



PLAN COMMISSION

April 9, 2019

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
Matt Sullivan
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 – March 12, 2019 and March 26, 2019
4. Significant Common Council Actions
5. New Business – **NEW!** Find more information on agenda items at oakcreek.zoninghub.com.
 - a. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Walden OC, LLC, c/o DeMichele Co., combining the properties at 7700 S. Ikea Way & 1700, 1750, 1800, 1816, 1848, 1850, 1900, and 1920 W. Drexel Ave. (Tax Key Nos. 784-9024-000, 784-9010-001, 784-9009-001, 784-9008-000, 784-9994-001, 784-9016-000, 784-9014-000, 784-9013-000, and 784-9012-000). Follow this item on Twitter [@OakCreekPC#OCPCWaldenCSM](https://twitter.com/OakCreekPC#OCPCWaldenCSM).
 - b. PLANNED UNIT DEVELOPMENT – Review a request submitted by Jason Macklin, Wingspan Development Group, LLC, to establish a Planned Unit Development for the property at 7581 S. 13th St. (Tax Key No. 784-9998-001). Follow this item on Twitter [@OakCreekPC#OCPCWingspanPUD](https://twitter.com/OakCreekPC#OCPCWingspanPUD).

Adjournment.

Dated this (day) of (month), 2019

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. 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, MARCH 12, 2019**

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

Minutes of the February 26, 2019 meeting

Alderman Loreck moved to approve the minutes of the February 26, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Alderman Guzikowski and Commissioner Correll, who abstained. Motion carried.

**CONDITIONS AND RESTRICTIONS
STAR PROPERTIES 2, LLC
6524 AND 6548 S. 13TH ST.
TAX KEY NOS. 717-9987-001 AND 717-9986-001**

Planner Papelbon provided an overview of the conditions and restrictions for a conditional use permit for a contractor's office/shop/yard with outdoor storage and truck parking. (See staff report for details.)

Commissioner Hanna comments were inaudible due to not speaking into the microphone.

Commissioner Simmons stated that Engineering staff will be reviewing the storm water when the plans become clearer. There is some lack of clarity right now as to how much needs to be paved in the back and what the use will be.

Commissioner Simmons reminded the Commissioners that there is significant floodway in the front of the property on the west side, so they cannot raise the grade or put any new structures in that area.

Mayor Bukiewicz asked Planner Papelbon if the condition that refers to storage of equipment is limited to just trucks and trailers. Planner Papelbon confirmed that it is just for trucks and trailers in designated stalls. Mayor Bukiewicz reiterated this condition so that it is clear what is allowed to be stored. Nicolette Reinhart, 8580 S. Parkland Dr., Franklin, manager of Star Properties, confirmed that it will be truck and/or trailer parking, not boats, RVs and cars.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a contractor's office/shop/yard with outdoor storage and truck parking on the properties at 6524 and 6548 S. 13th St., after a public hearing.

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

**FINAL SUBDIVISION PLAT REVIEW
GLEN CROSSING ADDITION NO. 2
8459 S. ROSEWOOD LN.**

TAX KEY NO. 829-0061-000

Planner Papelbon provided an overview of the request for the final subdivision plat review. (See staff report for details.)

Mayor Bukiewicz asked if there would be a temporary cul-de-sac on Rosewood Lane as well as the one on Nighthawk Trail. Planner Papelbon responded that there a note about the temporary cul-de-sac on Lot 72, including a building restriction, and explained that there is room for a cul-de-sac on the southern portion of Lot 61 that would not impact any future building on that lot. It is sort of a flag-shaped lot, so the building pad is actually closer to the north. It looks to be about 42 feet wide at the end of that lot that would allow for a temporary cul-de-sac.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Final Plat for Glen Crossing Addition No. 2 submitted by Robert Stack, Glen Crossing LLC, be approved with the following conditions:

1. That documentation confirming WE Energies' and Glen Crossing, LLC's agreement for the installation of utilities immediately upon thaw is provided to the Engineering Department prior to Common Council review of the Final Plat.
2. That any technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**PLAN REVIEW
OAK CREEK CIVIC CENTER
8040 S. 6TH ST.
TAX KEY NO. 813-9064-000**

Planner Papelbon provided an overview of the proposed landscape addition to the Oak Creek Civic Center. (See staff report for details.)

Jill Lininger, Oak Creek Library Director, provided background information on the proposed project. The Library and the Library Foundation, along with a group of citizen volunteers, have been working on a plan for the last several months to enhance the south plaza area right outside the south doors (the grassy area next to the Library between the building and the parking lot). When the building was originally designed, there was an initial idea to have a water feature in that area. Due to budget constraints, that was eliminated from the final design; however, at the beginning of 2018, Director Lininger was approached by a group of donors and volunteers who were interested in bringing that back.

Director Lininger stated that the design is through a firm called Aquatica, Wales, Wisconsin. Director Lininger showed a video of what the feature may look like. She went on to describe the waterfall. The highest point of the waterfall will be near the parking lot. It will make its way down and empty into a covered well near the multi-purpose room, and then the water will recycle.

Director Lininger stated that before they started fundraising in earnest, they did take this to the Common Council, who has seen the initial plans. That was back in August. All of the money

that is necessary for the project has been raised through private donations. As long as weather conditions cooperate, they would like to start demolition beginning the first week of April with the water feature going in in the beginning of May, and the project being completed by the beginning of June.

Tom Bauer, who spearheaded the project, added that Aquatica is one of top ten companies nationwide for designing water features, and the City is fortunate to have him in the State of Wisconsin and he loves this project. As long as Aquatica is associated with this, it is going to be the type of quality that you would want to see at the entrance of City Hall.

Commissioner Correll asked how the maintenance and upkeep is being funded. Director Lininger responded that the upkeep will be funded through the Library foundation for the time being. It is about \$500 per year. The employees at Aquatica will start the water feature up in the spring and shut it down in the fall. Over the course of the year,

Mr. Bauer stated that Aquatica is going to train City staff as needed. Part of the reason Aquatica is involved is that this is a very low maintenance type of a pond.

Commissioner Hanna questioned if this is going to be a tripping hazard for small children. Mr. Bauer responded that there is a small 14-inch deep reflecting pond, which is of no danger to children. There is going to be a footpath over the creek similar to those at Boerner Botanical Garden.

Commissioner Simmons stated this is a great use of a currently underutilized space.

Alderman Loreck stated it will be a great addition.

Alderman Guzikowski stated he is happy this project is coming to fruition.

Mayor Bukiewicz concurred with Alderman Guzikowski. He feels this is really going to make the area "pop."

Mayor Bukiewicz asked where they are going to put the pumps. Mr. Bauer responded that the pumps will be in the well.

Mr. Bauer stated that they are hoping to have this in by June 15, depending on the weather.

Alderman Loreck moved that the Plan Commission approves the plans submitted by Jill Lininger, Oak Creek Public Library, for the property at 8040 S. 6th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all detailed, revised plans are submitted in digital format to the Department of Community Development.

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

**OFFICIAL MAP AMENDMENT
LOT 1 OF CERTIFIED SURVEY MAP 8047
9330 S. SHEPARD AVE.**

Planner Papelbon provided an overview of the request for an official map amendment. (See staff report for details.)

Commissioner Hanna asked if the old path was used by the students to walk to the school. She inquired if there will be an alternative to this walking path.

Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that all students north of the school are in the bus zone. The only students in the walk zone for the school are to the west of S. Shepard Ave., and they cross the Oak Leaf Trail south of the building. The proposed adjustment does not affect any walkers in the walking plan.

Commissioner Simmons stated that it is a good thing that those two dead end roads are interconnected.

Mayor Bukiewicz inquired if the lots directly adjacent to the school property will be deep enough to be developed. Planner Papelbon responded that she believes they would be. There is a significant amount of land there, and there are no dimensions that are listed on the map for where that road is. It is a concern for where that road could be.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of Lot 1 of Certified Survey Map No. 8047 (mapped, unimproved future right-of-way affecting the property at 9330 S. Shepard Ave.) be amended as illustrated, after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
EAST MIDDLE SCHOOL
9330 S. SHEPARD AVE.
TAX KEY NO. 873-9013-000**

Planner Papelbon provided an overview of the plan review for parking areas, athletic fields and interior access for East Middle School. (See staff report for details.)

Asst. Fire Chief Kressuk stated there were just a few small discussions with the applicant regarding fire lanes and coming up with a solution that both sides came up with.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I've been a sidewalk addict all the 60 years I have been in Oak Creek and I am glad to hear the comment of Commissioner Hanna in regard to Safe Route to Schools. You'll notice that this is the Safe Route to Schools that was just approved by the City Council at the last meeting. I have abstracted parts of it that pertain to the school district itself. You see most of the problems in Oak Creek are the fact of the connecting major either arterial streets or adjacent streets. Whereas, these items that are on the Safe Routes were gathered prior to this building program because the building program blueprints were not available to the engineers and architects that were drawing the building. Now I have mentioned here on East Middle School and I notice that there is a conflicted between this Safe Routes and the drawings. Because you notice the Safe Routes for these middle schools ask for a direct walking route. See because the purpose of

safe routes by the government was to provide more walking and bicycling opportunities. Of course, we recognize that in Oak Creek the older we get the snow piles that they can't even see around. It's very dangerous and yet, this is the purpose of this Safe Routes is to provide for a temperate days this kind of access. You'll notice that there's an item D, there's an access to the Oak Leaf Trail to the, must be the eastern part of the school as well as further west and then directly at the entrance to provide access as well as the sidewalk property access. As long as I'm at it, I'll just mention Edgewood School the same way the trail sidewalk to the south. It's interesting how they have come up with the idea that we need access from the school and perhaps there's already existing access. But this is listed as G on that page so that the people or students can access the main road there. I don't know what happens there because there aren't even bicycle lanes provided. But at least this is, a portion of this you see would be school property to provide access. And the rest of it has to be coordinated with the City. That's my job today is to try to coordinate it at the school building and talk to the (inaudible), building manager and he said, 'Oh, that's the school, that's the Council's problem.' Well no it isn't because we have school district property adjoining. So that's my purpose. And then end with the same way item E as well as Deerfield School. That's an interesting situation. The Deerfield where they have, are you aware that the Deerfield attendance area stops at Highway 32 at about, goes on, excuse me the Carrollton School attendance stops at Highway 32 and continues on down, oh we'll say, to, around Oakwood Road. But the finger of everyone, all the students that are living in, used to be Carrollville, way up and east of Highway 32, way up to the plant, the Metropolitan Sewerage plant, that finger of territory is all a part of the Deerfield School District. Now that is why they've mentioned that this trail that we have and I think that it's something that has to be considered. This trail Item H that runs into this early childhood center which in the old days used to be Scatlan School and that it should be available for access for students having to cross this major highway to access. And I recall 40 years ago, there was a student killed trying to walk along Highway 32 to go to Otjen School. And then after that time, they put on some asphalt adjacent to the highway. So that has to be, that's I think, that's an important consideration is this for Deerfield as well as a sidewalk, continuing access south of it to not sure if that's Oakwood, must be Elm Road, so those are my comments and I appreciate your help."

Mayor Bukiewicz explained that the Safe Routes to School was adopted by the City this last week after the study was done City-wide as to the improvements we can make. The [Oak Creek-Franklin Joint] school district is responsible for their property, and the City is responsible for theirs, to try to ensure the safest routes possible to school for walking and biking. This is more geared toward elementary and middle schools.

Commissioner Simmons thanked Mr. Degner for his input and then continued by saying that there are slight improvements that could be made in probably each of the four plans being presented to the Plan Commission this evening to at least account for the Safe Routes to School recommendations on those properties.

Mayor Bukiewicz asked for comments/suggestions/questions specific this this item (Item E – East Middle School).

Commissioner Hanna concurred with the need for sidewalks.

Seeing as there were no other comments, Mayor Bukiewicz called for a motion.

Commissioner Correll moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 9330 S. Shepard Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
DEERFIELD ELEMENTARY SCHOOL
3871 E. BLUESTEM DR.
TAX KEY NO. 961-9201-000**

Planner Papelbon provided an overview of the plan review for modifications to the parking and interior access for Deerfield Elementary School. (See staff report for details.)

Mayor Bukiewicz called Michael Gaynor to the podium as he wished to speak on this item.

Michael Gaynor, 3900 E. Green Meadows Court:

“Oak Creek resident since 1976. I have major concerns with the south side of the building. You don’t need to send a surveyor over to see that the driveway pitches into the four backyards on Green Meadows Court. I’ve only lived there for two years. Just beginning to notice the water patterns, heavy rains, back yards fill up with water. A couple of neighbors having standing water year round. Um, the playground on the northeast side is particularly high, so the water drains from the, all the way from the top of that playground right down into the, right down into our neighborhood. If you stand by the driveway at the back of the building, you can see the slope. It’s not even close to level, so I have major concerns that it says that you’re going to deal with groundwater. I’m hoping you’re thinking something of some kind of storm sewer, something that’s going to, that’s really going to take the water out of there. There’s standing water on the court year round. Two of the houses have standing water almost year round. They’re yards are destroyed. We got the rains in January. My sump pump has stopped running three days since January. So all winter long, I’ve had, as quick as every 12 seconds, when I time it, the water is seeping right through there into our backyards and a major concern. And just an added note, I question the aesthetic value. Right now there’s a beautiful little woods between the school and our yards. I’d hate to see a fence and a brick wall there to ruin the aesthetics. It’s really a beautiful location. If you’ve ever come there after school and watch the parent pick-up on Green Meadows, it’s an absolute nightmare. It’s a two-lane road with somewhere between 50 and 60 cars lined up waiting to pick up their kids, so I hope they’re going to take that into consideration when they remodel. And I guess, one other sad note, there is not one crosswalk around that school and it is probably the busiest street in Oak Creek from 7:00 a.m. to 7:50 a.m. every morning. There are several hundred cars come through there. No crossing guard. No crosswalk. No attempt for the kids to cross safely. It’s really, really a hazard. Thank you.”

Alderman Guzikowski asked Mr. Gaynor if he had brought these issues up to anyone on the School Board previously.

Mr. Gaynor:

"I, well there's another speaker, I in my regard to my major concern, I wrote a letter to the City Engineer early in January expressing my concerns. I've written a letter to my Alderman expressing my concerns as well. I was told the plan was for 2020, but not I understand it's for this summer, so I'm glad that I wrote that letter because this would be my second property in Oak Creek where I've had water problems and I felt the City really disappointed me."

Alderman Guzikowski asked if Mr. Gaynor had reached out to the school board or any administration regarding the crosswalks.

Mr. Gaynor:

"There's another Mike Gaynor that's going to come up in a second."

Mike Gaynor, 3880 E. Hazelbranch Lane:

"I do not live with that Mike Gaynor, but we are related and he is my primary child care. He walks my child, both my kids, to school on a regular basis. There is no crosswalk connecting the north end of the district, or of the neighborhood to the school. I brought it up to Jim Marotta (sp?), the school principal. He had said it's a City issue. About three years ago, four years ago, I think I emailed my alderman and I also contacted the Oak Creek Police Department and filled out some form through the website. I was advised by the Police Department that it was a financial issue, that you guys couldn't afford to maintain a crosswalk at that location. So, um, that was kind of the end of that."

Mayor Bukiewicz explained that typically that would go through the Traffic and Safety Committee. Commissioner Simmons asked where the crosswalks are missing. He is aware that there are crosswalks at the intersection of Emerald, the north south road, and Green Meadows.

Mr. Gaynor:

"I'm coming from Willow Brook, I'm coming from Willowbrook, so if I come from Hazelbranch. Our neighborhood was set up as a green neighborhood. It has, specifically, easements to ease the movement of children between yards to get to the school. But once you get to the street, you would actually have to walk almost a quarter to a half mile down to find a crosswalk that would cross you to the side where you could actually get to the side of the school. So as of right now, we cross on front of the school, and with the snow and all that you can see the snow removal. My kids have to climb the hill, my dad who just had knee surgery, actually just walks down the middle of the road to the entranceway to get safety into the school district. There's nothing plowed, nothing moved, nothing to move children from one side of the street to the other."

Mayor Bukiewicz asked if Mr. Gaynor was referring to Bluestem.

Mr. Gaynor:

"Yep."

Commissioner Simmons stated that they did approve a project to improve the crosswalks on Bluestem and a few of the other roads adjacent in that neighborhood in the 2019 budget, so that will take place this year.

Arden Degner, 8540 S. Pennsylvania Avenue:

"I have the Safe Routes to School plan that mentions the challenges. 1) lack of adequate school zone signage. 2) Inconsistent AGA facilities. 3) parent pick-up activates, generates, potentially hazardous conditions, and 3) (sic) the configuration of campus parking lot and driveways generate potentially hazardous conditions. So that was covered somewhat in the..."

Mayor Bukiewicz stated that it was identified that school pick-up is a problem there.

Mayor Bukiewicz asked Commissioner Simmons for more information on the drainage on the property.

Commissioner Simmons stated that the conditions now are such that a lot of that parcel does drain off to the south through the backyards of those properties. The plan shows that wall working in conjunction with a proposed bioswale, that water will filter through that bioswale. So that will cleanse the water and slow that water down, which will improve conditions out there. With the bioswale, the water soaks in. It also has an underdrain system that carries it away to the storm sewer rather than just release the water over land.

Alderman Guzikowski asked if that would alleviate the standing water in other areas. Commissioner Simmons responded that it is difficult to say if this is groundwater or if it is surface water. However, by slowing and reducing the surface water, there should be an improvement.

Joan Rickard, 3920 E. Green Meadows Court:

"I live right behind, I live right next to the big Mike Gaynor, and the biggest standing water is right by my house in front of the mailboxes between my neighbor, myself and then my neighbor to the east. It's he, the neighbor to the east, and I'm surprised he's not here, has huge water issues coming down from him, which is coming from the track area, and I'm afraid if you're going to put two more parking spaces down there, he's going to even have more. The water kind of sits over here by him, drains down between the two of us. I have water in the front of our mailboxes so bad. The water is this high. I can't even stand there. I have to take my...I have to get in my car. I've had knee replacements and it freezes there. I'm telling you, you guys are going to be paying for new knees soon when I slip and fall again. And you know, it's like, this is, I have called every year about this issue and people have come out. They told the neighbor they would have to pay \$10,000 so that he would have to put it in and connect it into the sewer system himself. And then I have the water draining down from the rest of the community down here. So I have water draining here, then there's water coming, this water, and so it all gathers right there. And then when the snow starts melting in the cul-de-sac and it hasn't been picked up, then that melts and that leans all this way as well. Thank God I don't have it in my back yard like they do because of how my lot is drained, but, you know, all this standing water is, and it's a, it's a, you know mosquito infest too during the summer."

Mayor Bukiewicz stated he is somewhat familiar with the area having been in the neighborhood a couple of times, but was not totally familiar with the grade. He added that hopefully the bioswale will take care of some of it. It is hard to say what is going on with the sewer.

Mike Gaynor, 3900 E. Green Meadows Ct.:

"This would be my concern. I guess I'm not looking for a prospective promise. I would like something definitive. Let's find something that works as long as you're going to do the construction there, let's not, let's not say, 'Hey, this was supposed to work.' I've lived in situations where it was supposed to work and it didn't. And so now, I feel like as a neighbor, I am here early enough in the planning stages that the Planning Department, the Engineering Department can come forward and say, 'This is going to, this is going to work. We're going to drop a sewer in here', not, 'I think the stuff is going to absorb it.' I guess as a tax payer I'm saying, 'Let's get something definitive before you go ahead with the project because hindsight is always 20/20, but things don't get done once the project is done.' They say, 'Boy, you know, you know, you're kind of SOL there buddy. Really wish we could have helped you. Now the project's done.' So you have a chance to do it before you start the construction and come up with something that's really going to work."

Mayor Bukiewicz stated that by all means, the City wants this to work, and the Engineering Department is advising the City that the bioswale is going to work. He added that, unfortunately, if he happens to be right where all the water naturally drains where nature takes it, it is going to be a wet area.

Mr. Gaynor:

"But that was altered when you put the asphalt in. The School District changed that when you ran the road back there. Then it's no longer natural drainage. That's drainage that they created and that's part of the problem, not only coming out of the hill, but the fact that they ran a road in there that's several hundred feet long that pitches right into our backyards. There was an easy way. You could have graded it and ran the water down the middle and ran it right off the playground. The driest part of the school out there is the part they have set aside for drainage. There's never water there. There's water everywhere else."

Mayor Bukiewicz responded that he cannot speak to the way it was graded, but he will trust Engineering staff to design a solution and improve the area going forward.

Joan Rickard, 3930 E. Green Meadows Ct.:

"I've only lived there for four years, but people before me that lived in Mike's house actually had told me that the drainage was not this, wasn't anything like this until the parking was done, paved on the south end."

Commissioner Simmons reiterated that Engineering staff can look into this. This subdivision was put in with an approved grading plan and the slope is not there to work with. He thinks that is the case here and when individual lots are landscaped, grades changed and a slight change can slow the water down and cause problems. In the spring, Engineering staff can take a good look at those yards and in the meantime, as the storm water plan comes in, it will be reviewed to make sure it is all in compliance with the City's discharge standards.

Commissioner Hanna comments were inaudible due to not speaking into the microphone.

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the Deerfield Elementary School property at 3871 E. Bluestem Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That copies of all permits/approvals issued by the Wisconsin Department of Natural Resources are provided to the Department of Community Development and Engineering Department prior to submission of local permit applications.
3. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
4. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
EDGEWOOD ELEMENTARY SCHOOL
8545 S. SHEPARD AVE.
TAX KEY NO. 827-9026-001**

Planner Papelbon provided an overview of the plan review for an addition to the building and parking lot and interior access modifications. (See staff report for details.)

Commissioner Simmons stated that proposed location of the detention pond is where there is an existing ball field. He asked if the ball field is going to be lost in that. Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that the detention pond will take over the ball diamond that is there. Part of the high school plan is a soccer field, so a full size varsity competition soccer field would be to the west of that detention pond. Essentially the three ball fields will be lost in exchange for a varsity soccer field moved to the high school site, and the retention pond for the runoff and water solution on that property. Mr. Chromy added that the improvements they are making to the school sites is for the increased safety for the pickup and drop off of children for parents and buses.

Devin Kack, Plunkett Raysich Architects, 209 S. Water Street, Milwaukee, stated that they are matching the existing brick as best as they can and showed the Commissioners an example. The dimensional block that is below the windows is no longer available, so the precast panel will be cut into the size of a block (8" x 16") so that the character of that size is in keeping with the size of the block that is below all of those windows. The block below the windows has been painted to further blend in with the existing block.

Mr. Kack stated that basically there is zero insulation in any of those buildings, so this new gym will be the best energy performer on the site, meeting 2015 energy codes, 3 inches of rigid insulation and 4-inch veneer on the outside.

Alderman Loreck moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 8545 S. Shepard Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
MEADOWVIEW ELEMENTARY SCHOOL
10420 S. MCGRAW DR.
TAX KEY NO. 957-9996-001**

Planner Papelbon provided an overview of the plan review for an addition to the building and parking lot and interior access modifications. (See staff report for details.)

Commissioner Simmons asked if removing the parking adjacent to McGraw Drive was looked into and for some reason that didn't work out in the plans. The traffic backing out onto McGraw Drive is not ideal. Andy Chromy, Chief of Finance and Business Officer for the Oak Creek-Franklin Joint School District, 7630 S. 10th St., responded that that was one of the pieces that they didn't necessarily talk about was the parking directly on McGraw. They talked about the circle drive that is located on the front. The changes that were made to the back parking lot are obvious, but they did not specifically address the street parking.

Commissioner Simmons asked if that is designed for staff or parents picking up and dropping off children. Mr. Chromy responded that it is typically staff that parks there.

Commissioner Correll asked how many parking spots they were talking about. Mr. Chromy responded about 30.

Commissioner Simmons stated he would have to look at it closer to determine if it is the school using it or if it is in the public ROW, and that it is just a poor configuration. Mr. Chromy stated that he heard that they parking spots would stay there until a road improvement is done. At that point, those spots would be taken away. This information was given to him by someone on the School District staff, not City personnel.

Commissioner Simmons asked if the school reliant on all of those parking stalls as part of their plan for the needs of the school. Mr. Chromy responded that he does not know at this time, but they are queuing up the back for child pick-up and drop-off, so they have modified the traffic flow there. Ideally, the drop-off and pick-up will be located in the back.

Commissioner Simmons suggested that there may be an opportunity to look into this in the future, and yes, the parking can remain, but have it be parallel parking in line with the flow of traffic. Mayor Bukiewicz added that it looks like the parking is split between the school and the

City property. Planner Papelbon confirmed that it is. It is half and half: partially on the school property and partially on City property.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if there are any concerns with any of these routes. Asst. Fire Chief Kressuk responded that the first two presentations, the Fire Department was involved in (East Middle School and Deerfield) talking about the fire lanes and how they can make that work with the bus traffic. The second two proposals, the Fire Department was not directly involved in, but both of them are very positive as far as Fire Department access to the site. Edgewood has significant improvements over the current layout and certainly Meadowview does also. As far as the traffic on McGraw in front of Meadowview, the Fire Department concurs that it can be a hazardous circumstance and something that should be explored in the future.

Commissioner Correll moved that the Plan Commission approves the site plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 10420 S. McGraw Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all stormwater management requirements are submitted for review and approval to the Engineering Department prior to submission of permit applications.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:32 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

3/19/19

Date

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 26, 2019**

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

Minutes of the March 12, 2019 meeting

Alderman Guzikowski moved to approve the minutes of the March 12, 2019 meeting. Commissioner Hanna seconded. On roll call: all voted aye, except Commissioner Sullivan and Commissioner Siepert, who abstained. Insufficient votes for approval – will be reviewed at the April 9, 2019 meeting.

PUBLIC HEARING

SIGN APPEAL

TARGET

8989 S. HOWELL AVE.

TAX KEY NO. 859-9038-000

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

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

SIGN APPEAL

TARGET

8989 S. HOWELL AVE.

TAX KEY NO. 859-9038-000

Commissioner Siepert asked why the signage was being requested on the northwest side of the building. Kevin Nowak, Kimley Horn & Associates, 1001 Warrenville Road, Lisle, IL, representing Target, responded that there is a little access road to the west and the sign will allow for extra visibility.

Commissioner Siepert asked how far Target is from the road. Zoning Administrator/Planner Wagner stated that from the east lot line, the building is further than 300 feet. So the 196 SF “bullseye” on the east elevation can be as large as 200 square feet, therefore it will conform to code. On the west elevation, the bullseye sign will be 144 sf. To install this size sign the applicant is requesting a variance asking for the sign to exceed 100 square feet. Overall, there are three signs on the east elevation. One is the existing CVS pharmacy, another is the existing bullseye, and the third one will be for a “pick-up” sign beneath the canopy by the entrance. They are looking for a total of four signs. Because they are on Centennial and Howell, they are permitted to a maximum of two wall signs. If the variance is granted, they will be allowed to display a total of four wall signs, with the west wall sign being 144 square feet.

Mayor Bukiewicz stated he is okay with this because they are simply rebranding. As far as the sign on the west, the closest residential area is quite a distance away and he is okay with it.

Commissioner Siepert motioned to approve the variance of the four wall signs. Zoning Administrator/Planner Wagner added the following wording to the motion:

“Make a motion to grant this variance allowing three signs to be installed on the east elevation of the building and be 196 square feet in area, 37 square feet in area, and 25 square feet in area. One wall sign will be installed on the west elevation of the building and be 144 square feet in area.”

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

PLAN REVIEW

BOYLAND PROPERTIES OAK CREEK LLC

7008 AND 7018 S. 27TH ST & 2500 W. RAWSON AVE.

TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001

Planner Papelbon provided a review of the plan review for the auto dealership. (See staff report for details.)

Jeremy Keller, 6296 Recker Road, Indianapolis, IN was in attendance representing the application.

Commissioner Siepert stated that he is fine with this proposal.

Commissioner Carrillo asked about the timing of the landscaping. Planner Papelbon responded that they submitted a revised plan that included putting landscaping around the new perimeter of the parking area. Whenever they expand it, that area will go back to the original approval that had the landscaping around that extra parking area. They have modified it so that there is landscaping for either phase.

Mayor Bukiewicz stated that as concerning the lighting, LED lighting is a very white light versus the sodium lighting, which has a yellow hue. He urged the applicant to be mindful of the residents to the north and on Cedar St. to the east.

Rose Corry, 8685 S. Riverton Road, stated that the owner of the property to the north of the dealership is ill and is recovering, so she is in attendance representing his and her properties. Her property is going to be sold (right next to the north of him) and she is concerned about that lighting as well. She stated that she would appreciate it if they could put some dimmers on the lights.

Commissioner Siepert moved that the Plan Commission approves the site plans submitted by Brent Wampler, Custom Facilities, for the property at 7020 S. 27th St. with the following conditions:

1. That all conditions of approval from the April 24, 2018 review remain effective.
2. That all relevant Code requirements remain in effect.

3. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

**PLAN REVIEW
TARGET CORP.
8989 S. HOWELL AVE.
TAX KEY NO. 859-9038-000**

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

All Commissioners voiced their approval of the proposed exterior modifications to this retail store.

Alderman Guzikowski moved that the Plan Commission approves the exterior building plans submitted by Merlin Misialek, Target Corporation, for the property at 8989 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all detailed, revised plans are submitted in digital format for review and approval by the Department of Community Development prior to submission of permit applications

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

**CERTIFIED SURVEY MAP
BRAD SCHMIDT PROPERTIES, LLC
9620 S. SHEPARD AVE.
TAX KEY NO. 908-9008-000**

Planner Papelbon provided an overview of this certified survey map request to divide the property. (See staff report for details.)

Commissioner Siefert asked why the applicant wants to divide this property into two lots. Brad Schmidt, 7981 S. 20th St., Oak Creek, responded that he is doing this as an investment. The property (9620) is currently for sale and he has an accepted offer, which is the existing dwelling. He would like to rehab the existing dwelling and build a new construction house on Lot 2, which is the new lot.

Commissioner Siefert asked if he has received any complaints from neighbors. Mr. Schmidt responded that he has not met any neighbors in the area. The existing dwelling is in need of repair, so he can see where the neighbors would be happy with the repairs on that house.

Commissioner Hanna asked if there is going to be a new driveway on Wintergreen. Mr. Schmidt stated yes. Commissioner Hanna asked if there are any concerns about the drainage. Planner Papelbon stated that the City will require a grading plan for that lot. The existing drainage goes to the existing storm water ponds that are part of the subdivision in the area. That would have to be taken into consideration, and just like every other new home permit, they have to submit a grading plan.

Commissioner Hanna asked how the drainage would affect the future home. Planner Papelbon stated that there is an historic drainage issue on this property. Commissioner Hanna stated her concern about the impervious surface that would be increased. Mr. Schmidt responded that this new building may help with the drainage. There is a storm sewer running down Wintergreen, which Oak Creek ordinance requires all residents to tie into. If Lot 2 is graded out properly, that may solve the drainage issues because it is actually lower than Lot 1.

Commissioner Hanna stated that she would be okay with that on the condition the drainage system for both lots is adequate. Planner Papelbon stated that that would be addressed at the time the building permit is applied for. They are required to submit a grading plan.

Commissioner Sullivan stated that there is sump pump discharge. It is discharging to the north, which was causing an issue with the new subdivision. Now it discharges over Lot 2 or towards that area, so there would have to be some thought into how the drainage is handled coming from Lot 1. Mr. Schmidt asked if the sump pump drainage can go out to the front. Commissioner Sullivan stated that the Engineering Department would work with him to figure out where the proper location would be for the discharge.

Betty Blazej, 9644 S. Shepard Avenue, asked if sidewalks would be installed on Wintergreen as a result of this new home. Mayor Bukiewicz stated that sidewalk would not be needed on Wintergreen. Commissioner Sullivan stated that that subdivision is only required to have sidewalk on one side of the street, and the sidewalk is already installed.

Mayor Bukiewicz stated that this is a creative use of the property and he understands why the applicant is proposing this split. When it comes to the drainage, the applicant should work with the Engineering Department to come up with a solution for the drainage issue.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Brad Schmidt, Brad Schmidt Properties LLC, for the property at 9620 S. Shepard Ave. be approved with the following conditions:

1. That the 30-foot-wide future road reservation along South Wintergreen Drive is removed from the map prior to recording.
2. 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.

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

**PLANNED UNIT DEVELOPMENT
HIGHGATE, LLC**

7705, 7725, 7751, 7781, 7811, 7831 AND 7869 S. 13th ST.

**TAX KEY NOS. 784-9020-000, 784-9019-000, 784-9003-000, 784-9991-000, 784-9990-001,
784-9001-000, 784-9993-002**

Planner Papelbon provided an overview of the establishment of a planned unit development. (See staff report for details.)

Commissioner Hanna asked if there are going to be stop signs, especially to the north on 13th Street, and if left-turns out are going to be allowed. Mayor Bukiewicz stated that that would be

the main entrance into the facility and it would be both right and left land turns. The road improvements, which would have to be reworked there with a median (the right-hand turns) would have to be put in. Mayor Bukiewicz stated there would be dedicated turn lanes and two entrance/exits on 13th Street because the traffic impact analysis does not allow for any on Drexel Avenue. Obviously, the one further south is the left turn. It appears to be the only way out. Planner Papelbon stated that the far north access is anticipated to be a signalized intersection.

Commissioner Carrillo asked about the trail. Planner Papelbon responded that right now it is a placeholder and the location is subject to change. It will be a recreational trail that will be accessible to the existing Oak Leaf Trail, and it will connect to the parcel to the north, which is anticipated for residential development, so it will connect the two. As far as whether it is going to be paved, Zoning Administrator/Planner Wagner stated that at this time it is not known whether it will be paved or mowed grass.

Alderman Guzikowski stated his concerns with the traffic and getting in and out of the site. *Mayor Bukiewicz comments were inaudible.*

Planner Papelbon gave an explanation of the use of Planned Unit Developments per Mayor Bukiewicz's request.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if he had any concerns. Asst. Fire Chief Kressuk stated that at this time, they are dealing with a lot of unknowns. The initial concern was the location of the hospital and the possibility of the nearest access point to get off of 13th Street to get to that hospital. However, this is a new type of hospital and not necessarily one that they anticipate transporting to a lot yet. However, the Fire Department will be in on the plan review discussions.

Commissioner Siefert moved that the Plan Commission recommends approval of the planned unit development submitted by John Thomsen, Highgate LLC, for the properties at 7705, 7725, 7751, 7781, 7811, 7831, and 7869 S. 13th St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (April 9, 2019). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
THE PROPERTY ADVISOR
9911 S. HOWELL AVE.
TAX KEY NO. 924-9008-000**

Planner Papelbon provided an overview of the plan review for a parking lot addition. (See staff report for details.)

Commissioner Siefert asked if additional lighting is needed for the parking lot. Jerry Erdmann, 970 S. Silver Lake Street, Oconomowoc, WI stated that there is enough lighting there that additional lighting will not be necessary. There are existing lights on the building and along the area that nothing would change in terms of lighting.

Alderman Guzikowski moved that the Plan Commission approves the site plans submitted by Jerry Erdmann, The Property Advisor, for the property at 9911 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a landscape plan for the expanded stalls is submitted for review and approval by the Director of Community Development prior to submission of permit applications.
3. That an electrical easement for future street lighting along Howell Avenue as previously required is prepared and submitted for approval prior to submission of permit applications.
4. That all revised plans (site, building, landscaping, east elevation, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

Planner Papelbon pointed out that there was a little bit of an error on the location map provided in the Plan Commission packet.

**CERTIFIED SURVEY MAP
WISPARK
280 W. OAKVIEW PARKWAY
TAX KEY NO. (TBD)**

Planner Papelbon provided an overview of the request for dividing a property. (See staff report for details.)

Commissioner Hanna asked if there will be an impact to the wetlands on Lot 3. Planner Papelbon responded that the wetlands will be maintained unless there would be a future fill permit. There was a fill permit for portions of the PUD previously, and that would still be under that permit, but there are no plans for Lot 3.

Mayor Bukiewicz asked if the area of S. Oakview and W. Oakview is a buildable lot. Planner Papelbon responded that that is the home of Ad-Tech.

Commissioner Hanna moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Erica-Nicole Harris, Wispark LLC, for the properties at 10650 S. Oakview Parkway, and 200 & 280 W. Oakview Parkway be approved with the following condition:

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

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

Minutes of the March 12, 2019 meeting

Planner Papelbon stated that since there was not a majority of Plan Commission members for the approval of the minutes, another vote for approval of the minutes will need to be taken at the next meeting.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:55 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

4-2-19

Date

DRAFT



PLAN COMMISSION REPORT

Proposal: Certified Survey Map – Walden OC, LLC

Description: Review of a Certified Survey Map request to combine and reconfigure the parcels at 1700, 1750, 1800, 1816, 1848, 1850, 1900, & 1920 W. Drexel Ave. and 7700 S. Ikea Way.

Applicant(s): Walden OC, LLC

Address(es): 1700, 1750, 1800, 1816, 1848, 1850, 1900, & 1920 W. Drexel Ave. and 7700 S. Ikea Way

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Walden OC, LLC, for the properties at 1700, 1750, 1800, 1816, 1848, 1850, 1900, & 1920 W. Drexel Ave. and 7700 S. Ikea Way be approved with the following conditions:

1. That the map is revised to include the “no access” restrictions along Ikea Way and Drexel Ave. on Sheet 1.
2. 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.

Owner(s): Walden OC, LLC

Tax Key(s): 784-9010-001, 784-9009-001, 784-9008-000, 784-9994-001, 784-9016-000, 784-9014-000, 784-9013-000, 784-9012-000

Lot Size(s): Lot 1 = 27.2944 ac

Current Zoning District(s): B-6, Interchange Regional Retail I-1, Institutional
FW, Floodway

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Mixed Use

Background:

The Applicant is requesting recommendation of approval for a Certified Survey Map (CSM) to combine and reconfigure the properties at 1700, 1750, 1800, 1816, 1848, 1850, 1900, & 1920 W. Drexel Ave. and 7700 S.

Ikea Way into one (1) conforming commercial development lot. While a CSM combining all of the properties except for 1920 W. Drexel Ave. was approved in 2017, it was never recorded and has expired. Thus, the Applicant is presenting this updated CSM for review and approval.

Part of the proposed lot consolidation and reconfiguration includes the parcel at 1920 W. Drexel Ave., which currently contains the public right-of-way infrastructure for Ikea Way. A Quit Claim Deed has been executed between the City and Walden OC, LLC for a portion of this parcel, which will become part of the proposed Lot 1. Plan Commissioners may recall that this parcel was rezoned to I-1, Institutional in 2017 as it was owned by the City for public infrastructure and stormwater purposes, with no plans for any other development at the time. Since a portion of this will become part of the overall development parcel owned by Walden OC, LLC, a rezone will be required and can be included as part of the anticipated Planned Unit Development proposal.

Access for the future mixed-use development on these parcels was approved by the Plan Commission on July 24, 2018. One (1) full roadway access with signalized intersection and sidewalks was approved on Ikea Way on the 7700 S. Ikea Way parcel. A 22-foot-wide private right-in entrance was also approved on the parcel at 1816 W. Drexel Ave. Sidewalks on Drexel Ave. in the vicinity of the proposed private access were included in the approved plan. These permanent access points were chosen based on the results of a Traffic Impact Analysis (TIA), safety concerns, and local design requirements. Therefore, no access will be granted elsewhere along Drexel Ave. or along Ikea Way for the parcels included in this CSM, and this restriction should appear on Sheet 1.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed CSM with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval will likely result in the existing condition of the properties to remain as undeveloped lots, and may negatively affect the anticipated mixed-use development.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

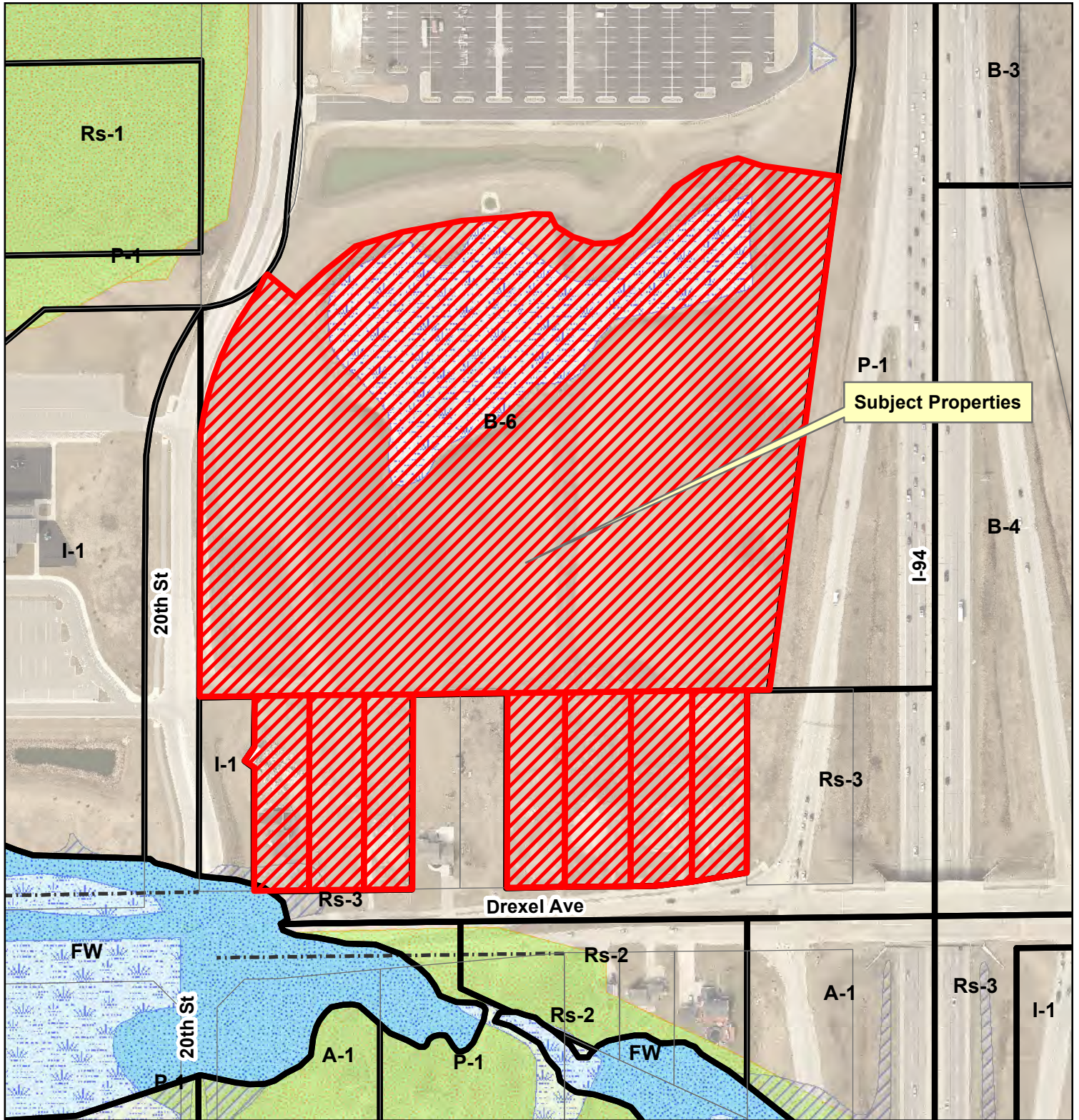
Location Map

Approved Access Plan (1 page)

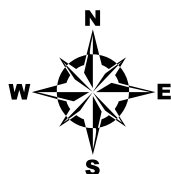
CSM (8 pages)







Location Map

1900 W. Drexel Ave.

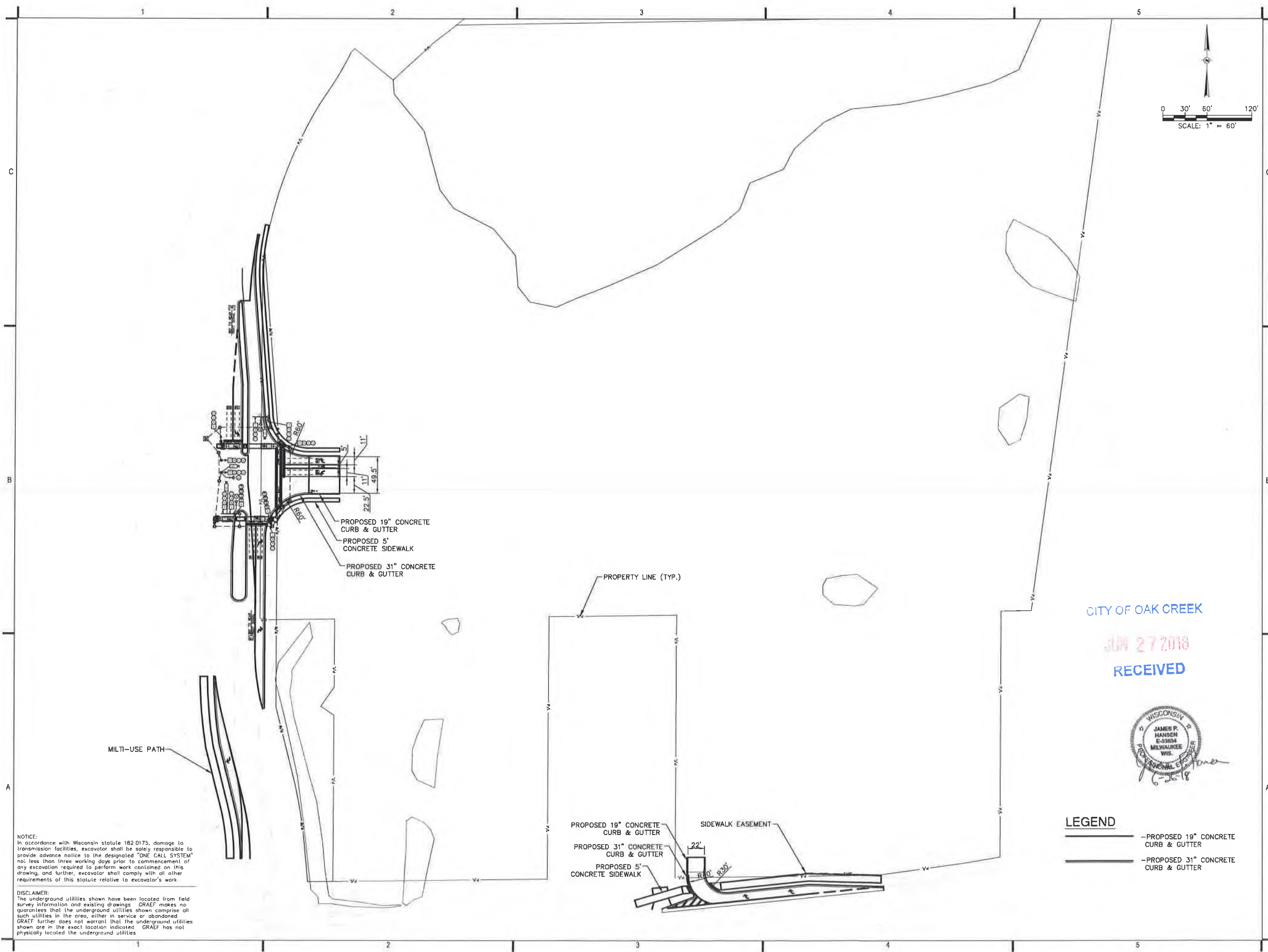


This map is not a survey of the actual boundary of any property this map depicts.



Legend			
	Subject Properties		Floodplain (2008)
	Officially Mapped Streets		Floodway (2008)
	DNR Wetland Inventory		Environmental Corridor

X:\MLL2016\20160239\CAD\Site\dwg\001C_00_C300_Overall Site Layout_0239 6/26/2018 8:47 AM



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" no less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

CITY OF OAK CREEK
JUN 27 2018
RECEIVED



LEGEND
 — PROPOSED 19" CONCRETE CURB & GUTTER
 — PROPOSED 31" CONCRETE CURB & GUTTER

GRAEF

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

www.graef-usa.com

CLIENT:
WALDEN OC, LLC

PROJECT TITLE:
CREEK SIDE CROSSING MARKET PLACE



PLAN COMMISSION SUBMITTAL

NO.	DATE	REVISIONS	BY

PROJECT INFORMATION:
 PROJECT NUMBER: 2016-0239.01
 DATE: 06-26-2018
 DRAWN BY: TRY
 CHECKED BY: MAC
 APPROVED BY: JPH
 SCALE: AS NOTED

SHEET TITLE:
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C300

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

WETLANDS DELINEATED BY HEY & ASSOCIATES
SEPTEMBER 2015

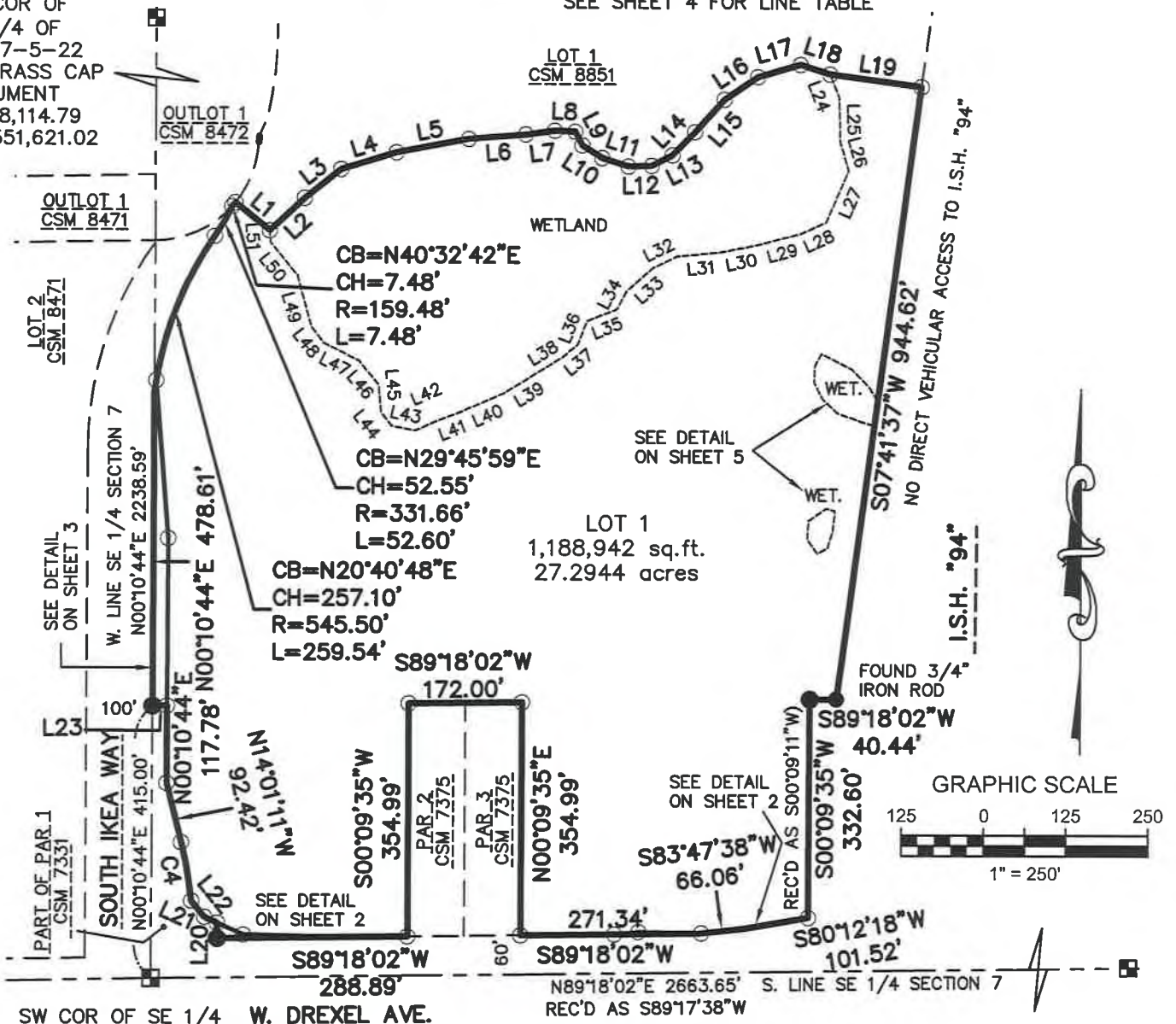
SEE SHEET 2 FOR ACCESS RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 7, T5N, R22E, WHICH BEARS N89°18'02"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

SEE SHEET 3 FOR STORM SEWER & DEDICATION DETAILS

SEE SHEET 4 FOR LINE TABLE

NW COR OF
SE 1/4 OF
SEC 7-5-22
FD BRASS CAP
MONUMENT
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E: 2,551,621.02

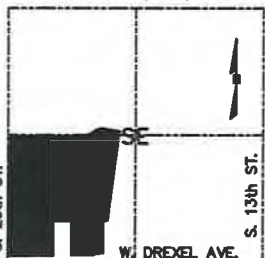


SW COR OF SE 1/4
OF SEC 7-5-22
FD BRASS CAP
MONUMENT
N: 335,461.39
E: 2,551,612.73

W. DREXEL AVE.

SE COR OF SE 1/4
OF SEC 7-5-22
FD BRASS CAP
MONUMENT
N: 335,493.90
E: 2,554,276.02

LOCATION MAP
SOUTHEAST 1/4
OF SECTION 7, T5N, R22E



SCALE: 1" = 2000'



raSmith
CREATIVITY BEYOND ENGINEERING

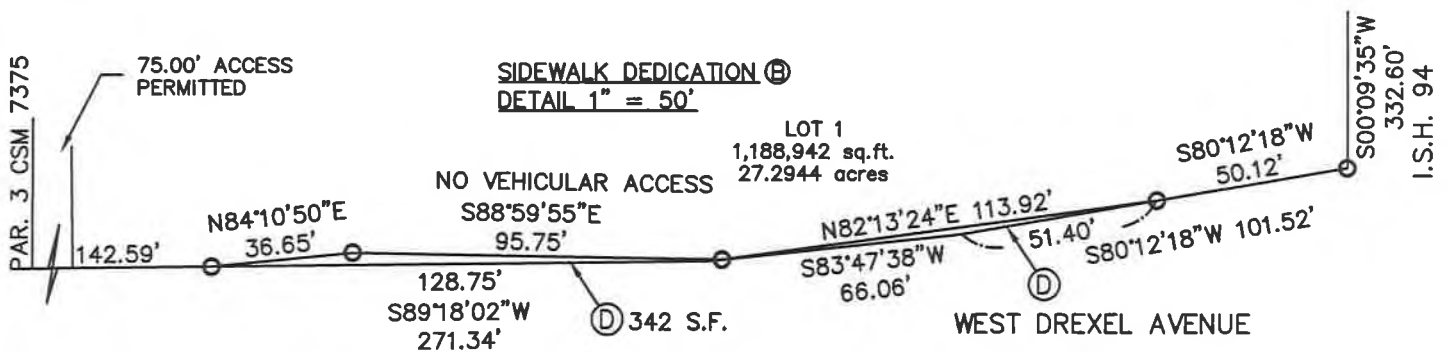
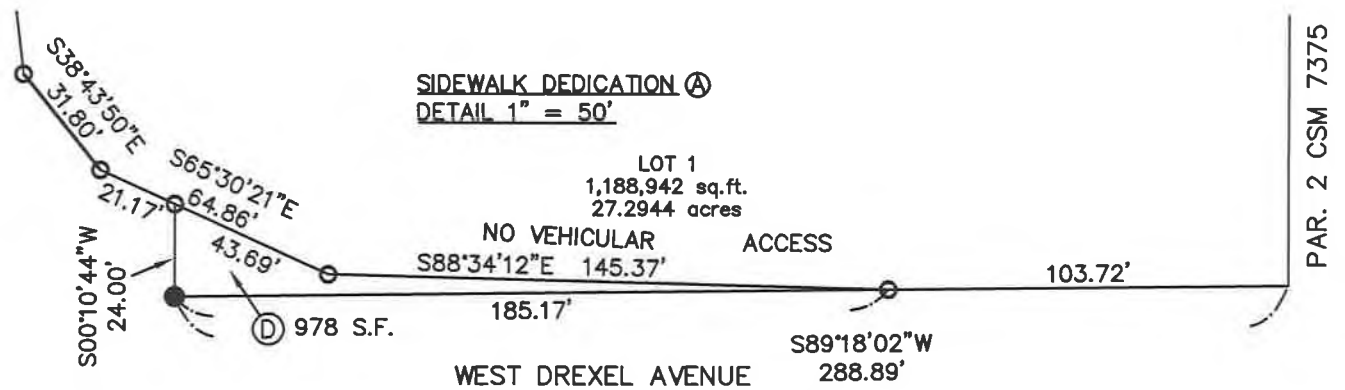
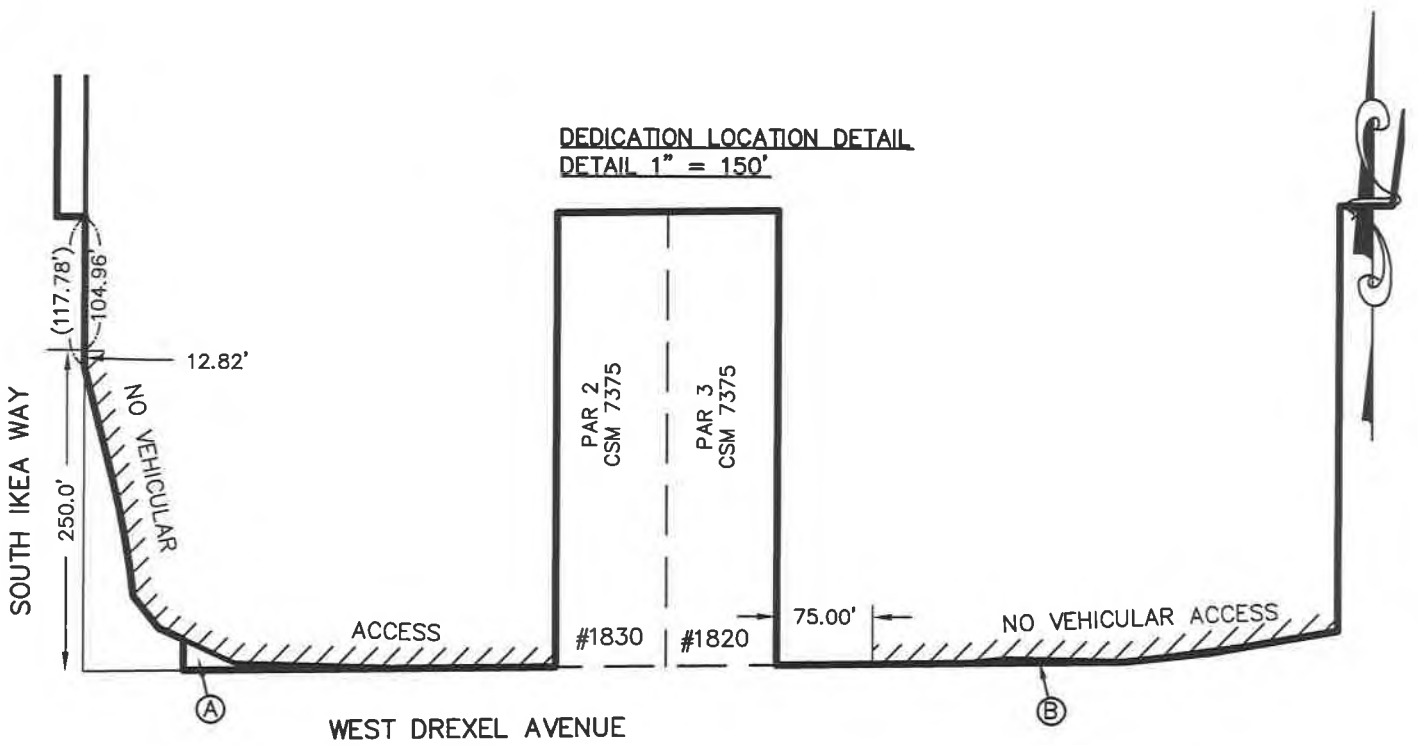
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5165346\dwg\CS411L.dwg \ SHEET 1
SHEET 1 OF 8 SHEETS

CERTIFIED SURVEY MAP NO. _____

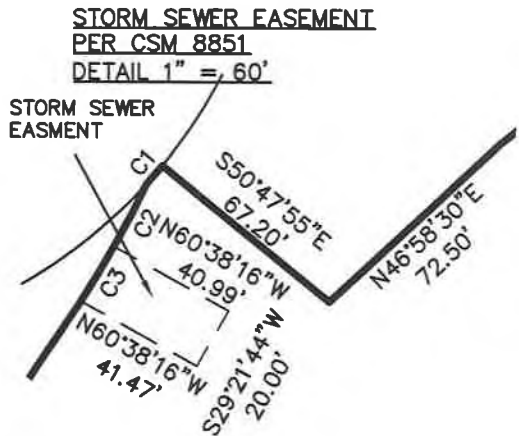
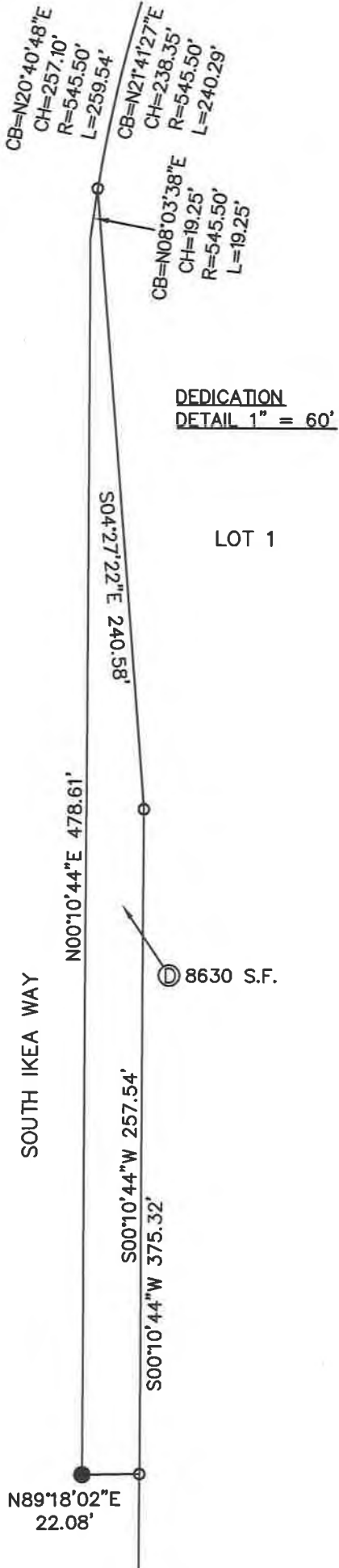
A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Ⓧ - INDICATES DEDICATED TO THE CITY OF OAK CREEK FOR STREET PURPOSES



CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Curve #	Length	Radius	Chord Bearing	Chord
C1	7.48	159.48	S40°32'42"W	7.48
C2	22.05	331.66	S27°07'40"W	22.05
C3	20.01	331.66	N30°45'39"E	20.01

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

NORTH BOUNDARY LINE TABLE

Line #	Direction	Length
L1	S50°47'55"E	67.20
L2	N46°58'30"E	72.50
L3	N51°44'32"E	70.43
L4	N72°59'23"E	88.02
L5	N79°13'30"E	111.26
L6	N85°23'38"E	86.90
L7	N82°11'13"E	44.43
L8	S87°35'31"E	30.93
L9	S27°19'30"E	23.77
L10	S57°38'45"E	35.90
L11	S72°20'25"E	41.69
L12	N88°10'25"E	35.47
L13	N62°58'12"E	35.49
L14	N43°51'41"E	49.17
L15	N41°56'30"E	66.78
L16	N55°55'26"E	61.54
L17	N73°37'33"E	67.23
L18	S72°03'08"E	47.46
L19	S82°18'23"E	139.86

WETLAND LINE TABLE

Line Table		
Line #	Direction	Length
L24	S21°10'59"E	38.58
L25	S01°17'48"E	66.19
L26	S15°56'15"E	46.87
L27	S23°30'25"W	85.31
L28	S65°31'53"W	42.39
L29	S75°07'56"W	68.65
L30	S78°48'05"W	56.49
L31	S84°17'52"W	66.17
L32	S64°08'22"W	40.91
L33	S48°11'42"W	53.10
L34	S27°57'32"W	31.47
L35	S67°50'56"W	49.11
L36	S21°02'20"W	38.53
L37	S50°18'36"W	31.48
L38	S58°08'05"W	40.51
L39	S58°14'12"W	62.13
L40	S66°27'41"W	72.99
L41	S68°47'56"W	43.52
L42	S66°13'31"W	30.71
L43	N78°27'45"W	36.21
L44	N38°12'35"W	25.87
L45	N05°03'10"W	42.27

WETLAND LINE TABLE

Line Table		
Line #	Direction	Length
L46	N39°38'55"W	46.72
L47	N63°02'32"W	59.98
L48	N37°34'09"W	31.08
L49	N15°18'46"W	82.41
L50	N39°06'45"W	64.21
L51	N04°40'38"W	18.87

**SOUTHWEST BOUNDARY
LINE & CURVE TABLE**

L20	N00°10'44"E	24.00
L21	N65°30'21"W	21.17
L22	N38°43'50"W	31.80
L23	S89°18'02"W	22.08

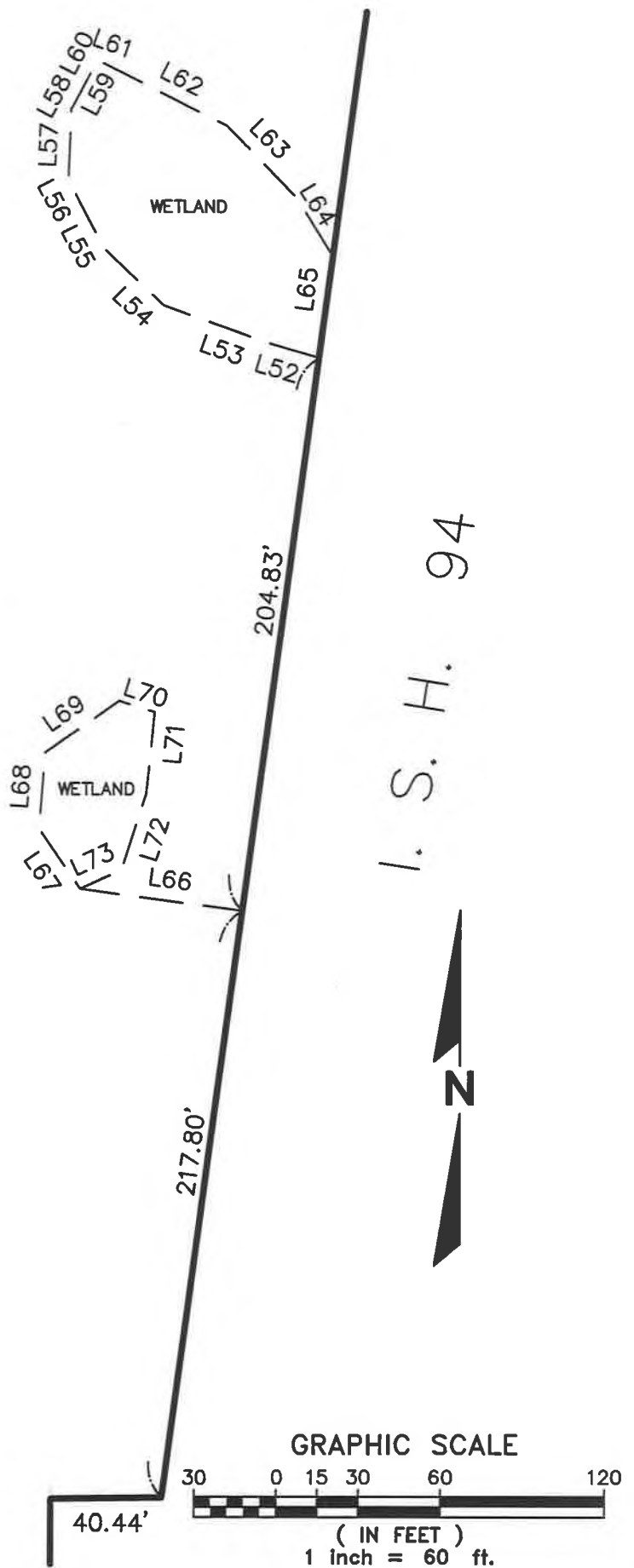
Curve #	Length	Radius	Chord Bearing	Chord
C4	90.45	645.00	N10°00'09"W	90.38

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

WETLAND LINE TABLE

Line Table		
Line #	Direction	Length
L52	N73°44'30"W	21.46
L53	N70°08'45"W	38.28
L54	N46°20'03"W	30.41
L55	N27°28'34"W	19.25
L56	N27°28'34"W	8.93
L57	N2°12'08"E	26.02
L58	N27°45'33"E	12.61
L59	N27°45'34"E	4.09
L60	N27°45'26"E	3.48
L61	S70°17'17"E	3.25
L62	S62°55'45"E	50.02
L63	S43°55'17"E	37.48
L64	S31°36'33"E	24.16
L65	S7°41'37"W	37.77
L66	N82°18'23"W	59.72
L67	N34°17'18"W	26.63
L68	N4°05'06"E	28.07
L69	N54°51'59"E	33.02
L70	S72°53'51"E	13.60
L71	S5°42'37"W	30.15
L72	S17°49'10"W	29.41
L73	S64°59'00"W	16.55



CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, part of Parcel 1 of Certified Survey Map No. 7331 Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said 1/4 Section; thence North 00° 10' 44" East 415.00 feet to a point in the East line of South Ikea Way and the point of beginning of lands to be described; thence continuing North 00° 10' 44" East along said East line 478.61 feet to a point; thence Northeasterly 259.54 feet along said East line and an arc of a curve whose center lies to the Southeast, whose radius is 545.50 feet, and whose chord bears North 20° 40' 48" East 257.10 feet to a point; thence Northeasterly 52.60 feet along said East line and an arc of a curve whose center lies to the Northwest, whose radius is 331.66 feet and whose chord bears North 29° 45' 59" East 52.55 feet to a point; thence Northeasterly 7.48 feet along said East line and an arc of a curve whose center lies to the Northwest, whose radius is 159.48 feet, and whose chord bears North 40° 32' 42" East 7.48 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 8851; thence South 50° 47' 55" East along the South line of said Lot 67.20 feet to a point; thence North 46° 58' 30" East along said South line 72.50 feet to a point; hence North 51° 44' 32" East along said South line 70.43 feet to a point; thence North 72° 59' 23" East along said South line 88.02 feet to a point; thence North 79° 13' 30" East along said South line 111.26 feet to a point; thence North 85° 23' 38" East along said South line 86.90 feet to a point; thence North 82° 11' 13" East along said South line 44.43 feet to a point; thence South 87° 35' 31" East along said South line 30.93 feet to a point; thence South 27° 19' 30" East along said South line 23.77 feet to a point; thence South 57° 38' 45" East along said South line 35.90 feet to a point; thence South 72° 20' 25" East along said South line 41.69 feet to a point; hence North 88° 10' 25" East along said South line 35.47 feet to a point; thence North 62° 58' 12" East along said South line 35.49 feet to a point; thence North 43° 51' 41" East along said South line 49.17 feet to a point; thence North 41° 56' 30" East along said South line 66.78 feet to a point; thence North 55° 55' 26" East along said South line 61.54 feet to a point; thence North 73° 37' 33" East along said South line 67.23 feet to a point; thence South 72° 03' 08" East along said South line 47.46 feet to a point; thence South 82° 18' 23" East along said South line 139.86 feet to a point in the West line of Interstate Highway 94; thence South 07° 41' 37" West along said West line 944.62 feet to a point; thence South 89° 18' 02" West along said West line 40.44 feet to a point; thence South 00° 09' 35" West along said West line 332.60 feet to a point in the North line of West Drexel Avenue; thence South 80° 12' 18" West along said North line 101.52 feet to a point; thence South 83° 47' 38" West along said North line 66.06 feet to a point; thence South 89° 18' 02" West along said North line 271.34 feet to the Southeast corner of Parcel 3 in Certified Survey Map No. 7375; thence North 00° 09' 35" East along the East line of said Map 354.99 feet to the Northeast corner of said Map; thence South 89° 18' 02" West along the North line of said Map 172.00 feet to the Northwest corner of Parcel 2 of said Certified Survey No. 7375; thence South 00° 09' 35" West along the West line of said Parcel 354.99 feet to a point in the North line of West Drexel Avenue; thence South 89° 18' 02" West along said North line 288.89 feet the Southeast corner of Parcel 1 of Certified Survey Map No. 7331; thence North 00° 10' 44" East 24.00 feet to a point; thence North 65° 30' 21" West 21.17 feet to a point; thence North 38° 43' 50" West 31.80 feet to a point;

(continued on Sheet 6)

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE (continued)

(continued from Sheet 5)

thence Northwesterly 90.45 feet along an arc of a curve whose center lies to the Southwest, whose radius is 645.00 feet and whose chord bears North 10° 00' 09" West 90.38 feet to a point; thence North 14° 01' 11" West 92.42 feet to a point; thence North 00° 10' 44" East 117.78 feet to a point; thence South 89° 18' 02" West 22.08 feet to the point of beginning.

Said land contains 1,198,892 square feet or 27.5228 acres.

THAT I have made the survey, land division and map by the direction of WALDEN OC, LLC owners.

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

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

DATE

_____(SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

OWNER'S CERTIFICATE

As owners, WALDEN OC, LLC, hereby certify that we have caused the land described on this map, to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code

WALDEN OC, LLC, as owners, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 20____, the above
named _____, to me known to be the persons who executed the foregoing
instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 and part of Parcels 2 & 3 of Certified Survey Map No. 5590, Parcels 2 & 3 of Certified Survey Map No. 7331, part of Parcel 1 of Certified Survey Map No. 7331, Parcel 1 of Certified Survey Map No. 7375, Lot 2 of Certified Survey Map No. 8851 and lands, all being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

PLANNING COMMISSION OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this _____ day of _____, 20____.

MAYOR DANIEL BUKIEWICZ, CHAIRMAN

DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL & DEDICATION ACCEPTANCE

Certified Survey Map approved by the Common Council of the City of Oak Creek on this _____ day of _____, 20____, by Resolution No. _____.

DANIEL BUKIEWICZ, MAYOR

CATHERINE ROESKE, CITY CLERK



PLAN COMMISSION REPORT

Proposal: Rezone and Planned Unit Development – Hub13 (Wingspan)

Description: Review a request to rezone the property at 7581 S. 13th St. from B-3, Office and Professional Business to Rm-1, Multifamily Residential with a Planned Unit Development (PUD).

Applicant(s): Jason Macklin, Wingspan Development Group, LLC

Address(es): 7581 S. 13th St.

Suggested Motion: That the Plan Commission recommends that the Common Council approves the rezoning of the property at 7581 S. 13th St. from B-3, Office and Professional Business to Rm-1 (PUD), Multifamily Residential Planned Unit Development (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at their next meeting (April 23, 2019).

Owner(s): WIZA Investments Drexel LLC (Vendor), Drexel 13 LLC (Vendee)

Tax Key(s): 784-9998-001

Lot Size(s): 33.6387 ac

Current Zoning District(s): B-3, Office & Professional Business FW, Floodway

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Mixed Use

Background:

The Applicant is requesting recommendation of approval for the property at 7581 S. 13th St. to be rezoned to Rm-1, Multifamily Residential Planned Unit Development. Plan Commissioners will recall that the property was included in an amendment to the future land use category and map in the Comprehensive Plan to “Mixed Residential” in June of 2018.

Per the submitted narrative general development plan, six (6) three-story apartment buildings (40 units per building) with underground parking, and three (3) two-story apartment buildings (20 units per building) with attached garages are proposed on the west side of the property. Of the 300 total apartments, approximately 10% will be studios, 42% will be 1-bedroom units, 38% will be 2-bedroom units, and 10% will be 3-bedroom units. Conceptual floor plans are included with this report for reference. On the east side the property a 6,500 square-foot clubhouse with leasing office and in-ground swimming pool with deck are proposed near the entrance on S. 13th Street. Amenities such as fire pits, grilling areas, walking paths, gardens, and dog run areas are provided throughout the development. A future connection to the Highgate development to the south is also anticipated and shown on the site plan, although details for such will be coordinated between the property owners.

Wetlands comprise approximately 10.6 acres of the property, the majority of which (10.193 ac) will remain undisturbed and preserved. Some wetland fill areas (19,148 square feet) will be required for the access road, parking areas, and a portion of the clubhouse. Floodplain areas will remain completely undisturbed.

The proposal includes a mix of limited on-street parking, surface parking, underground and garage spaces. Each of the underground parking garages will accommodate 42 parking stalls (252 in total), and each of the attached garages can accommodate 2 cars (8 per building, 24 total) with additional driveway space for 2 vehicles (24 total). Surface parking for 268 vehicles has been provided throughout the development. Minimum parking requirements for multifamily residential dwellings are based on the number of bedrooms:

Unit	Total Bedrooms	Parking Required	Parking Provided
Efficiency/Studio	30	1.5/BR = 45	Mix of underground, surface, driveway, and attached garage spaces
1-bedroom	126	1.5/BR = 189	
2-bedroom	114	2/BR = 228	
3+-bedroom	30	2.5/BR = 75	
TOTAL	300	537	568

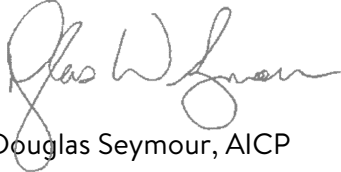
Minimum setbacks appear to be met in the proposal. Maximum unit densities also appear to be met in the proposal. Per Code, the maximum density allowed is 14.5 units per net acre, which excludes wetland areas. This would allow up to 340 units, and 300 are proposed. Copies of wetland fill permits/approvals will be required to be submitted to the City once issued.

Additional details and plans are included in your packets for review. If the Plan Commission recommends approval of the rezoning and PUD, staff will prepare conditions and restrictions for presentation at the next Plan Commission meeting (April 23, 2019).

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed rezone request and PUD, or that the Common Council not approve of the proposed division. Disapproval

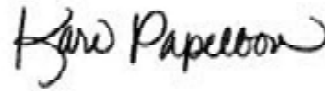
will affect the review of the next agenda item, and likely result in the existing condition of the property to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

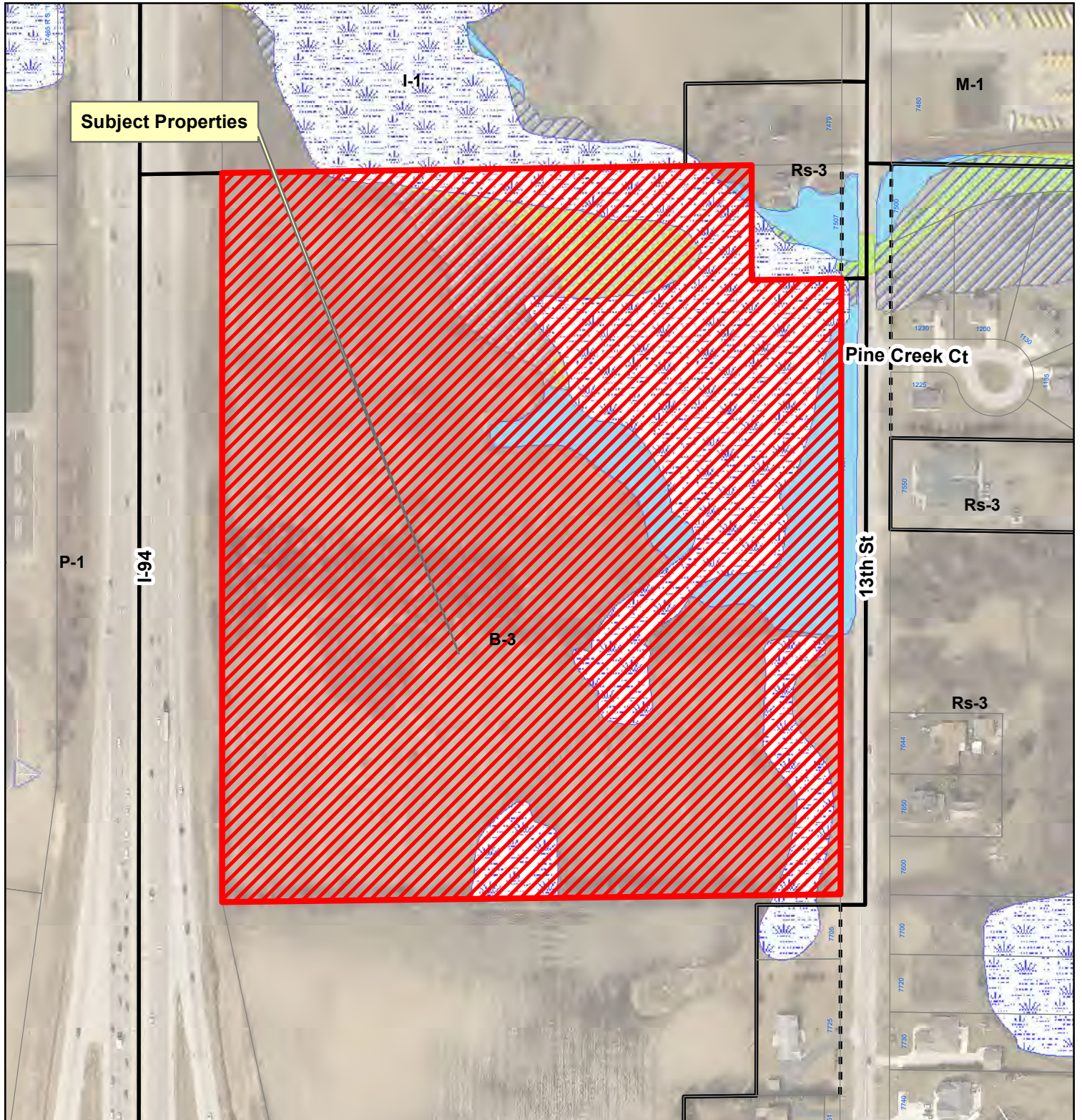
Location Map

Narrative (6 pages)

General Development Plans (20 pages)

Location Map

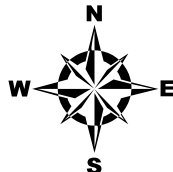
7581 S. 13th St.









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



Department of Community Development



Legend

- | | | | |
|---|---------------------------|---|------------------------|
|  | 7581 S. 13th St. |  | Floodway (2008) |
|  | Officially Mapped Streets |  | Flood Fringe (2008) |
|  | DNR Wetlands Inventory |  | Environmental Corridor |

HUB13 – PUD Narrative



WINGSPAN DEVELOPMENT GROUP LLC

7581 South 13th Street

City of Oak Creek, Wisconsin

Prepared for:

Wingspan Development Group LLC

March 12, 2019

Contents

	<u>Page No.</u>
1 Project Description	1
2 General Value of the project	2
3 Organization Structure.....	2
4 Proposed Departure from the Standards	2
5 Schedule and Delivery	2

List of Appendices

- Appendix A Site Map
- Appendix B Site Plan

1 Project Description

Wingspan Development Group is planning to develop a multifamily community on a portion of a 33.64+/- acre vacant site along I94 in Oak Creek, WI. The site is bound by I-94 to the west, 13th Street to the East, and vacant land to the north and south. A large portion of the site contains wetlands and floodplain. Wingspan Development Group plans to develop the multifamily buildings on the western portions of the site. The site will be accessed via a driveway on South 13th Street, with a future connection to the southern property.

The property is currently zoned B-3. The proposed rezoning request is to PUD. Multifamily zoning was considered for this property; however, the established zoning code for multifamily has restrictive building size requirements. After discussion with the City, the City agreed that PUD would be more appropriate zoning to allow for more urban scale multifamily buildings. The underlying multifamily zoning was used for the basis for these PUD requirements with exception to the building sizing requirements.

Based on the Planned Land Use of the comprehensive plan adopted in 2002, the property was anticipated to be single family residential. The City is currently working on updating the comprehensive plan. Based on the growth of Drexel Town Center and surrounding developments, it is anticipated that higher density development will be included in the updated comprehensive plan. A commercial center is being planned for the adjacent property to the south of the HUB13 subject property. With the anticipation of the retail development project, a higher density residential development, HUB13 will be a complementary land use for the surrounding area.

The HUB13 property is approximately 33+/- acres with approximately 10.6 +/- acres of the site being wetland areas. The proposed site plan will be sensitive to the existing wetland areas; however, some disturbance of the wetland is anticipated and will require wetland permitting. Furthermore, there are floodplains on the site that will not be impacted.

There will be six three-story apartment buildings with 40 units each and underground parking for approximately 42 cars in each building. The mix of units will be approximately 10% studios, 42% one-bedroom, 38% two-bedroom and 10% three-bedroom units. There will also be three two-story stacked flat buildings with twenty units and garage parking for eight cars in each building. The site will have approximately 568 total parking spaces throughout the development. There will also be a +/- 6,500 sf, single-story clubhouse with amenities such as fitness center with yoga studio, package receiving room, resident lounge, cyber café, and leasing offices at the main entry to the development. The buildings will have bike storage and a dog wash room for the residents' use.

Along with the interior amenities at the clubhouse there will also be a resort style swimming pool with sundeck. The site will feature a fenced "off-leash" dog area, zen garden, grilling areas as well as a fire pit for the residents' use.

2 General Value of the Project

HUB13 will be an investment into the greater community of Oak Creek. With an estimated constructed value of approximately \$57M, the residents of HUB13 will live, work, and play in the Oak Creek community. The rental rates of HUB13 will depend on various measures (units size, unit type, amenities, and views, etc.). The range of rental rates are anticipated to be between \$1,050 and \$2,500 per month.

3 Organization Structure

Wingspan Development Group LLC is well a qualified developer with a national footprint that spans ongoing developments in several states. The principals of a 40+ year general contracting and construction management firm Nicholas & Associates formed Wingspan Development Group to capitalize on multifamily, student housing, land development, and mixed-use development opportunities. Wingspan's corporate headquarter is in suburban Chicago with an additional office in Milwaukee, WI. The principals of Wingspan bring over 80 years of experience in structuring, entitling, financing, developing, constructing, and managing real estate projects across multiple asset types including: multifamily, student housing, for-sale residential, retail, mixed-use, government, and office. This wide breadth of expertise, along with an unparalleled commitment to detail and execution, allow Wingspan to deliver projects of the highest quality across multiple markets. Wingspan approaches every opportunity seeking to find the best value proposition for a given property without compromising quality. That thought process drives site selection, design, and building processes. Wingspan has established relationships with top tier consultants and trade partners whose priority is to deliver an outcome that reflects our focus on quality. As a vertically integrated company, Wingspan utilizes the sister company, Nicholas & Associate's extensive experience and expertise throughout the pre-construction and construction phases of a project.

Wingspan plans to make HUB13 a valuable addition to their portfolio as well as an asset to the community. Wingspan engages top-tier third party property managers to manage the on-going operations of the property.

4 Proposed Departure from the Standards

HUB13 development is anticipated to substantially comply with the City of Oak Creek standards for the development. HUB13 will be using all masonry products on the exterior of the buildings.

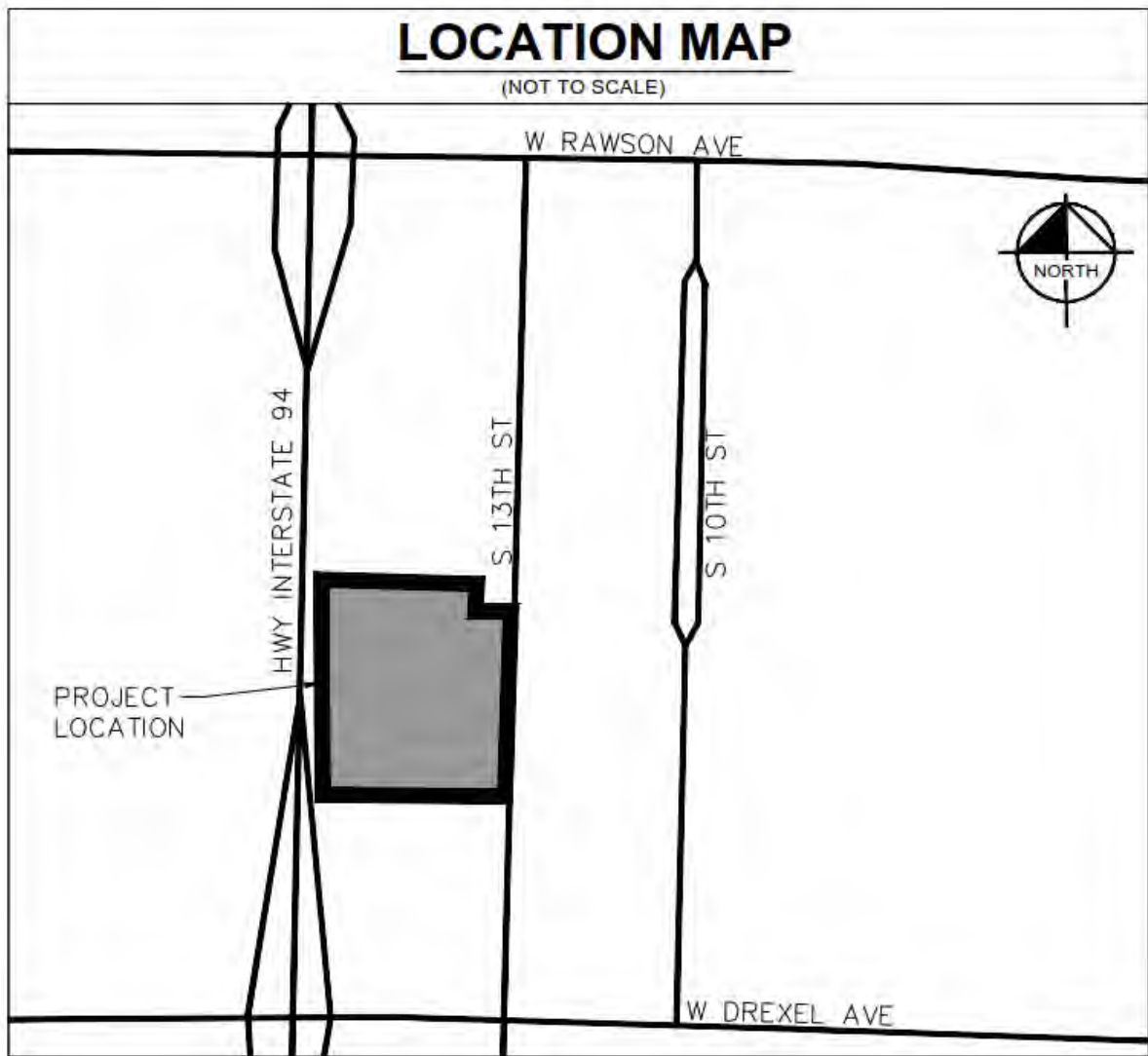
Exterior Building Materials:

All of the buildings will have high quality exterior materials. The Apartments will have approximately 10% brick, 20% cast stone, 50% architectural masonry siding and 20% windows or doors, thus meeting the requirement for building materials. The Stacked Flats will have approximately 15% brick, 10% cast stone, 40% architectural cement siding and 35% windows or doors, thus meeting the requirement for building materials. The Clubhouse will have approximately 20% brick, 15% cast stone, 30% architectural masonry siding and 35% glass and doors, thus meeting the requirement for building materials.

5 Schedule and Delivery

HUB13 is anticipated to be constructed in a single phase; however, phased occupancy will be provided as buildings are finished. It is anticipated that the clubhouse will be constructed with the early apartment building to allow for pre-leasing and create a street presence along 13th Street. The apartment buildings are anticipated to be constructed from the southeast buildings first to the northern buildings last. Ground breaking is anticipated in the 3rd quarter of 2019 assuming the wetland permitting that is required can be accomplished in a timely manner. The full buildout is anticipated to take approximately 18 months.

Appendix A Site Map



Appendix B Site Plan



HUB13

7581 SOUTH, 13TH STREET

OAK CREEK, WI

GENERAL DEVELOPMENT PLANS

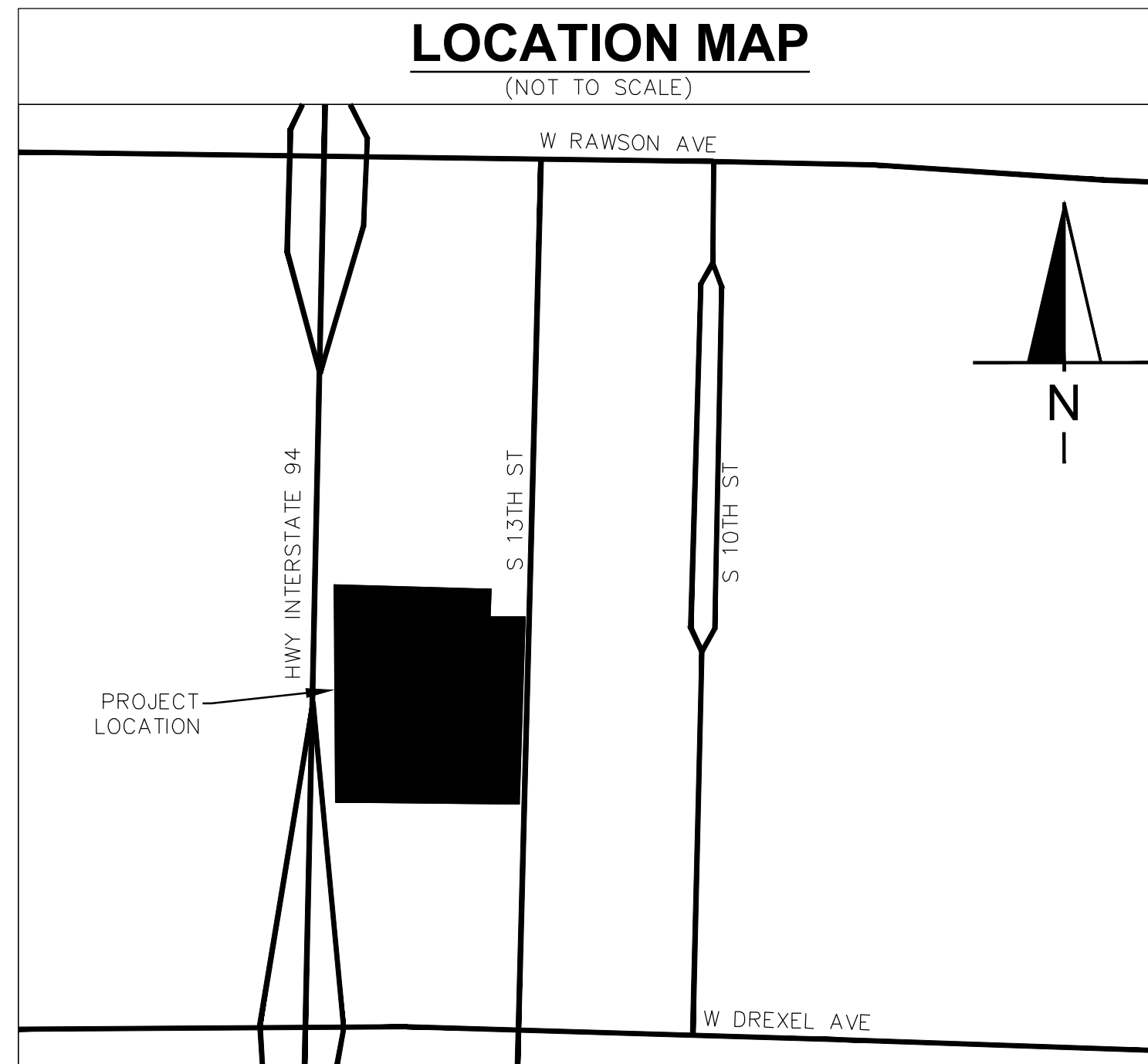
PROJECT TEAM

OWNER
WINGSPAN DEVELOPMENT GROUP, LLC
3880 WEST WHEELHOUSE ROAD, SUITE B
MILWAUKEE, WI 53208
CONTACT: JASON MACKLIN
TEL: (847)-394-6200
EMAIL: JMACKLIN@WINGSPANDEVELOPMENTGROUP.COM

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JLA ARCHITECTS
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WAUKESHA, WI 53188
CONTACT: SCOTT MAIER
TEL: (262)-522-4901
EMAIL: MAIERS@AYRESASSOCIATES.COM

LANDSCAPE ARCHITECT
AYRES ASSOCIATES
101 EAST BADGER ROAD
MADISON, WI 53713
CONTACT: BRUCE MORROW
TEL: (608)-441-3582
EMAIL: MORROWB@AYRESASSOCIATES.COM



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
ASP-100	ARCHITECTURAL SITE PLAN
A001	EXTERIOR PERSPECTIVES
A002	EXTERIOR PERSPECTIVES
A003	EXTERIOR PERSPECTIVES
A004	EXTERIOR PERSPECTIVES
A010-A	EXTERIOR ELEVATIONS (APARTMENTS)
A011-A	LOWER LEVEL PLAN
A012-A	FIRST FLOOR PLAN
A013-A	SECOND FLOOR PLAN
A014-A	BUILDING DATA
A010-SF	FIRST FLOOR PLAN AND ELEVATION (STACKED FLATS)
A011-SF	SECOND FLOOR PLAN
A010-CH	FIRST FLOOR & ELEVATION (CLUBHOUSE)
L1.0	LANDSCAPE PLAN
C1.1	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	EMERGENCY ACCESS PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN

SITE DATA TABLE		
LOT SIZE (OVERALL)	1,425,302 S.F.	33.64 AC
WINGSPAN LOT STATISTICS	AREA	% PROP
LANDSCAPE AREA (INC. SIDEWALK AND WETLAND)	1,113,456± S.F.	78±%
BUILDING AREA	140,457± S.F.	10±%
PARKING LOT AREA	171,389± S.F.	12±%
TOTAL AREA	1,425,302± S.F.	100±%
ZONING INFORMATION		
	EXISTING	PROPOSED
ZONING DISTRICT	B-3	PUD
LAND USE	VACANT	MULTI-FAMILY
	REQUIRED	PROVIDED
BUILDING SETBACKS	FRONT(E) 30'	50±'
	SIDE(N) 10' OR 50' TO SINGLE FAMILY DISTRICT LINE	130±'
	SIDE(S) 10' OR 50' TO SINGLE FAMILY DISTRICT LINE	53±'
	REAR (W) 25'	50±'

*NOTE: AREAS SHOWN ARE BASED ON PRELIMINARY SITE PLAN LEVEL FOR PUD/GDP PLANS. REASONABLE SITE PLAN ADJUSTMENTS, AND AREAS, ARE PERMITTED FOR FINAL SITE PLAN APPROVAL

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPT THE NORTH 208.75 FEET OF THE EAST 208.75 FEET AND FURTHER EXCEPTING THAT PART LYING WESTERLY OF A LINE 150 FEET EASTERLY OF A REFERENCE LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID 1/4 SECTION 1323.45 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID 1/4 SECTION, 1321.81 FEET WEST OF THE SOUTHEAST CORNER THEREOF. EXCEPTING THEREFROM LANDS DESCRIBED IN AWARD OF DAMAGES RECORDED AS DOCUMENT NO. 10737204.

BASIS OF BEARING

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), IN WHICH THE EAST LINE OF THE SE 1/4 BEARS N00°05'47"E.

VERTICAL DATUM

VERTICAL DATUM IS BASED ON CITY OF OAK CREEK VERTICAL DATUM WHICH IS NGVD 1929 - 580.56.

Date

Revision



HUB13
OAK CREEK, WI
COVER SHEET

Drawn By: SEM
Checked By: SEM
Date: 03/12/19
Project No. 24-0326
Sheet Number

C0.0

BUILDING 'A1' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

BUILDING 'A4' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

BUILDING 'A2' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

BUILDING 'A5' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

BUILDING 'A3' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

BUILDING 'A6' DATA												
LEVEL	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
3	2	6	0	5	0	1	0	14	21	14		
2	2	6	0	5	0	1	0	14	21	14		
1	0	5	0	5	0	2	0	12	21	14		
T.	4	17	0	15	0	4	0	40	63	42		
10.0% 42.5% 0% 37.5% 0% 10% 0%												

APARTMENT SUB-TOTALS												
STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	TOTALS	RATIOS
24	102	0	90	0	24	0	240	378	252			
10.0% 42.5% 0% 37.5% 0% 10% 0%												

STACKED FLATS SF1-SF3 DATA												
Bldg	UNITS								PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	SURFACE	RATIOS
SF1	2	8	0	8	0	2	0	20	32	8		
SF2	2	8	0	8	0	2	0	20	32	8		
SF3	2	8	0	8	0	2	0	20	32	8		
T.	6	24	0	24	0	6	0	60	96	24		
10% 40% 0% 40% 0% 10% 0%												

TOTAL												
STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	88'S	COVERED	DRIVEWAY	SURFACE	RATIOS
30	126	0	114	0	30	0	300	410	276	24		
10% 42% 0% 38% 0% 10% 0%												

HWY INTERSTATE 94



NOTE: ALL SITE INFORMATION CONTAINED IN THIS CONCEPTUAL SITE PLAN - INCLUDING PROPERTY BOUNDARIES, WETLANDS, FLOOD PLAINS, EASEMENTS, ETC. - HAVE BEEN ACQUIRED THROUGH PUBLICLY AVAILABLE INFORMATION. JLA ARCHITECTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION. AS THE PROJECT PROGRESSES, OWNERS SHALL OBTAIN A CURRENT, COMPLETE, AND ACCURATE SITE SURVEY.



JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1108-01



HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

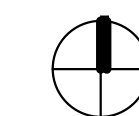
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER
ASP-100





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MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 18-1108-01



HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A001



3/11/2019 12:42:01 PM



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HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A002



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HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

A003



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ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 18-1108-03



**HUB13 - OAK CREEK -
CLUBHOUSE**

CONCEPTUAL DESIGN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE **MARCH 12, 2019**

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

**EXTERIOR
PERSPECTIVES**

SHEET NUMBER

A004



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JLA PROJECT NUMBER: 18-1108-01



HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A010-A



⑥ APARTMENTS - FRONT ENTRY
3/32" = 1'-0"



⑪ APARTMENTS - STREET SIDE
3/32" = 1'-0"



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HUB13 - OAK CREEK -
APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE

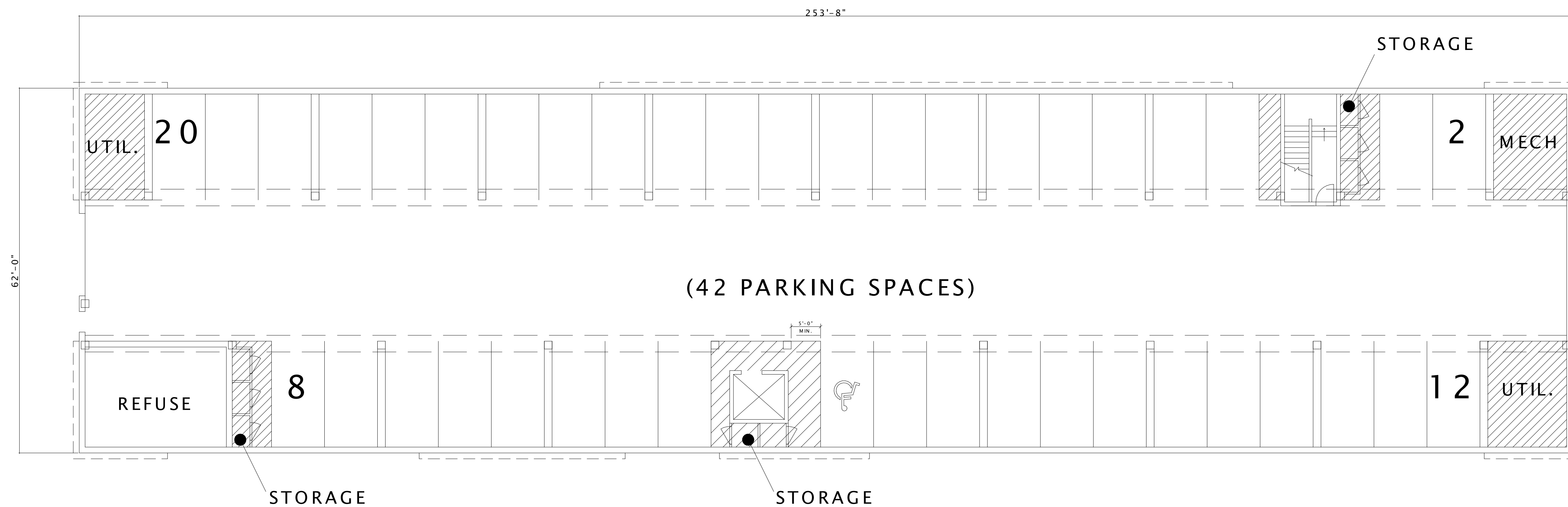
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A011-A



11 LOWER LEVEL PLAN
3/32" = 1'-0"



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JLA PROJECT NUMBER: 18-1108-01



HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

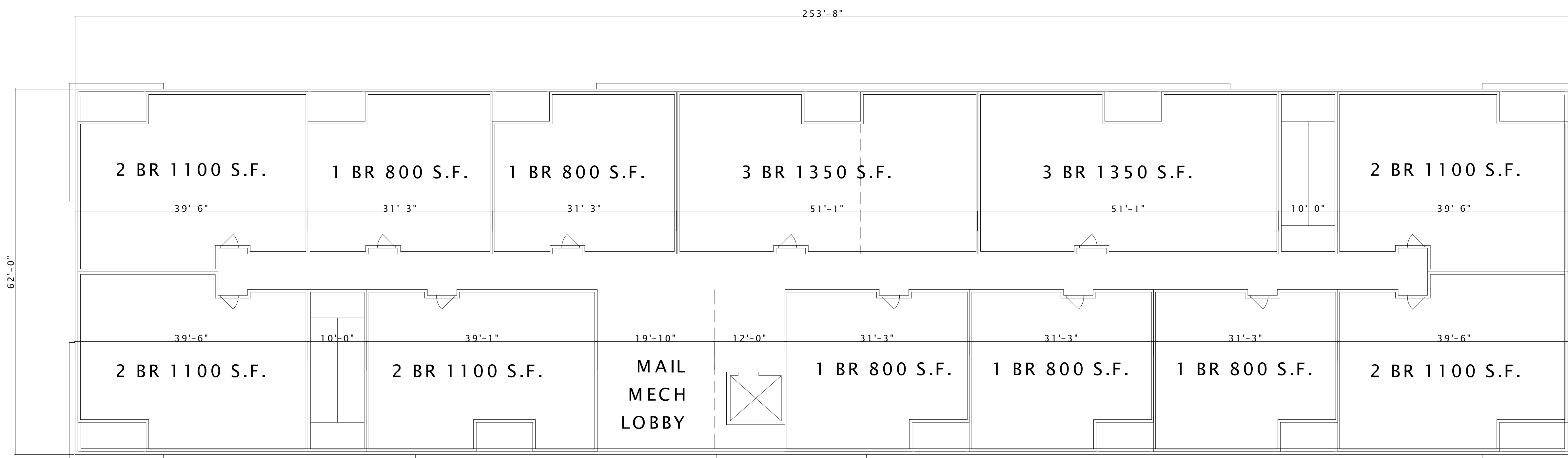
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DATE OF ISSUANCE MARCH 12, 2019

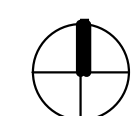
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A012-A



11 FIRST FLOOR PLAN
3/32" = 1'-0"





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HUB13 - OAK CREEK -
APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

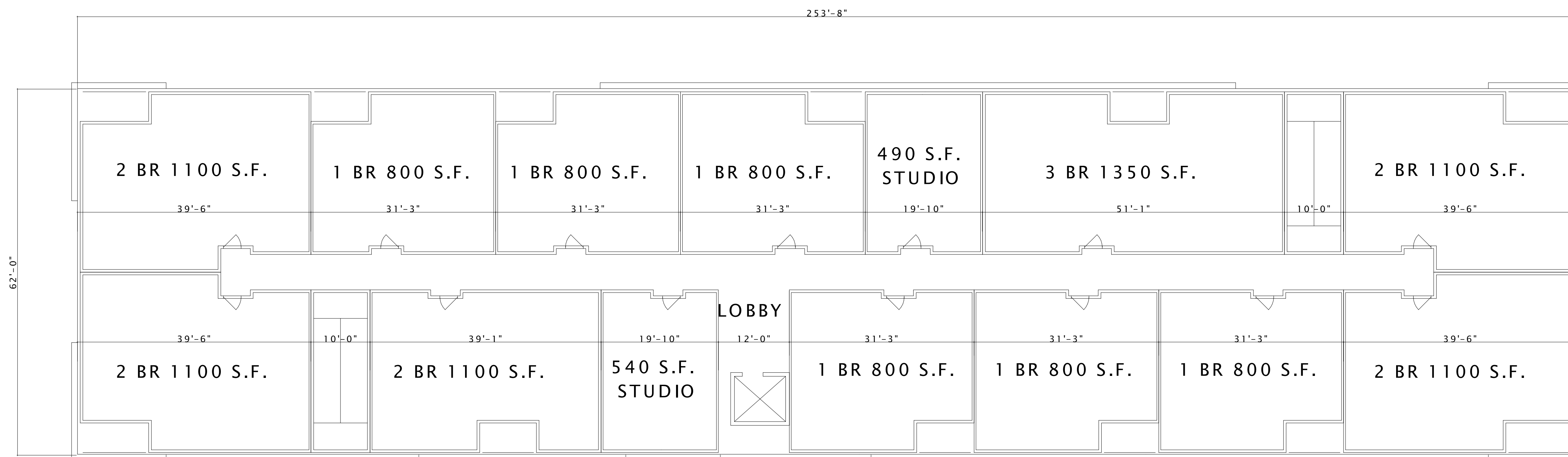
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A013-A



11 SECOND FLOOR PLAN (THIRD FLOOR SIM.)
3/32" = 1'-0"





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ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1108-01



HUB13 - OAK CREEK - APARTMENTS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING DATA

SHEET NUMBER

A014-A

BUILDING 'A1' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

BUILDING 'A4' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

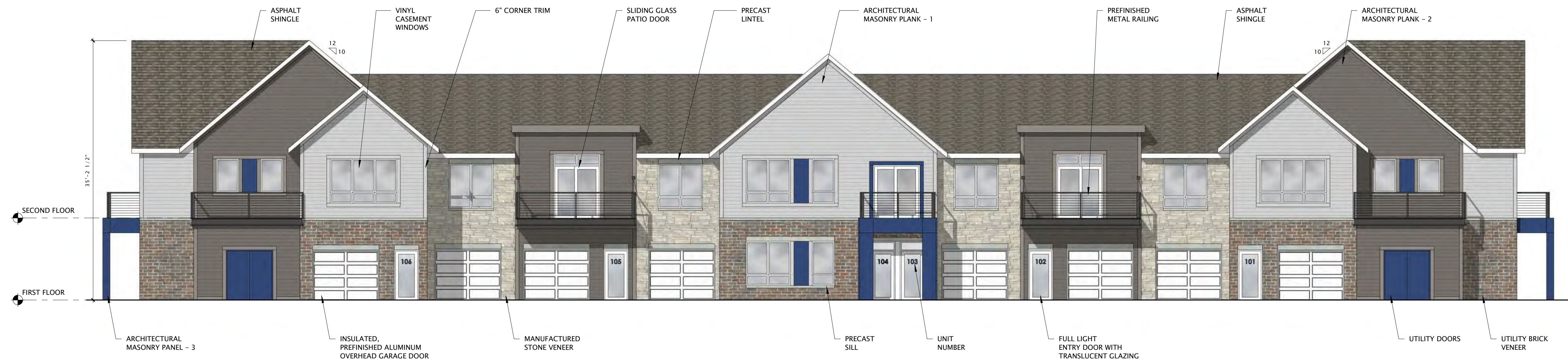
BUILDING 'A2' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

BUILDING 'A5' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

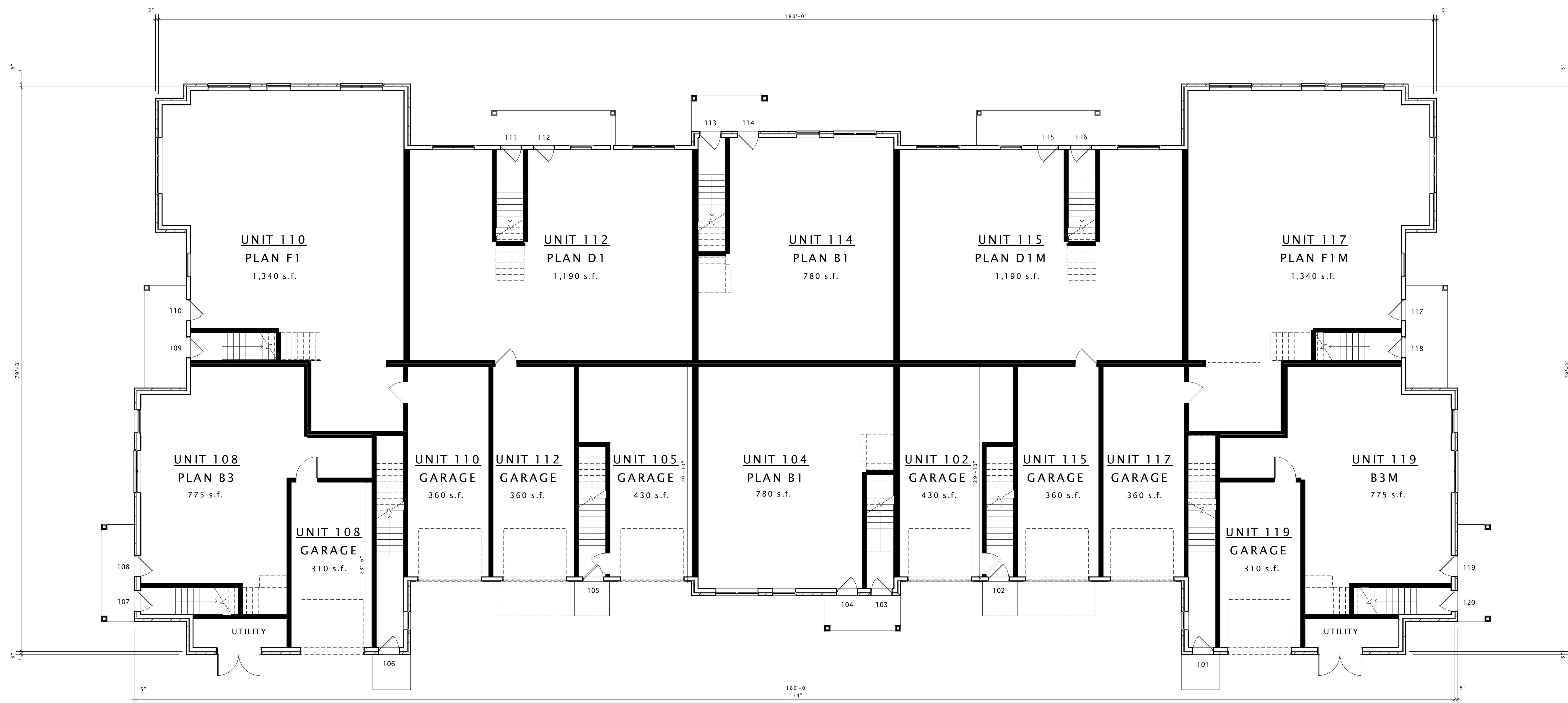
BUILDING 'A3' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

BUILDING 'A6' DATA													
LEVEL	UNITS									PARKING PROVIDED			
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR	TOTAL	BR'S	COVERED	SURFACE	TOTALS	RATIOS
3	2	6	0	5	0	1	0	14	21	14			
2	2	6	0	5	0	1	0	14	21	14			
1	0	5	0	5	0	2	0	12	21	14			
T.	4	17	0	15	0	4	0	40	63	42			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						

APARTMENT SUB-TOTALS	24	102	0	90	0	24	0	240	378	252			
	10.0%	42.5%	0%	37.5%	0%	10%	0%						



6 STACKED FLATS - GARAGE ELEVATION
1/8" = 1'-0"



16 FIRST FLOOR PLAN
1/8" = 1'-0"



JLA
ARCHITECTS

MADISON : MILWAUKEE
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HUB13 - OAK CREEK -
STACKED FLATS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

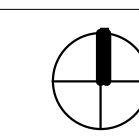
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**FIRST FLOOR PLAN &
ELEVATION**

SHEET NUMBER

A010-SF

3/11/2019 12:46:43 PM





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MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 18-1108-02



HUB13 - OAK CREEK - STACKED FLATS

GENERAL DEVELOPMENT PLANS

PROGRESS DOCUMENTS

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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE

Mark	Description	Date

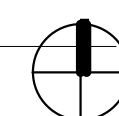
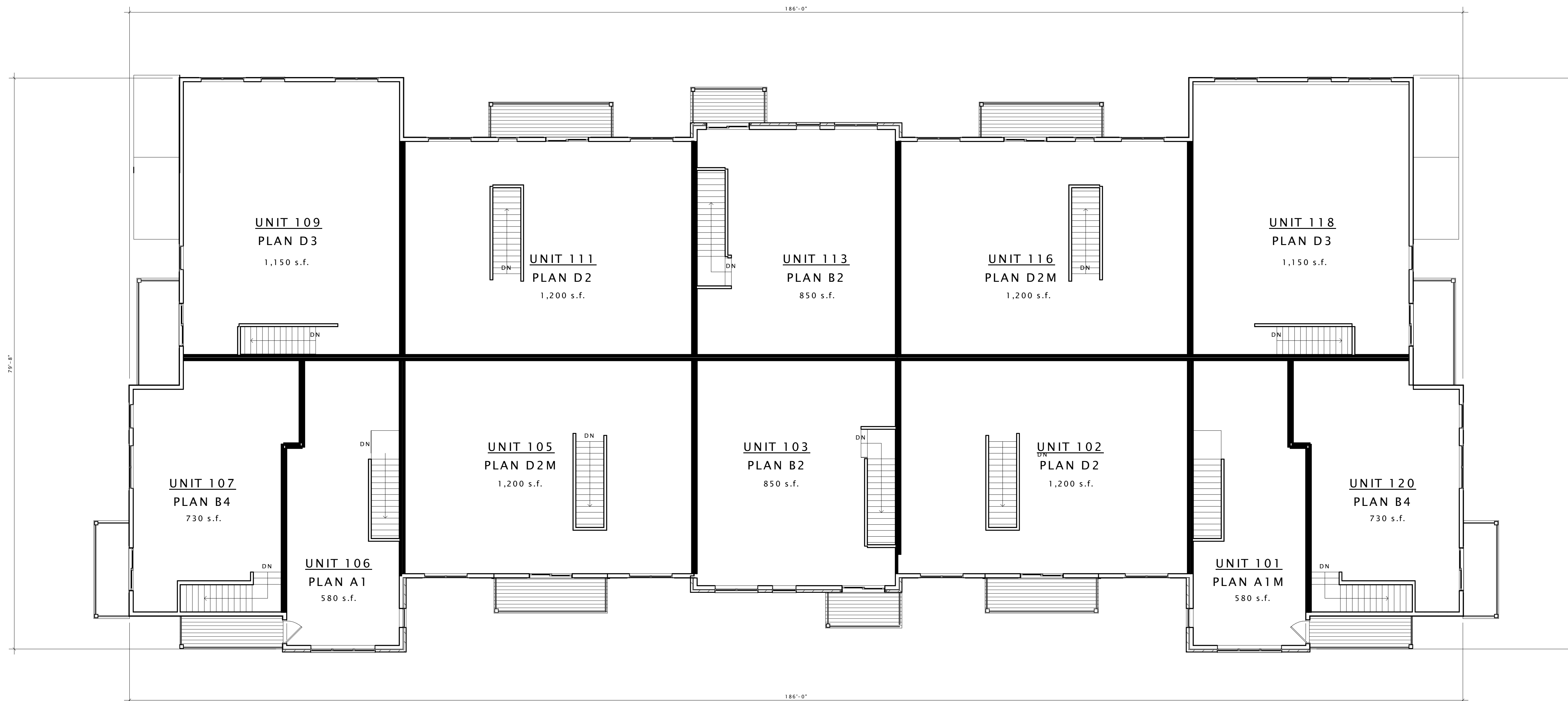
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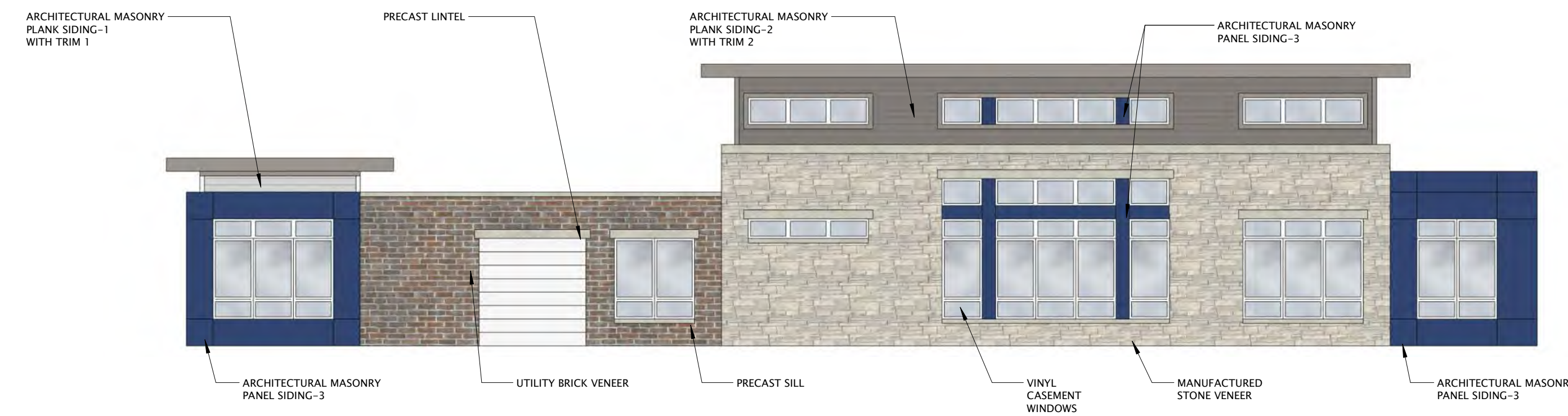
**SECOND FLOOR
PLAN**

SHEET NUMBER

A011-SF

STACKED FLATS - BUILDING DATA									
FLR.	UNITS							TOTAL	BR'S
	STUDIO	1 BR	1BR+	2BR	2BR+	3BR	4BR		
2ND	2	4	0	6	0	0	0	12	18
1ST	0	4	0	2	0	2	0	8	14
T.	2	8	0	8	0	2	0	20	32
	10%	40%	0%	40%	0%	10%	0%		





2 CLUBHOUSE ELEVATION
1/8" = 1'-0"



16 FIRST FLOOR PLAN
1/8" = 1'-0"



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 18-1108-03



HUB13 - OAK CREEK -
CLUBHOUSE

CONCEPTUAL DESIGN

PROGRESS DOCUMENTS

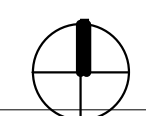
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DATE OF ISSUANCE MARCH 12, 2019

REVISION SCHEDULE		
Mark	Description	Date

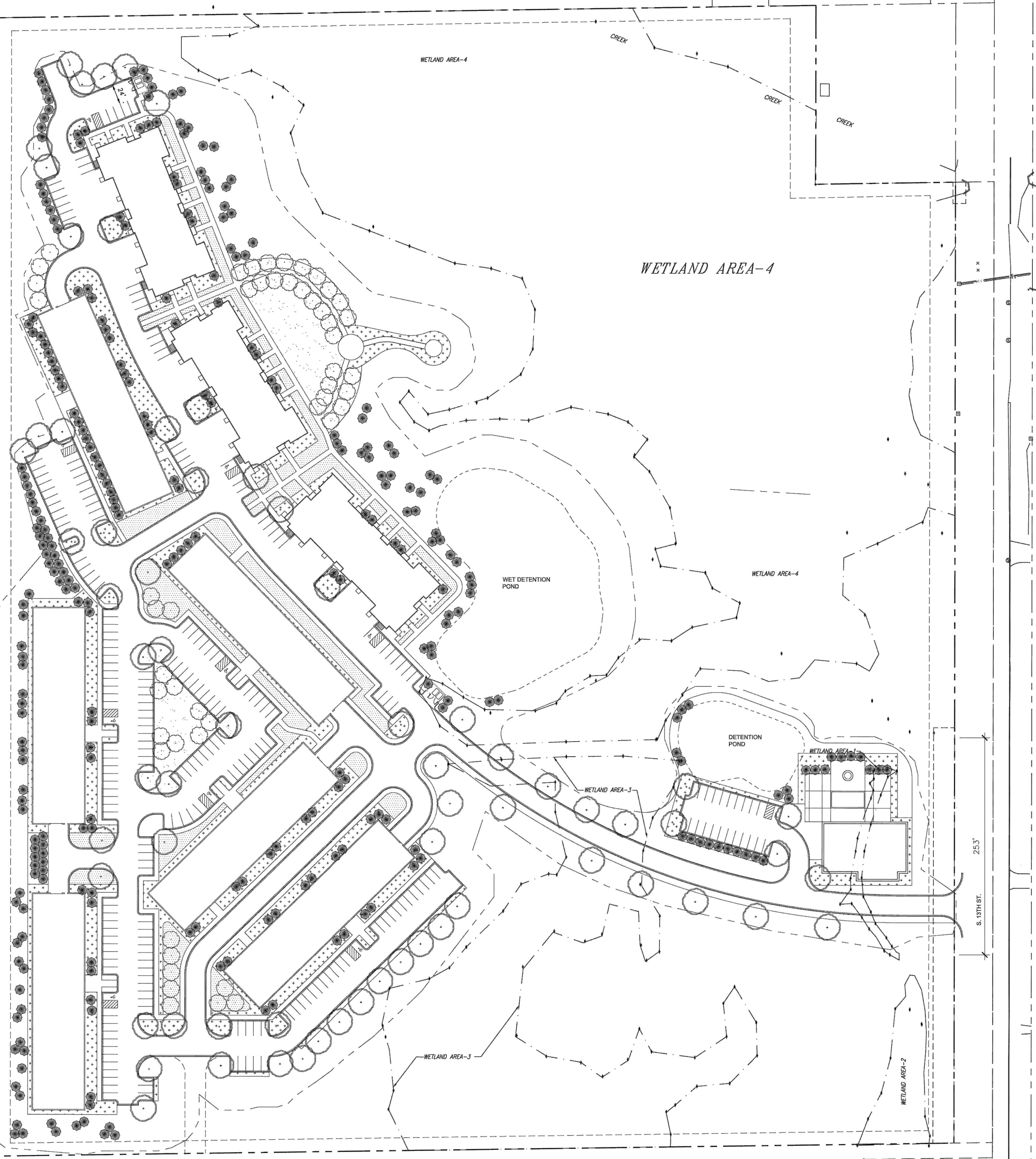
SHEET TITLE
**FIRST FLOOR PLAN &
ELEVATION**

SHEET NUMBER
A010-CH



File: V:\Mun-WK124-0326 - Wingspan Oak Creek\3\Civil3D\PlanSheets\L1.0 LANDSCAPE PLAN.dwg Layout: L1.0 LANDSCAPE PLAN User: moiers Plotted: Mar 11, 2019 - 3:00pm

1329' LF FRONTAGE ALONG I-94



LANDSCAPE REQUIREMENTS

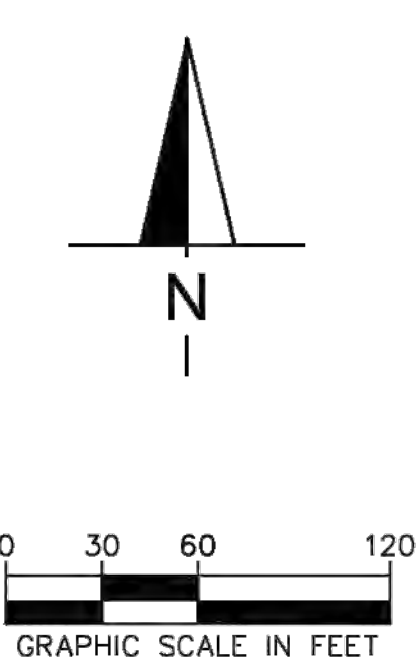
A. PARKING LOT SCREENING	
SCREEN PARKING AREAS FROM CASUAL VIEW OF PUBLIC RIGHT-OF-WAYS AND RESIDENTIAL AREAS.	
PROVIDED: EVERGREEN TREE HEDGE PROVIDED BETWEEN PARKING AREAS AND I-94 CORRIDOR. NO PARKING VISIBLE FROM SOUTH 13TH ST.	
1 ORNAMENTAL DECIDUOUS TREE >2.5' CA. FOR EVERY 35 LF OF PUBLIC STREET FRONTAGE.	
REQUIRED ORNAMENTAL TREES FOR 1,582 LF OF FRONTAGE = 45	PROVIDED ORNAMENTAL TREES = 50
AT LEAST 25% OF TOTAL GREEN SPACE AREA SHALL BE LANDSCAPED UTILIZING PLANT MATERIALS OTHER THAN MAINTAINED TURF THAT CONTRIBUTE TO GROUND COVERAGE.	
TOTAL GREEN SPACE AREA=362,115 SF	
TOTAL SF OF PLANT MATERIALS OTHER THAN TURF:	
REQUIRED = 90,529 SF	PROVIDED = 90,586
PLANT COVER COMPRISED OF EVERGREENS MUST BE BETWEEN 25-70% OF TOTAL PLANT COVER	
PER 17.1010 (a)(2) 1 8' DIA. EVERGREEN TREE = 75 SQ FT	
25% OF TOTAL PERENNIAL PLANT COVER= 22,632 SF / 75 = 300 EVERGREENS	PROVIDED = 300 EVERGREENS
70% OF TOTAL PLANT COVER: 63,410 / 75 SF = 845 EVERGREENS	
B. INTERIOR LANDSCAPE AREA	
ACCESSORY LANDSCAPE AREAS TOTALING NOT LESS THAN 5% OF THE SURFACED PARKING AREA	
TOTAL PARKING AREA=171,966 SF	
REQUIRED ACCESSORY LANDSCAPE AREA = 8,598 SF	PROVIDED ACCESSORY LANDSCAPE AREA = 12,207 SF
PROVIDE 1 SHADE TREE FOR EVERY 300 SQUARE FEET OF INTERIOR LANDSCAPING	
REQUIRED SHADE TREES =40	PROVIDED SHADE TREES = 68
C. PERIMETER LANDSCAPE AREA	
REQUIRED PERIMETER PARKING LOT LANDSCAPING WITH A MINIMUM WIDTH OF 5 FT: PROVIDED	
PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 35 LF OF PARKING AREA WITHIN PERIMETER LANDSCAPE AREAS	
PARKING AREA PERIMETER: 6,740 LF	
REQUIRED TREES: 192	PROVIDED TREES: 192 (INCLUDES EVERGREENS, ORNAMENTALS, AND SHADE TREES ADJACENT TO PARKING AREAS)
REQUIRED SHRUBS: 960	PROVIDED SHRUBS: 960 (MIN. 72" O.C. IN LANDSCAPE AREAS SHOWN.)
D. LANDSCAPING ADJACENT TO BUILDINGS	
REQUIRED MINIMUM 3 FOOT LANDSCAPE AREA PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE ENTRANCE ELEVATION OF A BUILDING: PROVIDED	

LEGEND

- PERENNIAL PLANTING AREA
- ORNAMENTAL PRAIRIE PLANTING
- TURF GRASS (WI DOT MIX 40 URBAN TURF LAWN)
- LIMITS OF LANDSCAPE RESTORATION
- DECIDUOUS SHADE TREE
- ORNAMENTAL DECIDUOUS TREE
- EVERGREEN TREE/SHRUB

NOTES:

1. SHEETS ARE INTENDED AS 24"x46" FULL SIZE.
2. MULCH LANDSCAPE BEDS WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
3. PLANT ALL DISTURBED AREAS WITH WI DOT MIX 20 UNLESS OTHERWISE SPECIFIED ON LANDSCAPE PLAN
4. THIS CONCEPTUAL LANDSCAPE PLAN IS INTENDED TO SHOW DESIGN INTENT. QUANTITIES AND LAYOUT OF LANDSCAPE FEATURES MAY VARY FROM FINAL SITE PLAN APPROVAL BUT SHALL CONTINUE TO COMPLY WITH CITY LANDSCAPING REQUIREMENTS LAID OUT IN OAK CREEK MUNICIPAL CODE SEC.17.1010 LANDSCAPING AS SHOWN IN THE TABLE ABOVE



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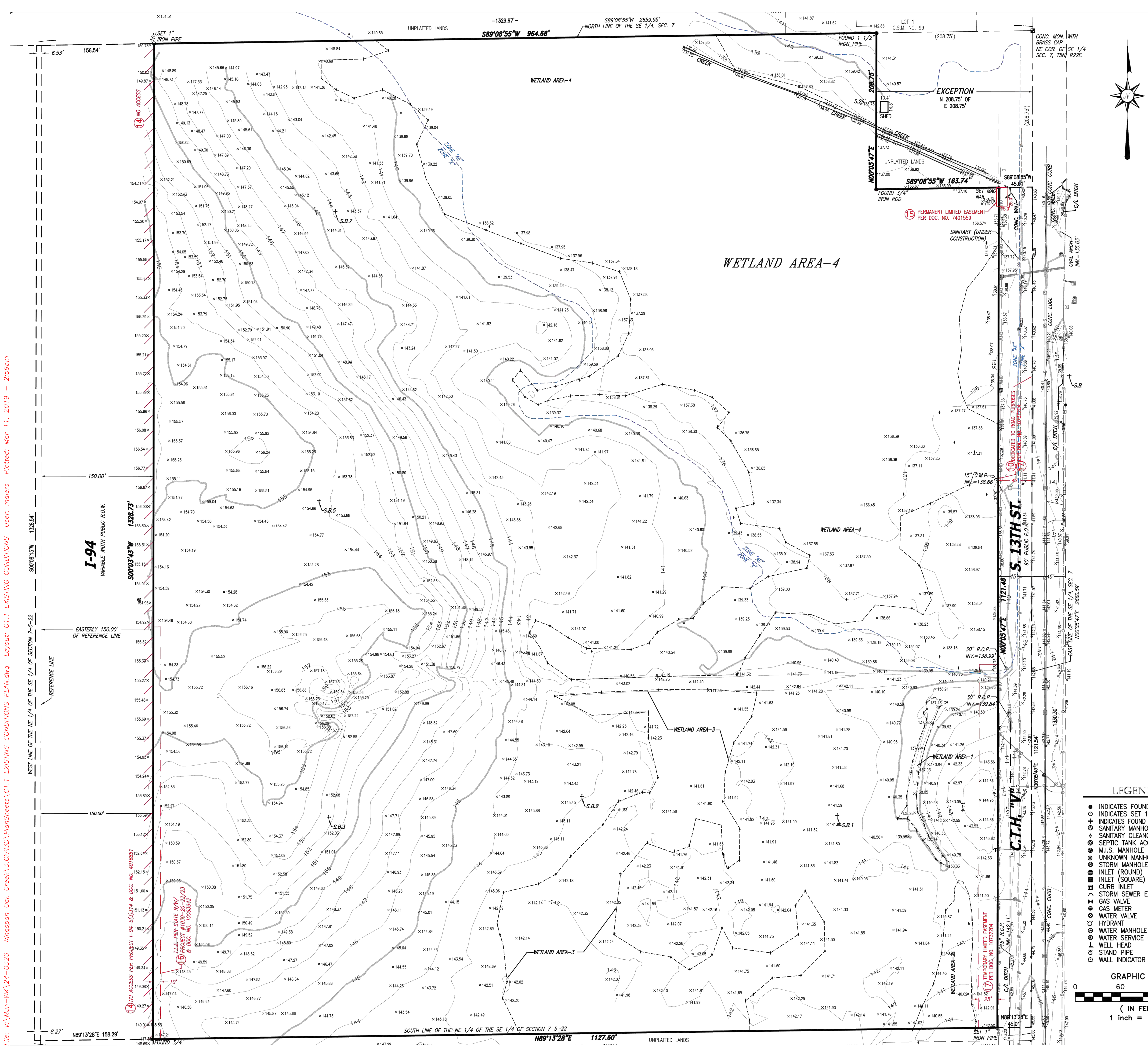
Date: _____
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HUB13
 OAK CREEK, WI
LANDSCAPE PLAN

Drawn By: SEM
 Checked By: SEM
 Date: 03/12/19
 Project No. 24-0326
 Sheet Number

L1.0



SITE ADDRESS
7581 South, 13th Street, City of Oak Creek, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
The Northeast 1/4 of the Southeast 1/4 of Section 7, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, except the North 208.75 feet of the East 208.75 feet and further excepting that part lying Westerly of a line 150 feet Easterly of a reference line described as follows: Commencing at a point on the North line of said 1/4 Section 1323.45 feet West of the Northeast corner thereof; then running Southerly to a point on the South line of said 1/4 Section, 1321.81 feet West of the Southeast corner thereof.
EXCEPTING THEREFROM lands described in Award of Damages recorded as Document No. 10737204.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the East line of the SE 1/4 bears N00°05'47"E.

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-8183, effective date of October 19, 2018 which lists the following easements and/or restrictions from schedule B-1I:

- 1, 6, 7 & 8 visible evidence shown, if any.
- 2, 3, 4, 5, 9 & 18 not survey related.
10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or alley purposes. **Affects property by location, shown.**
11. Rights of the public in so much of the Land affected by Ordinance adopted by the Board of Supervisors of Milwaukee County on June 29, 1926, and approved by the various towns in said county, establishing a width of 8th Avenue (now South 13th Street) at 90 feet, and ordaining that said highway be widened to the width so established, together with rights of the public in that portion of said land lying within the limits of the road and not affected by said ordinance. A notice and plat, etc. in said matter was filed and recorded on November 12, 1926, as Document No. 1410. **Affects property by location, general in nature, blanket type.**
12. Easement for the purposes and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company and Wisconsin Telephone Company, for utility purposes, recorded on March 16, 1925, as Document No. 1338270. **Affects property by location, general in nature.**
13. Easement for the purposes and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company, for utility purposes, recorded on March 14, 1938, as Document No. 2167326, together with Conveyance of Rights in Land recorded on November 29, 2017 as Document No. 10732697. **The location of easement cannot be determined from record document.**
14. Restrictions against access set forth in Deed recorded April 18, 1963 as Document No. 4016851. **Affects property by location, shown.**
15. Permanent Limited Easement recorded as Document No. 7401559. **Affects property by location, shown.**
16. Temporary Limited Easement recorded as Document No. 10093942. **Affects property by location, shown.**
17. Temporary Limited Easement set forth in Award of Damages recorded as Document No. 10737204. **Affects property by location, shown.**

MUNICIPAL ZONING
The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.
Site is zoned: B-3 (Office & Professional Business)
Front setback: 25 feet
Side setback: 25 feet for principal building; 5 feet for accessory building
Rear setback: 20 feet for principal building; 5 feet for accessory building
Maximum building height: 55 feet for principal building; 17 feet for accessory building
Site is zoned: FW (Floodway)

LAND AREA
The Land Area of the subject property is 1,465,302 square feet or 33.6387 acres.

TABLE "A" ITEMS

1. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20184703438.
2. Ayres Associates performed a preliminary wetland assessment at the Oak Creek Multifamily Development Site on behalf of Wingspan Development Group. The preliminary wetland assessment was completed on November 7th of 2018, by Caitlin Blue.

FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0166E & 55079C169E, effective date of September 26, 2008, this site falls in Zone X (Areas of minimal flood hazard).
Zone AE (Base Flood Elevations determined) to be:
NGVD 1988 = 720.28 feet - City of Oak Creek Datum = 139.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 721.28 feet - City of Oak Creek Datum = 140.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 722.28 feet - City of Oak Creek Datum = 141.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 723.28 feet - City of Oak Creek Datum = 142.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 724.28 feet - City of Oak Creek Datum = 143.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 725.28 feet - City of Oak Creek Datum = 144.72 feet (NGVD 1988 - 580.56)
NGVD 1988 = 726.28 feet - City of Oak Creek Datum = 145.72 feet (NGVD 1988 - 580.56)

VERTICAL DATUM
Vertical datum is based on City of Oak Creek Vertical Datum which is NGVD 1929 - 580.56.

LEGEND

● INDICATES FOUND 1" IRON PIPE	⊕ POST INDICATOR VALVE	○ PARKING METER
○ INDICATES SET 1" IRON PIPE	⊙ LIGHT POLE	⊕ SIGN
⊕ INDICATES FOUND CHISELED CROSS	⊙ SPOT/YARD LIGHT	⊕ MAILBOX
○ SANITARY MANHOLE	⊙ UTILITY POLE	⊕ RAILROAD CROSSING SIGNAL
○ SANITARY CLEANOUT OR VENT	⊙ GUY POLE	⊕ HANDICAP SPACE
○ SEPTIC TANK ACCESS COVER	⊙ GUY WIRE	⊕ CONIFEROUS TREE
○ M.I.S. MANHOLE	⊙ ELECTRIC MANHOLE	⊕ DECIDUOUS TREE
○ UNKNOWN MANHOLE	⊙ ELECTRIC PEDESTAL	⊕ SANITARY SEWER
○ STORM MANHOLE	⊙ ELECTRIC METER	⊕ STORM SEWER
○ INLET (ROUND)	⊙ TELEPHONE MANHOLE	⊕ WATERLINE
○ INLET (SQUARE)	⊙ TELEPHONE PEDESTAL	⊕ MARKED GAS MAIN
○ CURB INLET	⊙ CABLE PEDESTAL	⊕ MARKED ELECTRIC
○ STORM SEWER END SECTION	⊙ CONTROL BOX	⊕ MARKED FIBER OPTIC
○ GAS VALVE	⊙ FIBER OPTIC SIGN	⊕ BURIED ELECTRIC SERVICE
○ WATER VALVE	⊙ TRAFFIC LIGHT	⊕ OVERHEAD WIRES
○ WATER SERVICE CURB STOP	⊙ COMMUNICATION MANHOLE	⊕ MARKED TELEPHONE
○ WELL HEAD	⊙ BOLLARD	⊕ MARKED CABLE TV LINE
○ STAND PIPE	⊙ WATER BORING/MONITORING WELL	⊕ BURIED FIBER OPTIC
○ WALL INDICATOR VALVE	⊕ WETLANDS FLAG	⊕ BOARD FENCE
	⊕ MARSH	⊕ CHAIN LINK FENCE
	⊕ FLAGPOLE	⊕ WIRE FENCE

GRAPHIC SCALE
0 60 120 180
(IN FEET)
1 Inch = 60 ft.

SURVEY PROVIDED BY:
CHAPUT LAND SURVEYS
DATED: DECEMBER 21, 2018

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204 414-224-8068
www.chaputlandsurveys.com

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WINGSPAN DEVELOPMENT GROUP

HUB13 OAK CREEK, WI

EXISTING CONDITIONS

Drawn By: SEM
Checked By: SEM
Date: 03/12/19
Project No. 24-0326
Sheet Number

C1.1

File: V:\Main-WK124-0326 - Wingspan Oak Creek\3.Civil\3D\PlanSheets\C1.1 EXISTING CONDITIONS PLAN.dwg Layout: C1.1 EXISTING CONDITIONS User: moters Plotted: Mar 11, 2019 - 2:59pm

Date

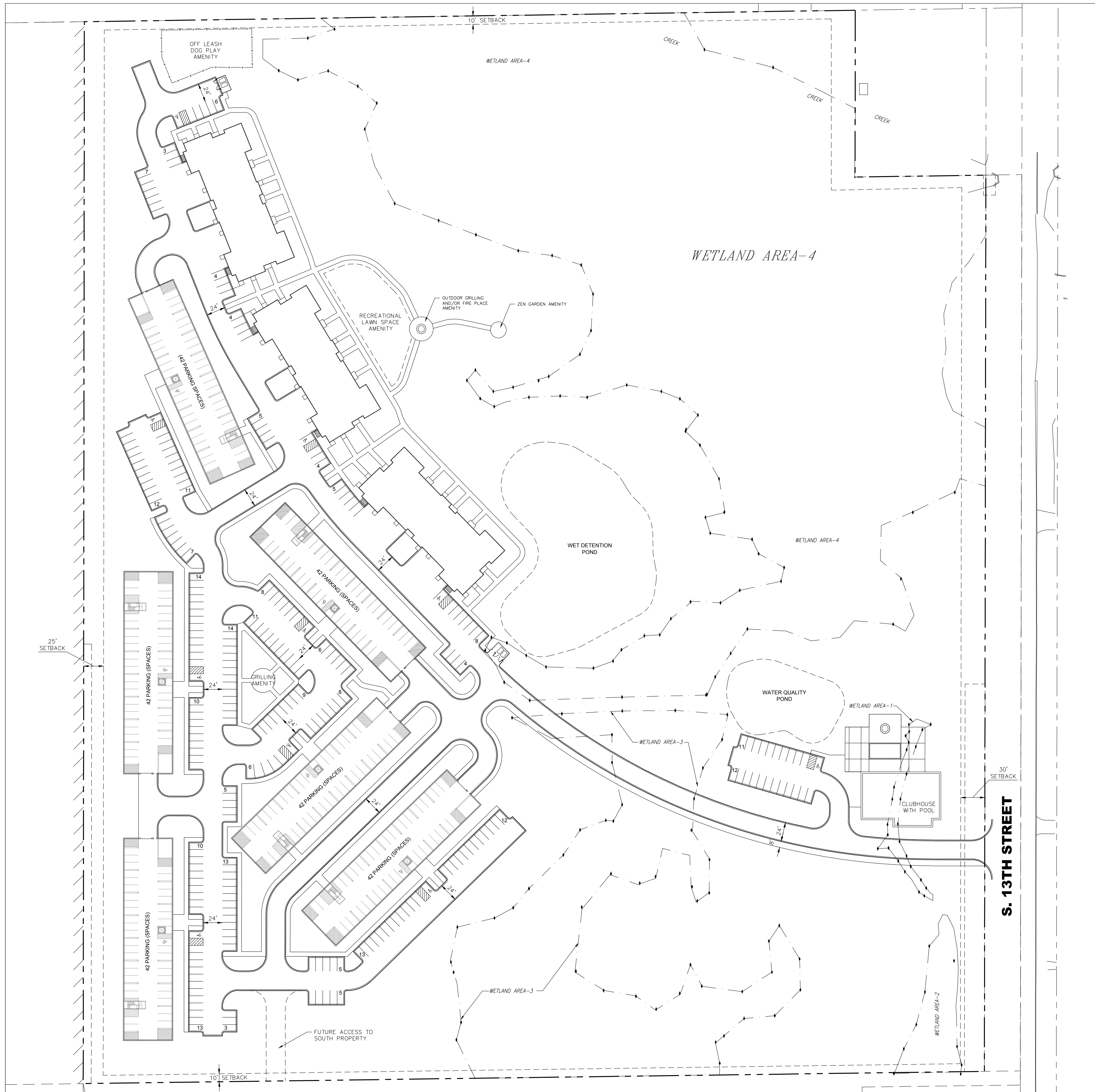
Revision



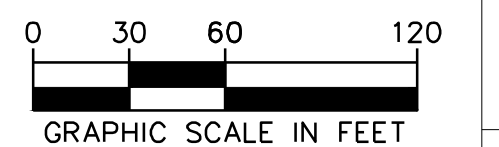
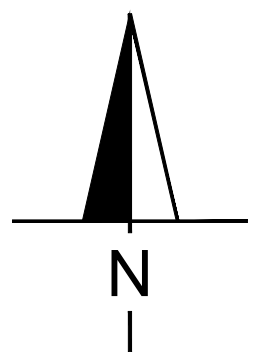
HUB13
 OAK CREEK, WI
OVERALL SITE PLAN

Drawn By: SEM
 Checked By: SEM
 Date: 03/12/19
 Project No. 24-0326
 Sheet Number

C2.0



PARKING SUMMARY			
REQUIRED PARKING			
	UNITS	#/UNIT	SUBTOTAL
STUDIO APARTMENTS	30	1.5	45
1 BEDROOM APARTMENTS	126	1.5	189
2 BEDROOM APARTMENTS	114	2.0	228
3 BEDROOM APARTMENTS	30	2.5	75
TOTAL	300		537
PARKING PROVIDED			
	UNITS		
COVERED PARKING	252		
SURFACE PARKING	268		
DRIVEWAY PARKING	24		
GARAGE PARKING	24		
TOTAL PARKING PROVIDED	568		
ADA PARKING			
ADA PARKING PROVIDED	16		
ADA REQUIRED	12		

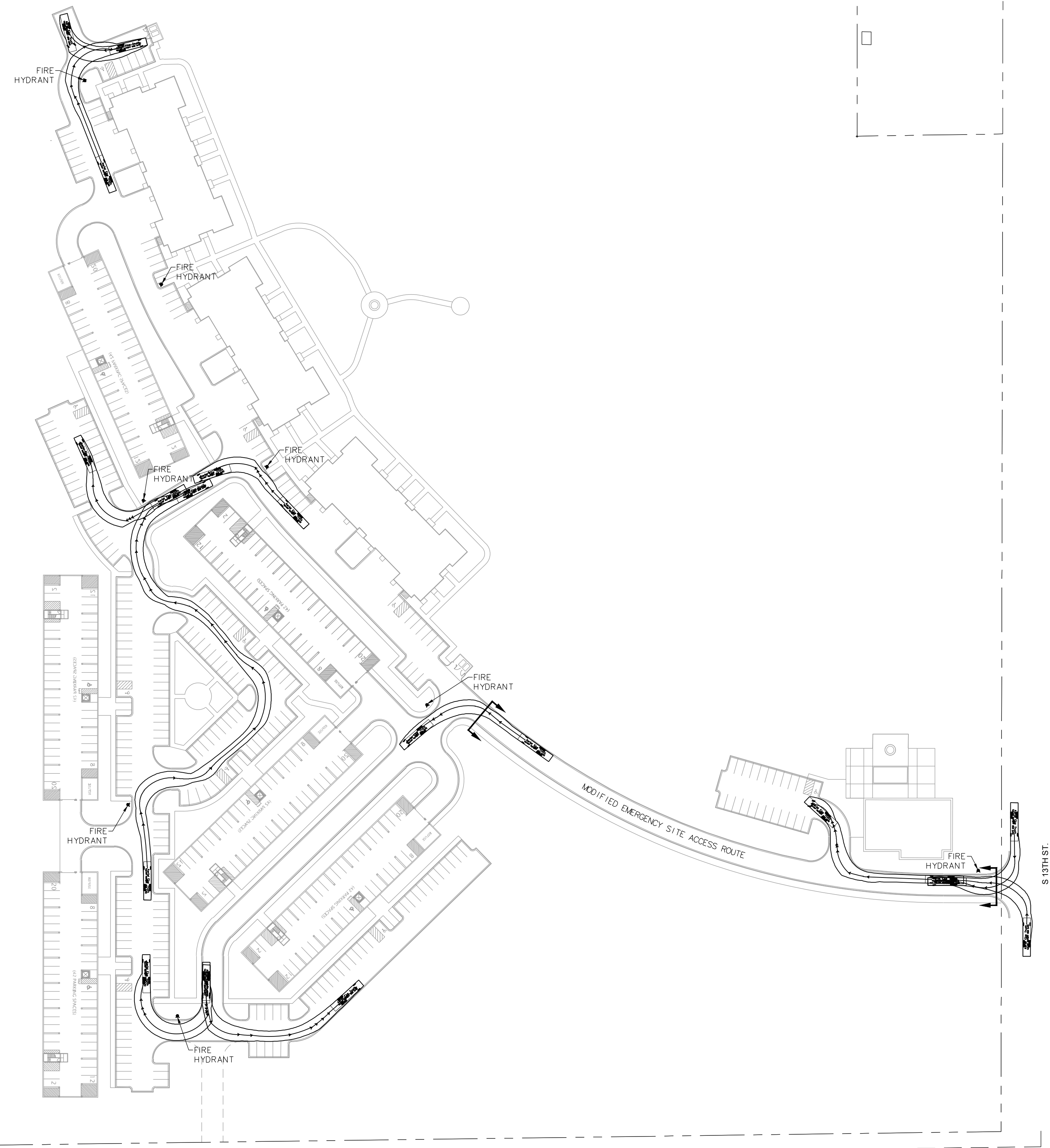




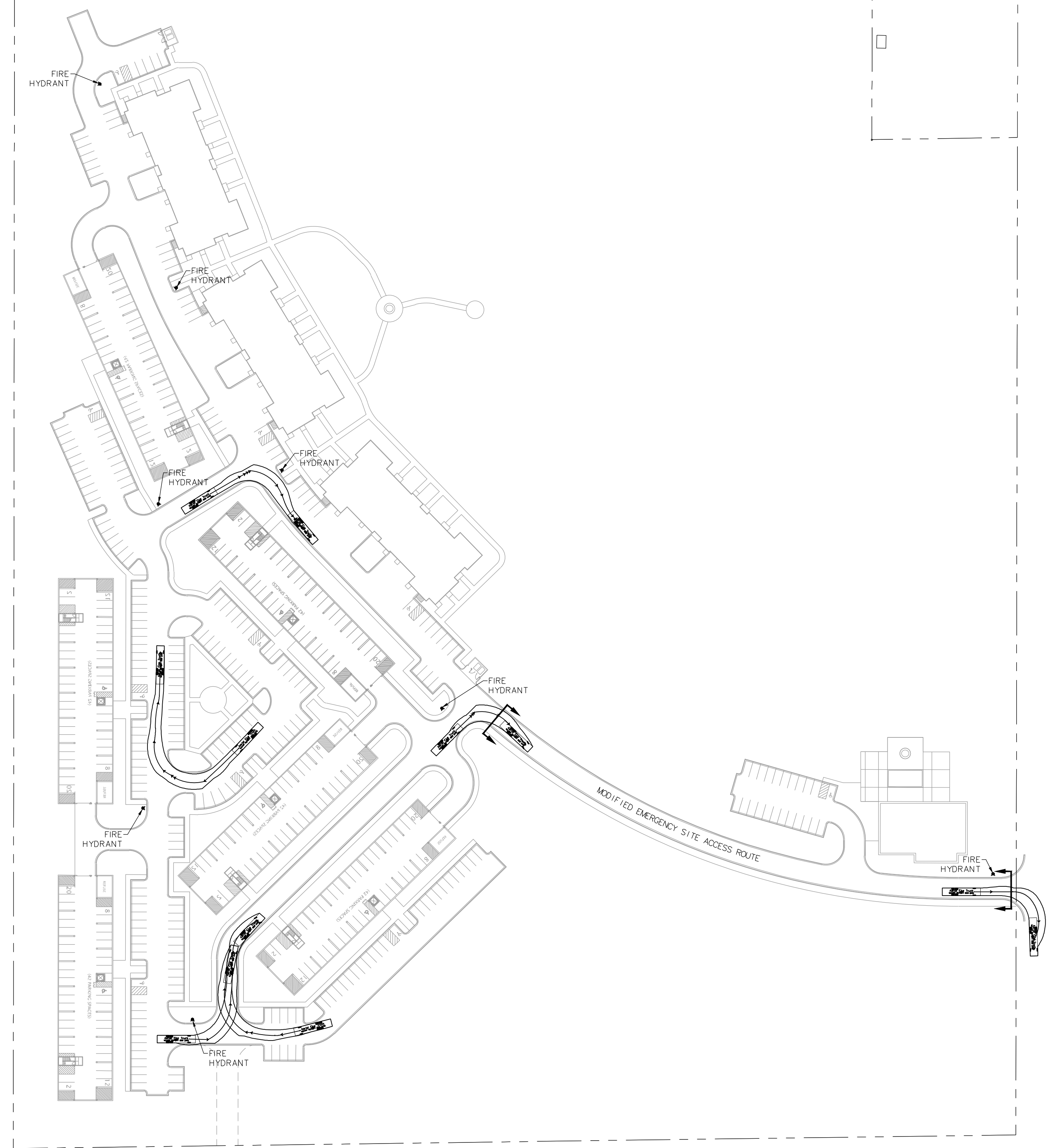
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 OAK CREEK, WI
EMERGENCY SITE ACCESS

Drawn By: SEM
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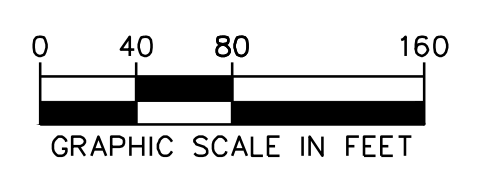
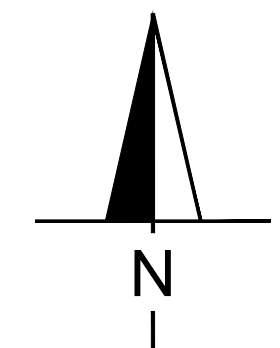
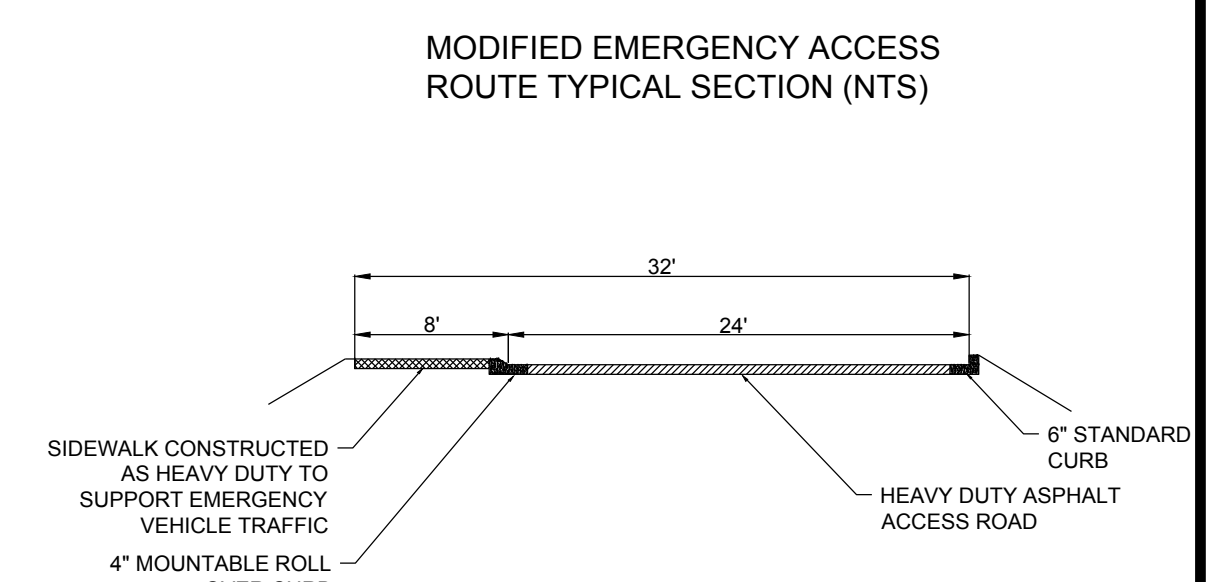
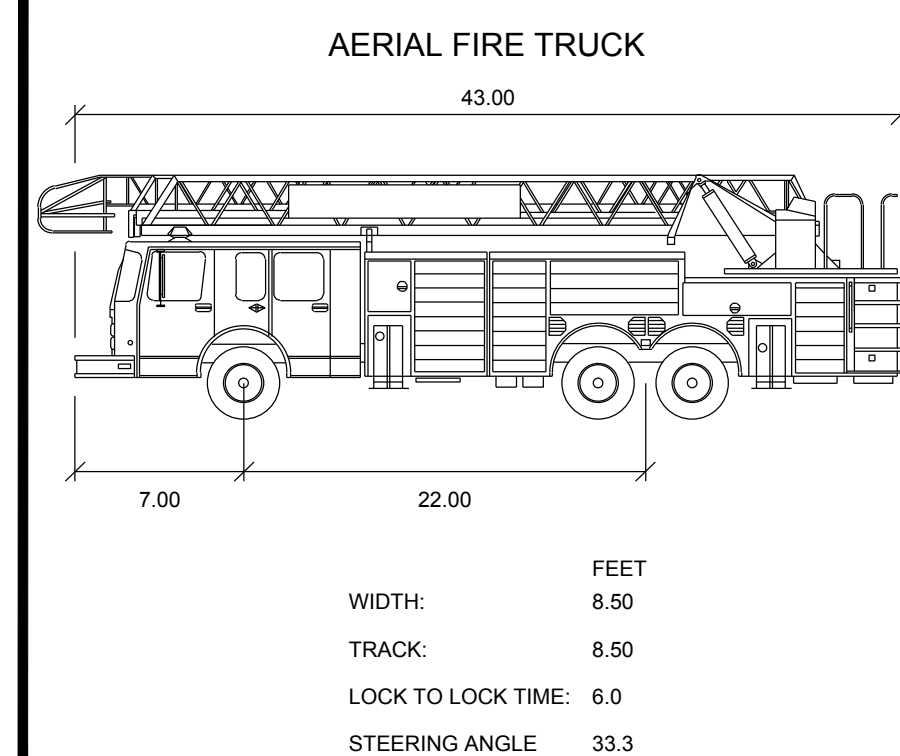
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ENTERING AERIAL FIRE TRUCK

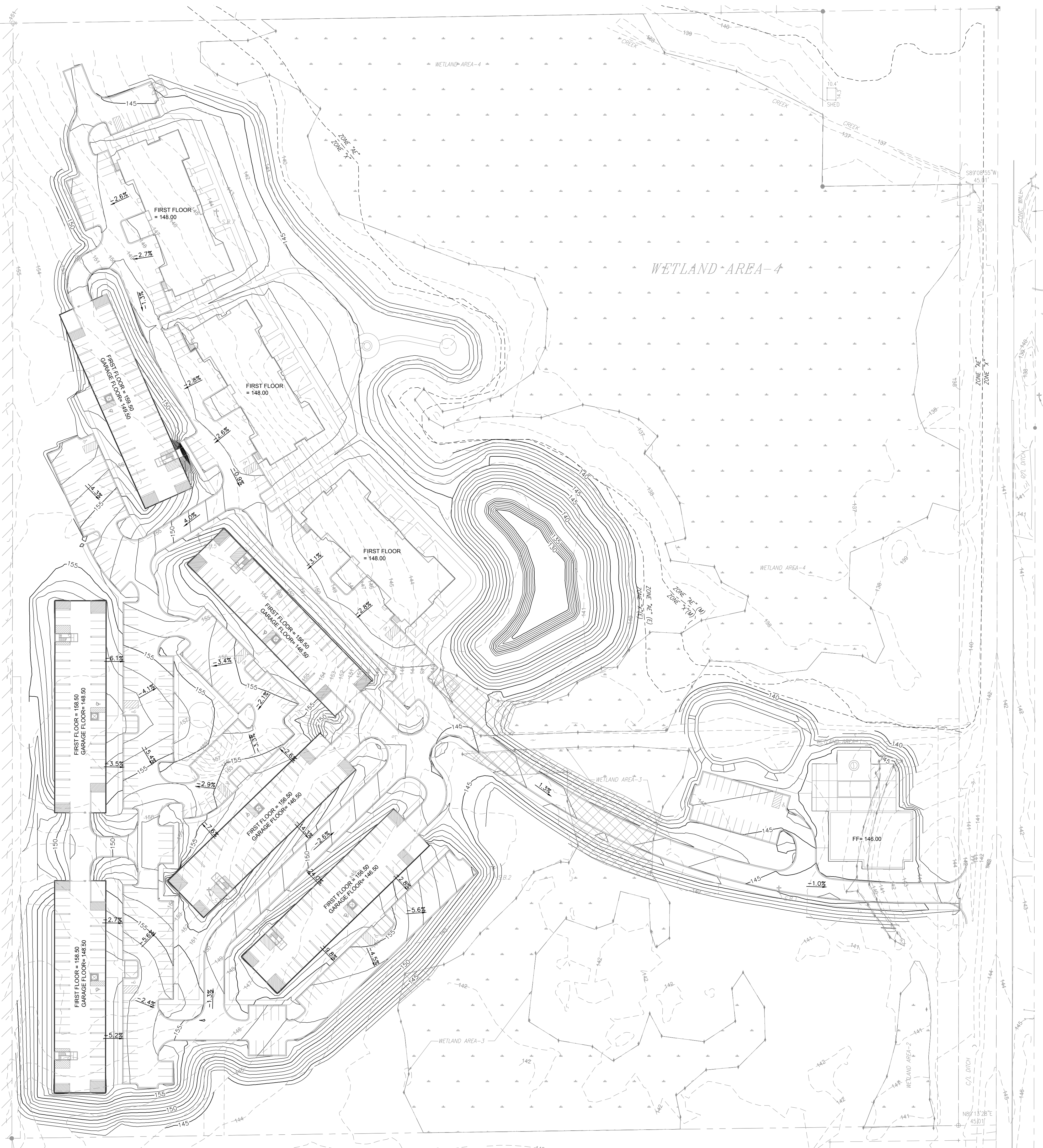


EXITING AERIAL FIRE TRUCK



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GRADING NOTES

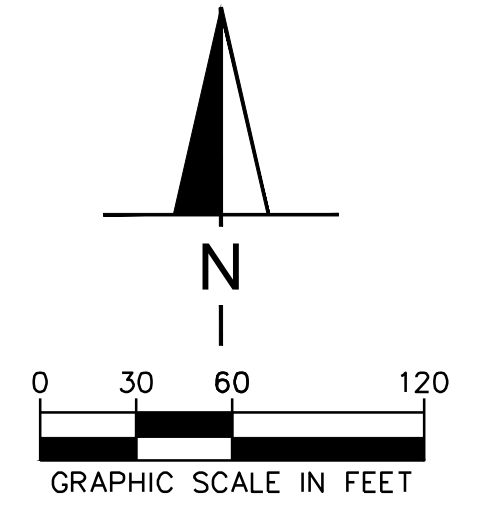
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RW ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS, AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS, TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL SPILL GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- TP = TOP OF PAVEMENT
- FL = FLOW LINE (OR IF NO NOTATION)
- TC = TOP OF CURB
- ME = MATCH EXISTING ELEVATION
- LP = LOW POINT
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FG = FINISHED GRADE
- SLOPE AND FLOW DIRECTION
- 5426 --- EXISTING CONTOUR
- 5426 — PROPOSED CONTOUR

WETLAND SUMMARY

EXISTING WETLAND AREA	463,192	SF
UNDISTURBED WETLAND AREA	444,044	SF
DISTURBED WETLAND AREA	19,148	SF



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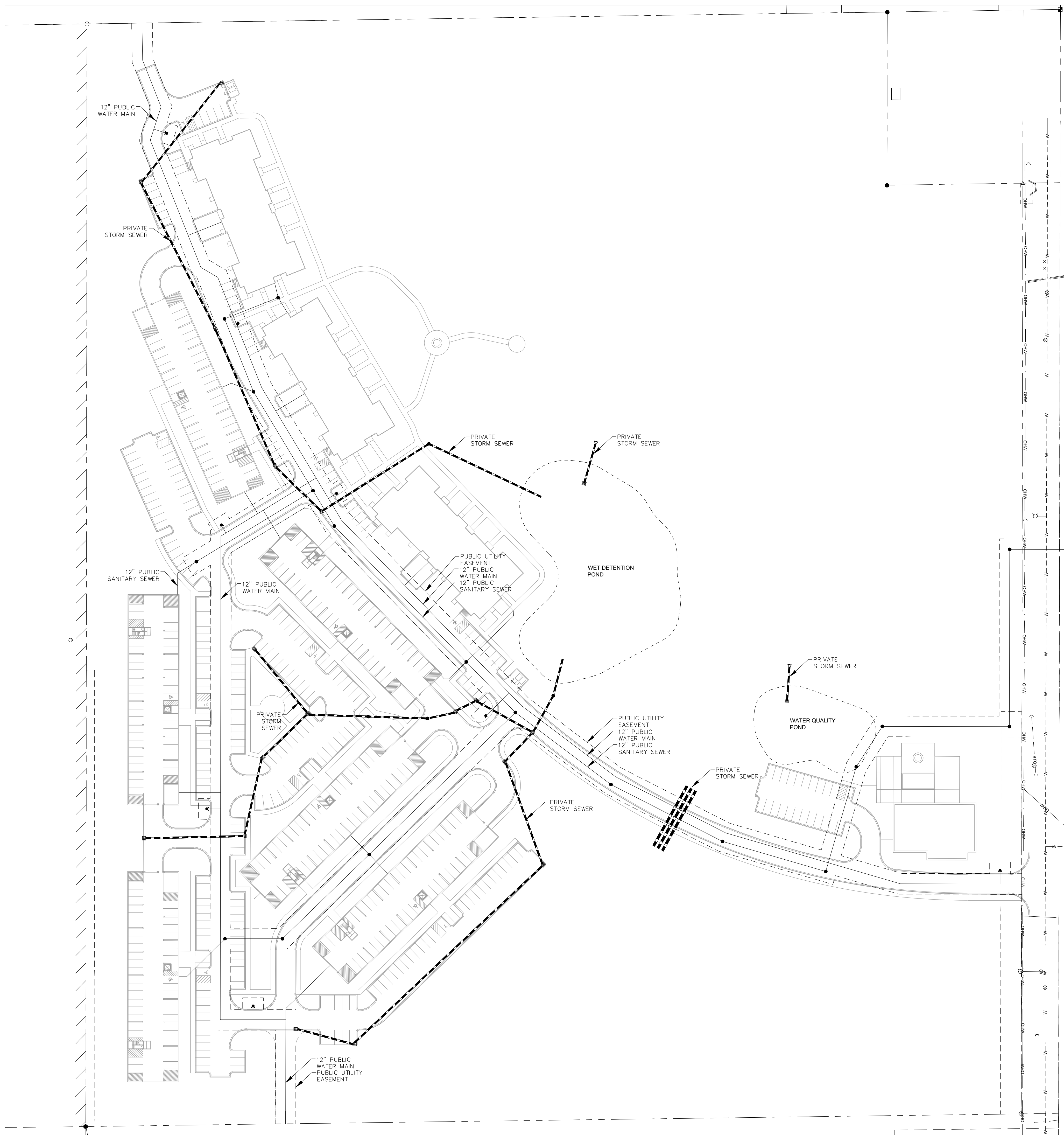


HUB13
 OAK CREEK, WI
GRADING PLAN

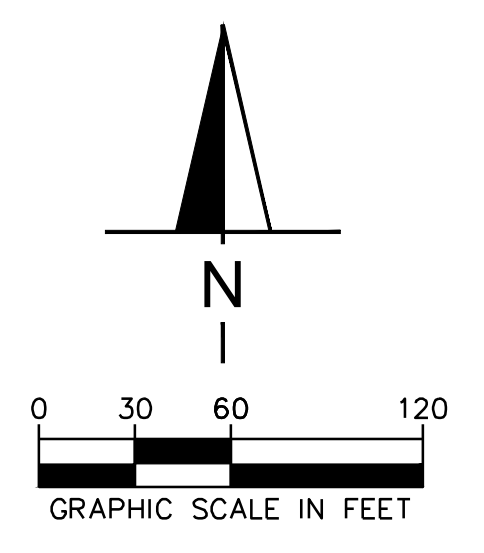
Drawn By: SEM
 Checked By: SEM
 Date: 03/12/19
 Project No. 24-0326
 Sheet Number

C4.0

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EXISTING UTILITIES		PROPOSED UTILITIES	
Utility Pole	UNKNOWN MANHOLE (NO ACCESS)	Storm Sewer	Storm Sewer Inlets
Guy Wire	Storm Inlet	6" DP F	6" DIP WATER LINE
Street Sign	Overhead Utility Line	Fire Hydrant	Gate Valve
Light Pole	EX. SANITARY SEWER LINE	Sanitary Sewer	Sanitary Sewer
Water Meter	EX. STORM SEWER LINE	8" PVC W	8" PVC WATER LINE
Water Valve	EX. WATER LINE	12" PVC W	12" PVC WATER LINE
EX. STORM MANHOLE	EX. UNDERGROUND TELEPHONE LINE		
EX. SANITARY SEWER MANHOLE	EX. UNDERGROUND ELECTRICAL LINE		
TELEPHONE MANHOLE	EX. GAS LINE		
	TRAFFIC SIGNAL INTER CONNECT LINE (APPROX. LOCATION)		



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