100 CENTRE POINTE DRIVE, SUITE 210  
 WEST CHESTER, OHIO 45069  
**CONTACT:**  
 KIRK PAISLEY, PRESIDENT  
 (513) 964-1154

**SITE DATA:**

PARCEL ID(S): 7266-766001400 & 7328-7660015000

PROPOSED SITE AREA: 102,629 S.F.  
 AREA OF BUILDING FOOTPRINT(S):  
 MAIN BUILDING - 21,519 S.F.  
 GARAGES - 2,204 S.F. PER BUILDING  
 AREA OF PARKING / PAVING: 38,433 S.F.  
 AREA OF LANDSCAPING: 38,269 S.F.

REQUIRED SITE PARKING = 132 SPACES (50% CONTAINED  
 IN COVERED PARKING)

PROVIDED SITE PARKING = 136 SPACES (INCL 5 ACC)  
 70 SURFACE PARKING  
 50 BELOW GRADE PARKING  
 16 ABOVE GROUND GARAGES

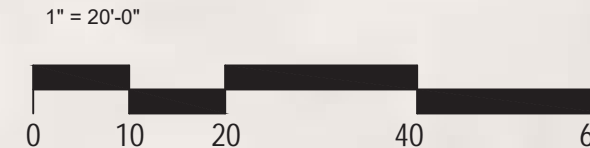
**BUILDING DATA:**

TOTAL NUMBER OF UNITS: 66 UNITS  
 PROPOSED UNIT MIX:  
 2 BEDROOM / 2 BATH - 50 UNITS  
 3 BEDROOM / 2 BATH - 16 UNITS

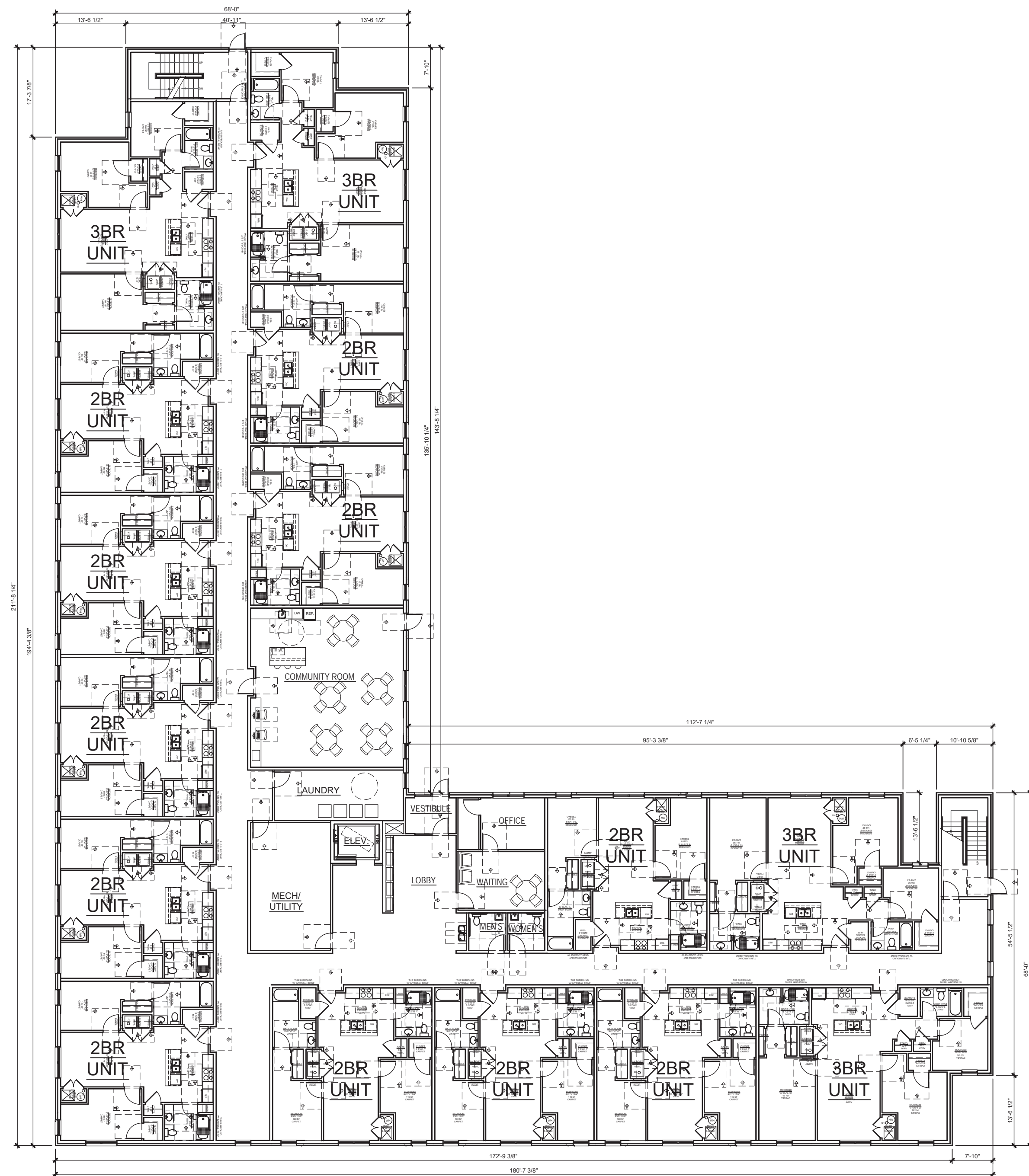


vicinity map  
 n.t.s.

site plan  
 1" = 20'-0"

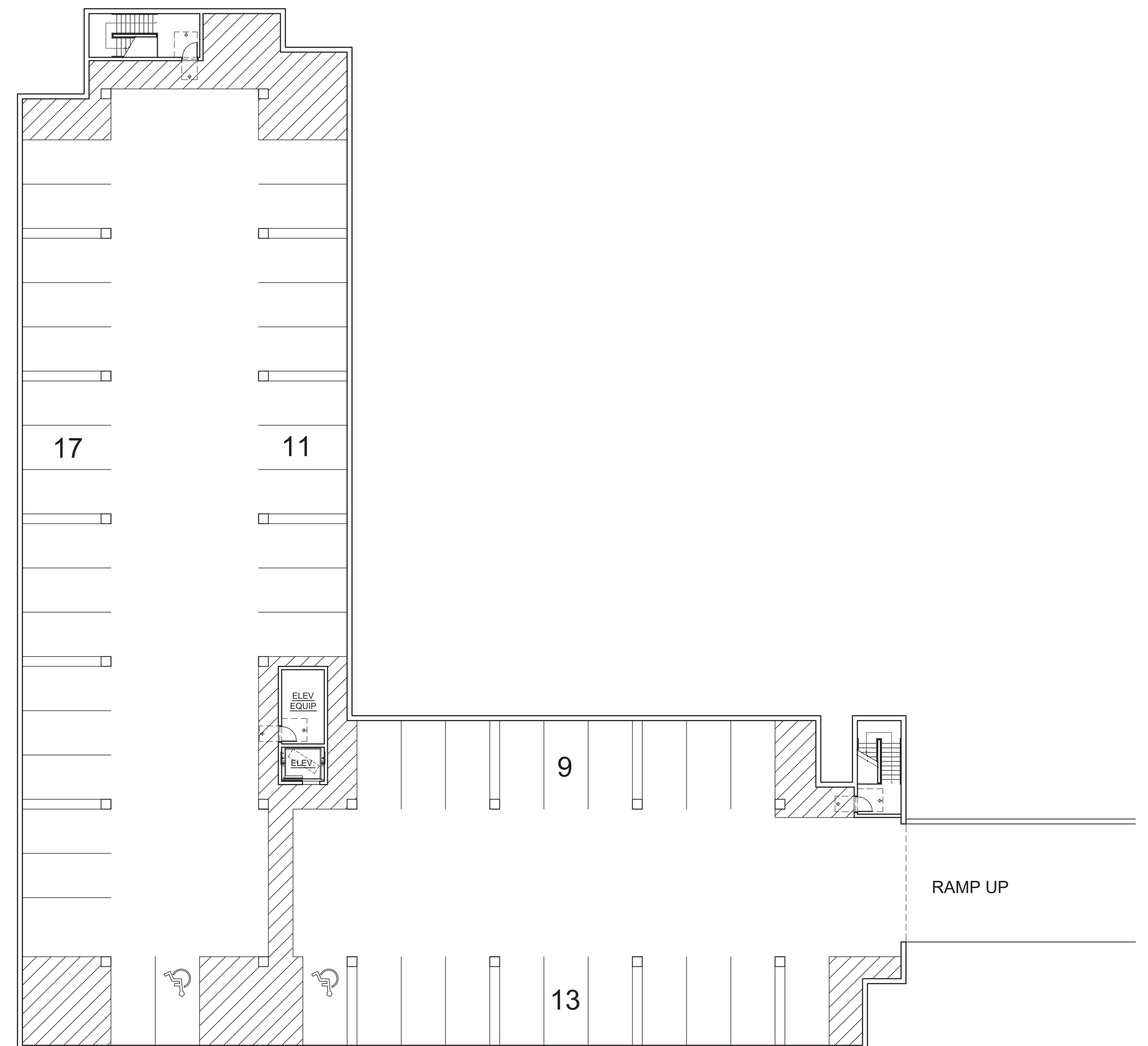
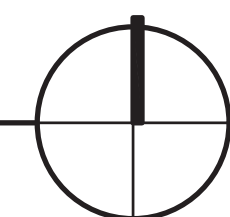






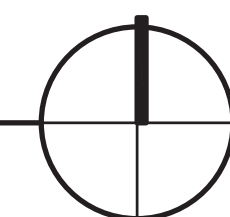
first floor plan

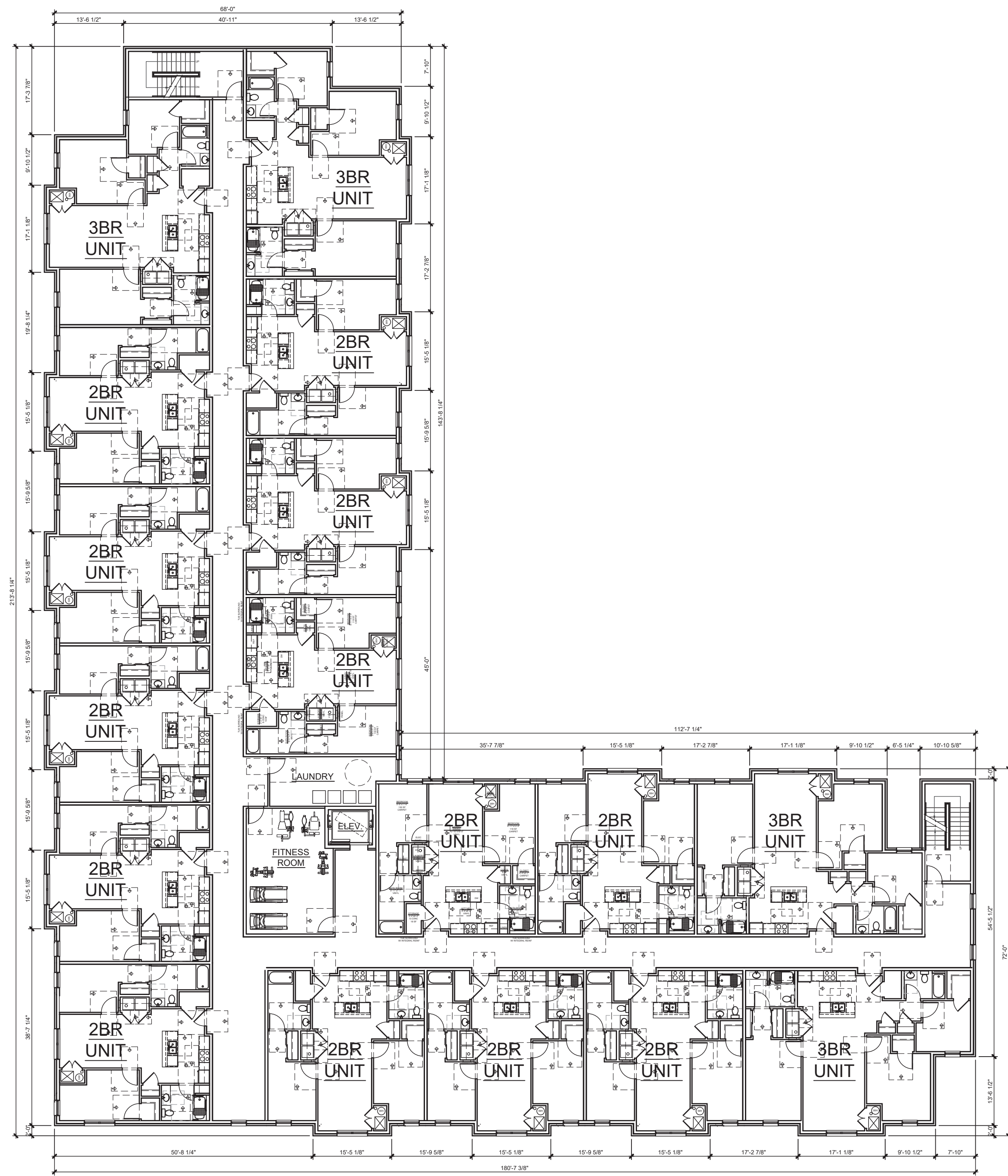
3/32" = 1'-0"



lower level plan

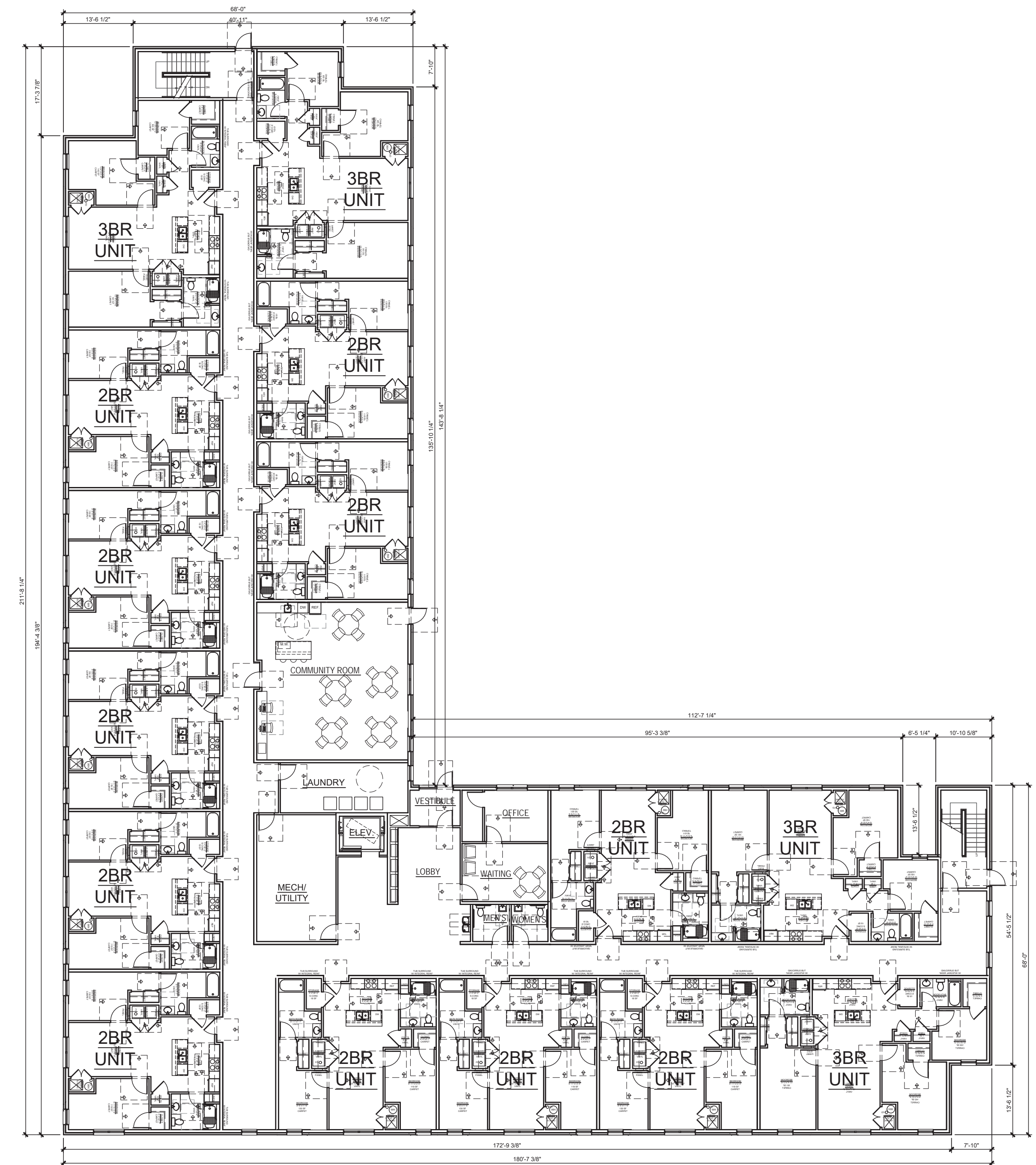
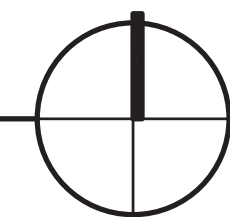
3/32" = 1'-0"





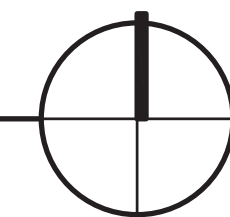
third floor plan

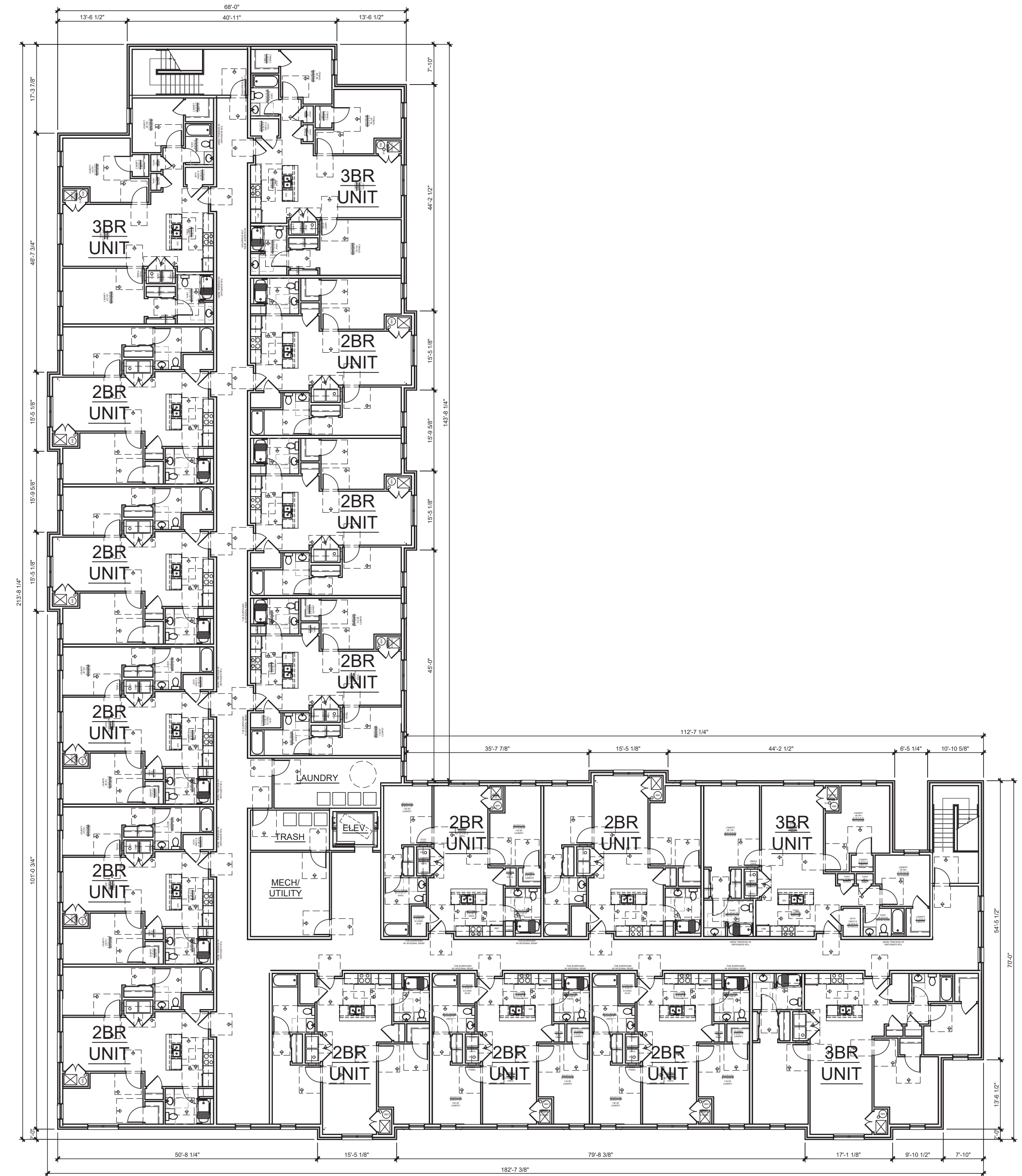
3/32" = 1'-0"



second floor plan

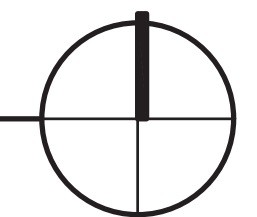
3/32" = 1'-0"





fourth floor plan

3/32" = 1'-0"





front (west) elevation  
1/8"=1'-0"

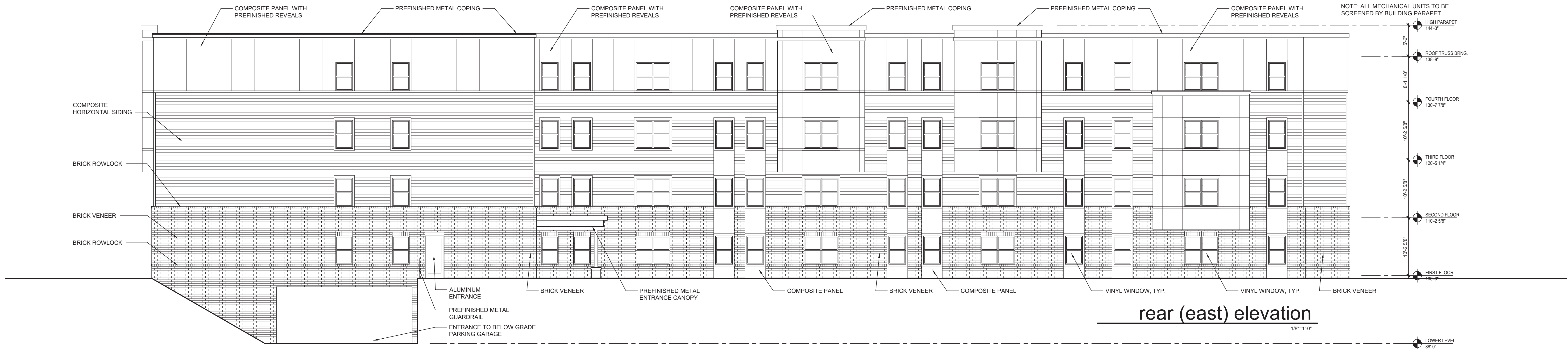


side (south) elevation  
1/8"=1'-0"

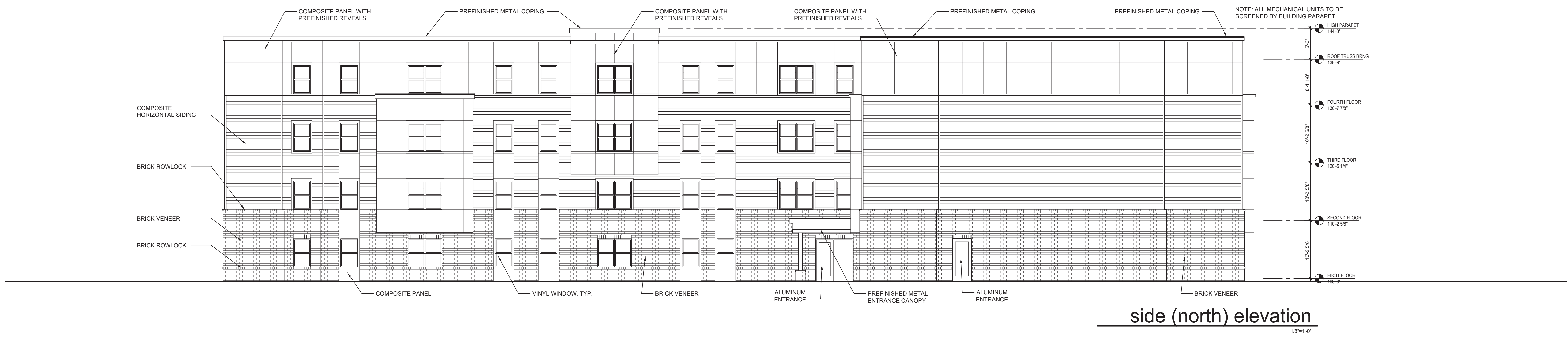


**HOWELL AVENUE LOFTS**  
oak creek, wisconsin

09.24.18  
elevations - 05



rear (east) elevation  
1/8"=1'-0"

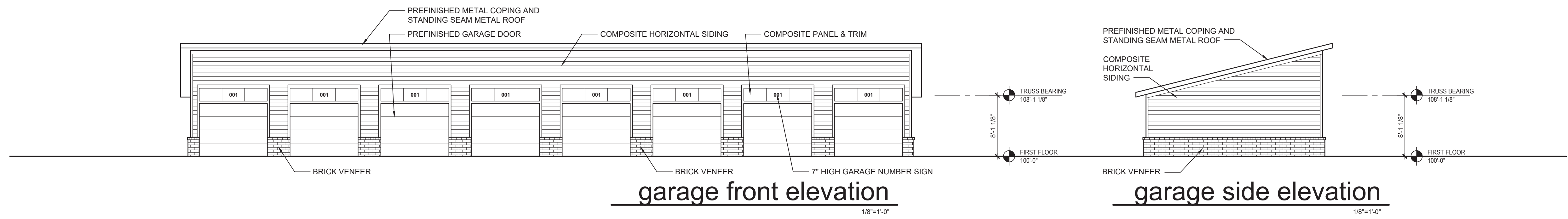


side (north) elevation  
1/8"=1'-0"



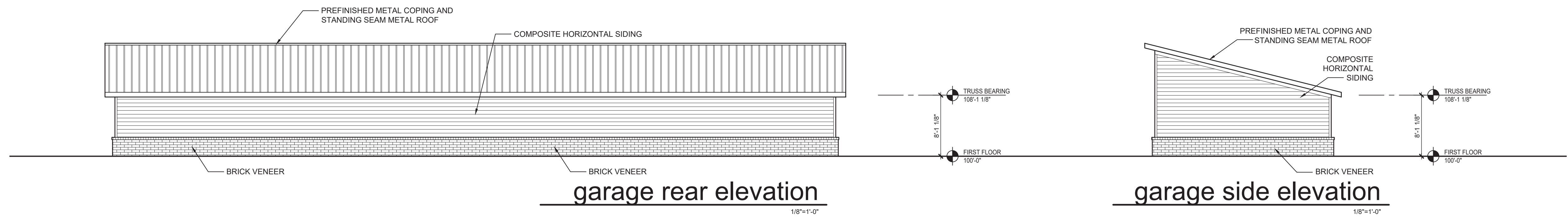
**HOWELL AVENUE LOFTS**  
oak creek, wisconsin

09.24.18  
elevations - 06



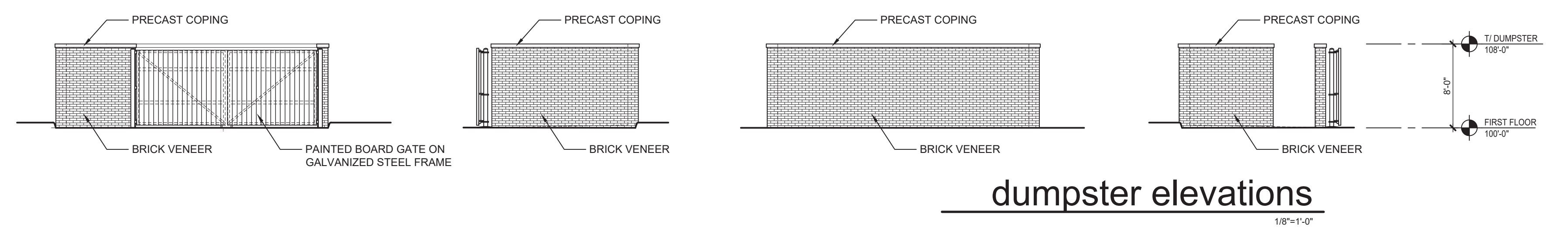
**garage front elevation**  
1/8"=1'-0"

**garage side elevation**  
1/8"=1'-0"



**garage rear elevation**  
1/8"=1'-0"

**garage side elevation**  
1/8"=1'-0"



**dumpster elevations**  
1/8"=1'-0"



front (west) elevation



side (south) elevation



rear (east) elevation



side (north) elevation



