

AGENDA

CITY OF OAK CREEK PLAN COMMISSION
REGULAR MEETING
October 23 2012
6:00 p.m.
Common Council Chambers
8640 S. Howell Avenue

- 1) ROLL CALL
- 2) Minutes of the October 9, 2012 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARINGS
 - a) SIGN APPEAL HEARING – Hold a public hearing on a proposed sign appeal for the property at 8701 S. Howell Avenue submitted by Steve Karabon/Yo Fresh Yogurt, that would allow for two (2) additional canopy/wall signs. (Tax Key No. 859-9000) @OakCreekPC #OCPC-YoFresh
- 5) NEW BUSINESS
 - a) SIGN APPEAL – Consider a sign appeal for the property at 8701 S. Howell Avenue submitted by Steve Karabon/Yo Fresh Yogurt, that would allow for two (2) additional canopy/wall signs. (Tax Key No. 859-9000) Follow this item on Twitter @OakCreekPC #OCPC-YoFresh
 - b) CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for the application for a conditional use permit for the outdoor storage of rental cars on the properties at 545, 561, and 605 W. College Avenue (Tax Key Nos. Multiple) Follow this item on Twitter @OakCreekPC #OCPC-DTGCU
 - c) CERTIFIED SURVEY MAP – Review a certified survey map submitted by DTG Enterprises for the properties at 545, 561, and 605 W. College Avenue (Tax Key Nos. Multiple) Follow this item on Twitter @OakCreekPC #OCPC-DTGCSM
 - d) PLAN COMMISSION DISCUSSION – The Plan Commission will discuss some current issues with the temporary sign ordinance and seek input from the Commission on potential ordinance changes. No action will be taken. Follow this item on Twitter @OakCreekPC #OCPC-TempSignOrd
 - e) PLAN COMMISSION DISCUSSION – Staff will outline the updating process for the “Issues and Opportunities” section of the Comprehensive Plan and ask the Plan Commission for some feedback about their vision for the City. Follow this item on Twitter @OakCreekPC #OCPC-CompPlanUpdate
 - f) AFFIDAVIT OF CORRECTION – Review an affidavit of correction to Certified Survey Map Number 8439 located at 8730, 8850, 8940, and 9010 S. 5th Avenue (Tax Key Nos. Multiple) Follow this item on Twitter @OakCreekPC #OCPC-AOC8439
- 6) ADJOURN

PLEASE NOTE

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 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (8am-5pm weekdays)

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, OCTOBER 9, 2012

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Commissioner Bukiewicz was excused. Also present was Jeff Fortin Planner and Battalion Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the September 25, 2012 regular Plan Commission meeting. Commissioner Correll seconds. Roll call, all voted aye with the exception of Commissioner Siepert who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Conditional Use – Automotive Service & Outdoor Storage of Rental Vehicles
(Dollar Thrifty/DTG Enterprises)**

545, 561, and 605 W. College Avenue

Tax Key No.: 718-9978, 718-9977, and 718-9975

Mr. Fortin explained to the Commission the applicant was requesting a conditional use permit for the properties at 545, 561, and 605 W. College Avenue that would allow for a Dollar Thrifty rental car service and storage facility. Automobile service and outdoor storage of vehicles are both conditional uses in the M-1, Manufacturing zoning district.

The proposal entails adding onto and remodeling the old Envirotech vehicle emission testing facility, expanding the front employee parking lot, and creating a 307 stall parking lot behind the facility for the storage of their fleet vehicles. Dollar Thrifty's customer operations are currently located at General Mitchell Airport and will remain there. This facility is only for the maintenance and storage of fleet vehicles for their airport location.

Mayor Scaffidi questioned if the Fire Department had any issues with the proposal. Battalion Chief Mike Kressuk explained from their perspective because of the occupancy it is a fire resistive construction currently on the building and the addition would follow suit but because it would be a storage garage and a maintenance garage they would be looking at the potential of requiring sprinklers in the occupancy. That does create an issue with water supply to the building. Also with the lot they would be looking at the potential for hydrants available in the area. Mr. John Schlueter, 1755 N. Hubbard, Milwaukee, commented this was the first they were hearing of hydrants. They were aware of the possibility of sprinklers for the building and are working with Briohn Builders who have done a numbers of buildings sprinkled without city water.

Mayor Scaffidi questioned if because it was a car use if that was impacting the decision of the hydrant. B.C. Kressuk explained that was part of the reason because of the lot and the vehicles in the area. The public will not have access to this area but the size of the lot and the sheer number of vehicles at the location. Without anything immediately available on our side of College Avenue it creates a bit of a challenge. Mayor Scaffidi questioned the location of the nearest hydrant. Commissioner Johnston stated there was one located 2500 feet east of the site towards Howell Avenue. B.C. Kressuk stated there were hydrants on the north side of College Avenue with Milwaukee. Mayor Scaffidi questioned if Oak Creek could use those hydrants. B.C. Kressuk confirmed that was the case.

Commissioner Dickmann commented this was a good use for the building that has been sitting vacant for a while. They must have had some water to the site before because they did have personnel working at the site. B.C. Kressuk explained to supply the hydrants they would need to run that off of a certain sized main and that would be the issue. Commissioner Johnston stated to his knowledge there was a well and septic servicing the site, not municipal water.

Commissioner Chandler questioned the number of parking stalls. Mr. Schlueter stated that was the quantity that would allow for their current operation and for future expansion.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that a conditional use permit for the outdoor storage or rentals cars for the properties at 545, 561, and 605 W. College Avenue be issued, after a public hearing and subject to conditions and restrictions that will be prepared for the Plan Commission at the next meeting.

Commissioner Siepert seconds.

Keane Kehoe, 513 W. College Avenue, expressed concern for future expansion and also for hours of operation. Mayor Scaffidi explained the conditions of approval would not allow for operation after 10p.m.

Dave Komassa, 531 W. College Avenue, questioned if there would be any type of privacy fencing being put up so he doesn't have to see the headlights coming in and out at night. Mr. Schlueter stated there would be a privacy fence and they would be leaving the trees that are there currently for an additional buffer.

Roll call, all voted aye. The motion to approve carries.

Right-of-Way Vacation - Between 931 & 1101 E. Forest Hill Avenue (Omar Barasneh)
Between 931 & 1101 E. Forest Hill Avenue

Mr. Fortin explained to the Commission a request has been made for the unimproved right-of-way between 931 & 1101 E. Forest Hill Avenue to be vacated and the property given to the adjacent owners. The right of way is unimproved and was originally intended to connect to Puetz Road. However this is no longer on the official map and lands formerly planned for the road are now part of the Oak Leaf Trail so there is no reason for the City to retain this remnant piece. There is an officially mapped north-south street further to the east that will eventually provide a north-south connection between E. Forest Hill and E. Puetz Road. Once vacated the lands will be distributed to the property owners abutting each side of the right-of-way.

Jim Iglinski, 8341 S. Benjamin Drive, expressed concern for any costs that may be passed on to the homeowners who would be receiving the vacated land. It would be useless land to him because they have a fenced in parcel. Mr. Fortin stated he would check with the Assessor and see what additional costs would be associated with the additional acreage. He also explained the options available to him if he did not want the land.

Mr. Iglinski also expressed concern for the location of any future homes if a lot was split off on Forest Hill. Mr. Fortin explained the front setbacks would be averaged and it would be setback about fifty feet from Forest Hill Avenue. Mr. Iglinski questioned if any new lot would be able to have access from Forest Hill Avenue. Mr. Fortin explained they were trying to minimize direct access to Forest Hill but they understand there is no other way to get access besides Forest Hill Avenue.

Ms. Aliceann Barasneh, 1101 E. Forest Hill Avenue, expressed concern for not being able to have a driveway on Forest Hill Avenue. They are not planning on building anything there at this time but if they wanted to in the future sell off parcels of land they would want the buyers to be able to have a driveway. They would be fine if they would stipulate the driveway has to be on the east side of the vacated right-of-way. Mr. Fortin explained that is what they were asking for the driveway to be to the east of the vacated land away from the bike path.

Commissioner Correll questioned if they would have enough land to split off a lot as it currently sits without the land to be vacated. Mr. Fortin stated they could probably split off a long narrow lot. Commissioner Correll questioned if they would be able to get a driveway in there. Mr. Fortin stated that was the case. Ms. Barasneh stated they were told from the people they bought the land from there was no access to Forest Hill Avenue. Mr. Fortin explained he would have to look at the certified survey map because there may be an access restriction.

Commissioner Correll questioned what the benefit would be to the City to give up the land and allow a driveway to be an issue. He does not want to see a driveway added to

Forest Hill that is really not benefiting the City at all. Mr. Fortin explained when the City looks at a right-of-way vacation they question if there is ever going to be a road in the area and in this case there is not but we are trying to keep the driveway further to the east.

Commissioner Johnston commented that stormwater might come into effect with this too because they have already split lots off of the original parcel.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council the unimproved right-of-way located between 931 & 1101 E. Forest Hill Avenue be vacated, after a public hearing and subject to an access restriction being placed along E. Forest Hill Avenue across the entire width of the former right-of-way.

Commissioner Correll seconds. Roll call, all voted aye. The motion to approve carries.

Commissioner Carrillo moved to adjourn. Commissioner Michalski seconds. Roll call, all voted aye. The meeting was adjourned at 6:35 p.m.



Significant Common Council Actions

ITEM: 3

DATE: October 23, 2012

Summary of Significant Common Council Actions October 16, 2012

1. **Approved:** a motion to approve a contract for marketing services with Savage Solution in the amount not to exceed 111,000 as a flat fee.
2. **Approved:** a motion to authorize the City Administrator and City Attorney to negotiate a contract for architectural, engineering and related services with Bray Architects in an amount not to exceed \$1,279,250 for design, construction documents, bidding, inspection services and commissioning in connection with building a new City Hall, Library and Fire Station.
3. **Approved:** a resolution No. 11292-101612 supporting the Knowles-Nelson Stewardship Program Grant. (Peter Cooper Property)

Jeff Fortin, AICP
Planner



Plan Commission Report

ITEM: 4a &5a

DATE: October 23, 2012

PROJECT: Sign Appeal – YoFresh Yogurt

ADDRESS: 8701 S. Howell Avenue

TAX KEY NO: 859-9000

Ownership: North Shore Bank

Size: 1.435 acres

Existing Zoning: B-4, Highway Business

Adjacent Zoning: north – B-4, Highway Business
east – B-2, Community Business, B-3, Office & Professional Business
south – B-4, Highway Business
west – B-4 PUD, Highway Business

Comprehensive Plan: Planned Business

Wetlands: None

Floodplain: None

Official Map: None

Commentary: The applicant is requesting a variance from Oak Creek Municipal Code, Section 17.0706(j)(2), which states that for multi-tenant office, retail, or manufacturing buildings each tenant with their own individual entrance shall be permitted one wall sign per tenant. Included in your packet is a graphic illustrating the appearance of the awning signs to be installed on the north elevation of the building. If granted this variance would allow YoFresh to install two awnings with the YoFresh logo and lettering describing some of their products (smoothies & frozen yogurt) along the north elevation of the building.

In their consideration of a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

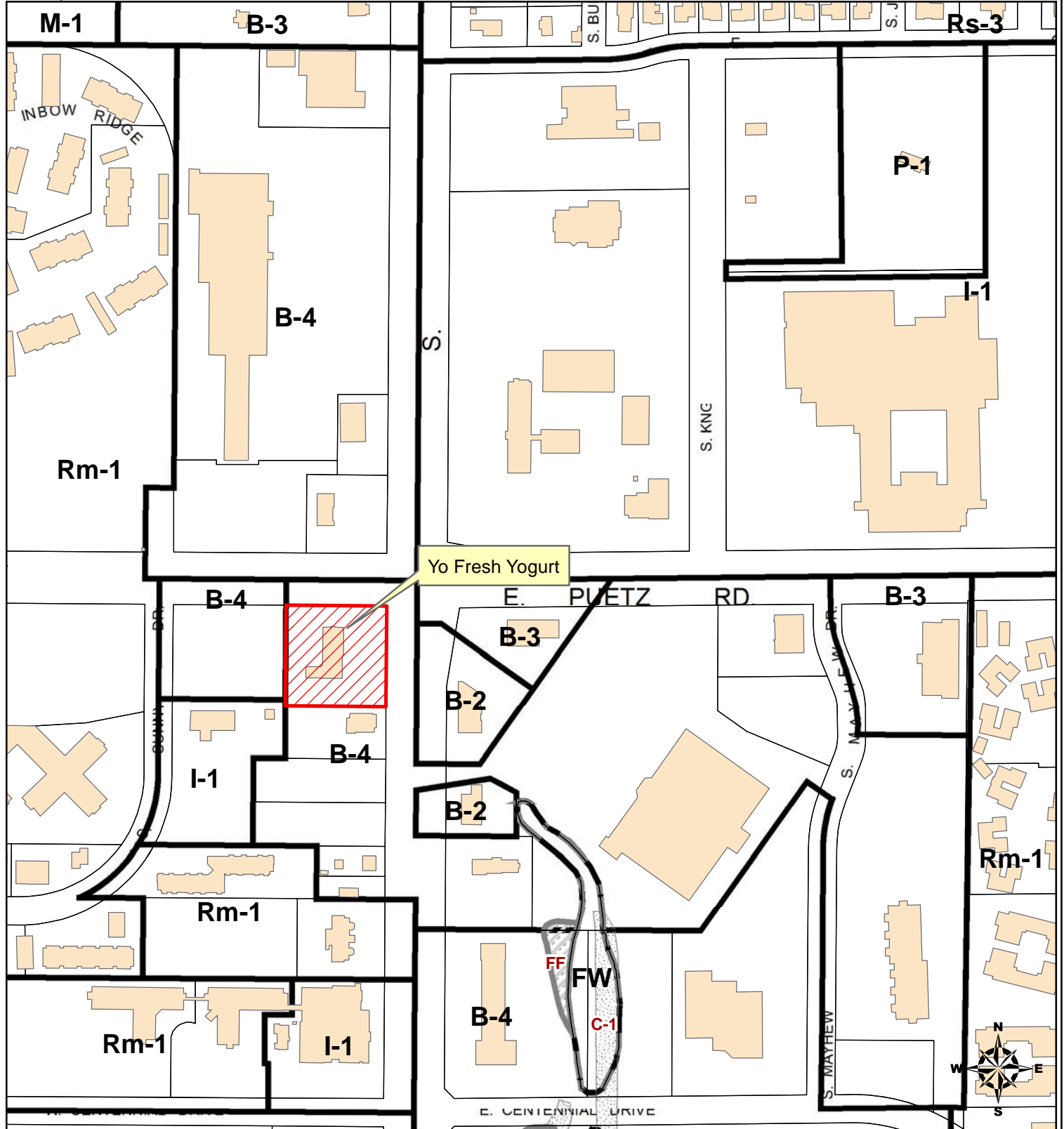
Prepared by:

Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted:

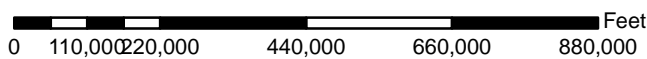
Douglas Seymour, AICP
Director of Community Development

**Sign Appeal
YoFresh Yogurt
8701 S. Howell Avenue**







Oak Creek

Department of Community Development



Legend

-  YoFresh_Yogurt
-  building2012
-  Parcels
-  Existing Street Pattern

JOB

8701 s howell, oak creek, steve karabon



popular colors



COST

new pick canvas sunbrella awnigs
white letters 6" high

welded frame 1" sq
7 year warranty
complete and installed



Plan Commission Report

ITEM: 5b

DATE: October 23, 2012

PROJECT: C&Rs – Automotive Service & Outdoor Storage of Rental Vehicles (Dollar Thrifty/DTG Operations, LLC)

ADDRESS: 545, 561, and 605 W. College Avenue

TAX KEY NO: 718-9978, 718-9977, and 718-9975

STAFF RECOMMENDATION: That the Plan Commission recommends that the proposed conditions and restrictions for the outdoor storage of rental cars at 545, 561, and 605 W. College Avenue be adopted as part of the conditional use permit, after a public hearing.

Ownership: Petrichor Holdings, LLC

Size: 6.5 acres

Existing Zoning: M-1 & M-1 (CCU), Manufacturing

Adjacent Zoning: north – City of Milwaukee
east – M-1 (PUD), Manufacturing
south – I-1, Institutional (MATC)
west – M-1, Manufacturing

Comprehensive Plan: Air Transportation

Wetlands: As indicated on concept plan

Floodplain: None

Official Map: No officially mapped streets affect this property

Commentary: At the October 9, 2012 meeting the Plan Commission recommended Common Council approval of a conditional use permit that would allow a Dollar Thrifty rental car service and storage facility with outdoor storage of fleet vehicles on the properties at 545, 561, and 605 W. College Avenue. Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review.

The conditions and restrictions limit the long-term outdoor storage to the rear/southern parking area but do leave some flexibility to use the front lot for short term storage of vehicles being picked up, dropped off, cleaned, or waiting for maintenance work. In addition the applicant asked for some flexibility to temporarily use the front lot for longer term storage if the rear one is not completed by May 1, 2013. The conditions and restrictions allow the Zoning Administrator to issue a temporary use permit of up to 90 days for this use if needed. Any use of the front lots in excess of 90 days shall require Plan Commission approval.

At the meeting the neighbor to the east expressed some concern about the potential for headlights to shine into his house. While his property is zoned M-1, Manufacturing, it is being used as a single-family residence. In order to address these concerns the conditions and restrictions require a screening fence and landscaping in the areas that abut this parcel.

The conditions and restrictions also reference the City's requirement that parking lots exceeding 50,000 square feet need to provide 10 percent interior landscaping. There also is language that allows for reductions in stall dimensions and area as well as drive aisle width for the rear vehicle storage area since it is not a publicly accessible parking lot.

If the Plan Commission is comfortable with the conditions and restrictions the appropriate action would be to recommend that the Common Council adopt them as part of the conditional use permit.

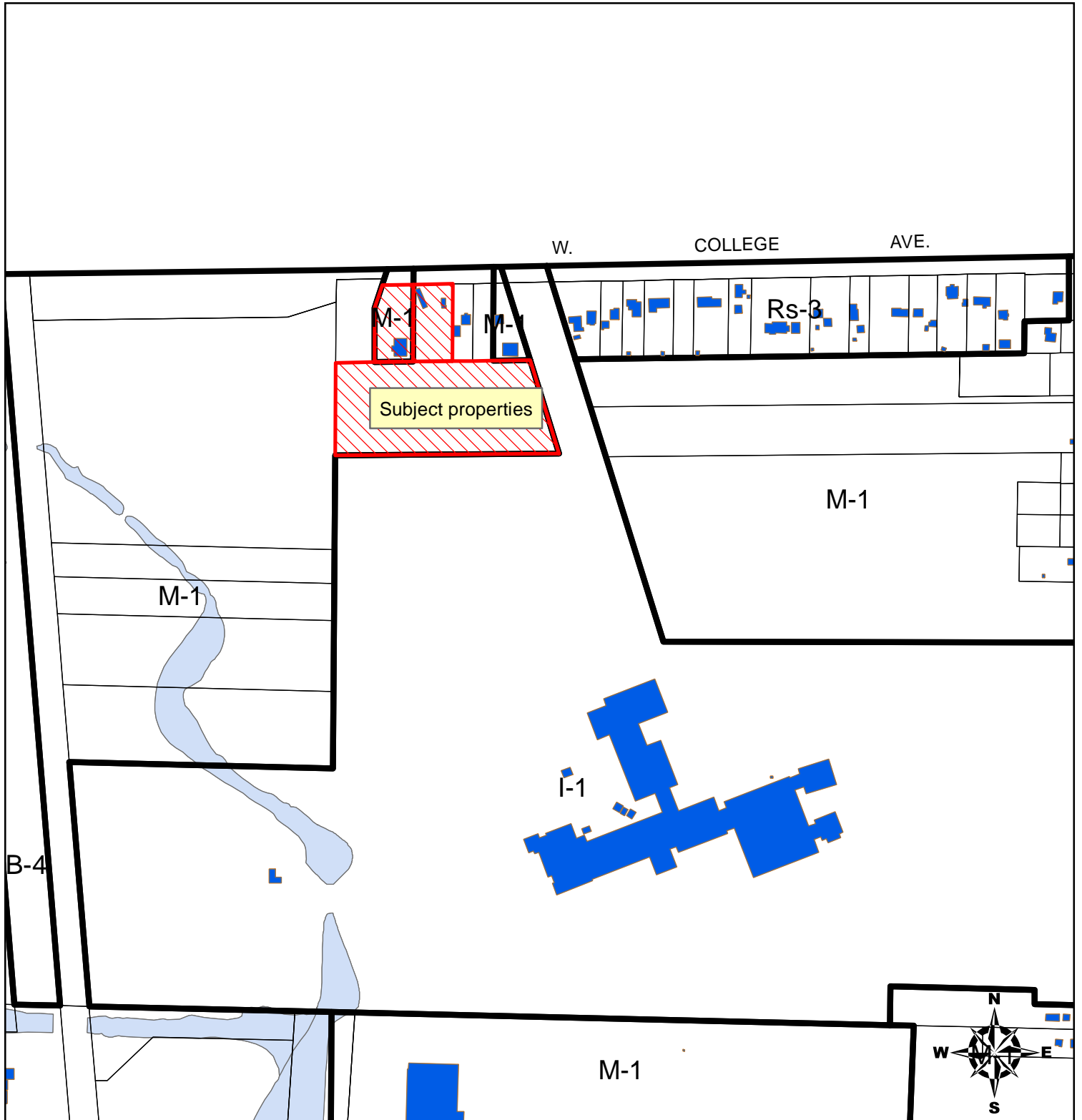
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

Conditions & Restrictions & CSM DTG Operations (Dollar Thrifty) 545, 561, and 605 W. College Avenue



OakCreek

Department of Community Development

Legend

-  Subject Parcels
-  Parcels 2012
-  Existing Street Pattern
-  Floodway

Applicant: DTG Operations, LLC
Property Address: 545, 561, and 605 W. College Avenue
Tax Key Number: 718-9978, 718-9997, 718-9975
Conditional Use: Outdoor storage of rental vehicles

Approved by Plan Commission
Approved by Common Council

1. LEGAL DESCRIPTION

This conditional use shall be confined to the following legally described parcels:

561 W. College Avenue - That part of the Northeast 1/4 of Section 5, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows: beginning at a point 8 rods East of the Northwest corner of said 1/4 Section; thence 20 rods South more or less to the South line of the North 1/2 of the North 1/2 of the North 1/2 of said 1/4 Section; thence 8 rods East; thence 20 rods North more or less; thence 8 rods West to a point of beginning, excepting therefrom the North 33 feet and further excepting that portion of said premises, bounded and described as follows: beginning at a point on the West line of said parcel said point being 132 feet East of the Northwest corner of said 1/4 Section and 33 feet South of the North line of said 1/4 Section; thence South 100 feet along the West line of said parcel; thence Northeasterly 105.7 feet to a point on the Southerly right-of-way line of West College Avenue; thence West 32 feet to the point of beginning; and further excepting that part conveyed in deed recorded May 7, 1986, as Document No. 5912108. Also excepting therefrom, that part of the Northeast 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows: commencing at a point in the West line of said 1/4 Section, 33 feet South of, measured at right-angles to, the North line of said 1/4 Section; thence East and parallel with the North line of said 1/4 Section, 164 feet to the point of beginning; thence Southwesterly along a straight line (the Southwesterly-most point of which is in the East line of the West 132 feet of said 1/4 Section, measured parallel with the North line of said 1/4 Section, and 100 feet South of, measured along said East line, a point in said East line which is 33 feet South of, measured at right-angles to, the North line of said 1/4 Section) to a point 55 feet South of, measured at right-angles to, the North line of said 1/4 Section; thence East and parallel with the North line of said 1/4 Section to a point 264 feet East of, measured parallel with the North line of said 1/4 Section, the West line of said 1/4 Section, thence North and parallel with the West line of said 1/4 Section to a point 33 feet South of, measured at right angles to, the North line of said 1/4 Section; thence West and parallel with the North line of said 1/4 Section to the point of beginning.

605 W. College Avenue – That part of the North 20 acres of the South 60 acres of the North 1/2 of the Northeast 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, lying West of the Chicago, North Shore and Milwaukee Railroad right of way and more particularly described as follows: Commencing at the Northwest corner of said Northeast 1/4 Section; thence South 0 deg 22' 35" West along the West line of said 1/4 Section 306.32 feet to the place of beginning of the lands to be described; thence North 89 deg. 36' 40" East, 665.52 feet to a point on the West line of the C.N.S. & M. Railroad right of way; thence Southeasterly along the West line of said right of way; 330.73 feet along the arc of a circle whose center is to the East and whose chord bears South 19 deg. 08' 57" East, 330.71 feet; thence North 89 deg. 53' 00" West, 776.00 feet to a point on the West line of said 1/4 Section; thence North 0 deg. 22' 35" East along said West line 306.32 feet to the place of beginning

545 W. College Avenue - All that part of the North 1/2 of the North 1/4 of the Northeast 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the North line of the Northeast 1/4 of Section 5, 264 feet East of the Northwest 1/4 of said 1/4 Section; running thence South parallel to the West line 20 rods (330 feet) more or less to a point in the South line of the North 1/2 of the North 1/4 of the Northeast 1/4 of Section 5; running thence East 135 feet on and along the South line of the North 1/2 of the North 1/4 of the Northeast 1/4 of said Section; thence North 20 rods (330 feet) more or less to a point in the North line of the Northeast 1/4 of said Section; thence West on and along the North line of said 1/4 Section 135 feet to the place of beginning, excepting therefrom that part conveyed in Warranty Deed Document No. 5944290.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) access drives (width and location)
- f) sidewalk locations
- g) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- h) location of loading berths

- i) location of sanitary sewer (existing and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed) including detention/retention basins if needed
- l) location of wetlands (field verified)
- m) location, square footage and height of signs

2) **Landscape Plan**

- a) screening plan for outdoor storage
- b) number, initial size and type of plantings
- c) parking lot screening/berming

- 3) **Building Plan**
 - a) architectural elevations
 - b) building floor plans
 - c) materials of construction

- 4) **Lighting Plan**
 - a) types of fixtures
 - b) mounting heights
 - c) type of poles
 - d) photometrics of proposed fixtures

- 5) **Grading, Drainage and Stormwater Management Plan**
 - a) contours (existing and proposed)
 - b) location of storm sewer (existing and proposed)
 - c) location of stormwater management and water quality structures and basins

- 6) **Fire Protection**
 - a) location of existing and proposed fire hydrants (public and private)
 - b) interior floor plan
 - c) materials of construction

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code. Community Development Staff may authorize reductions in parking stall area and drive aisle width for the rear storage lot since it is not accessible to the public.

4. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

5. LANDSCAPING

- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

| <u>Plant Type</u> | <u>Area of Coverage Provided</u> |
|---------------------------|--------------------------------------|
| Evergreen Tree (>8' Dia.) | 75 sq. ft. |
| Large Shrub (6-8' Dia.) | 38 sq. ft. |
| Medium Shrub (4-6' Dia.) | 20 sq. ft. |
| Small Shrub (2-4' Dia.) | 12 sq. ft. |
| Perennial (4.5" Pot) | 6 sq. ft. |

* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

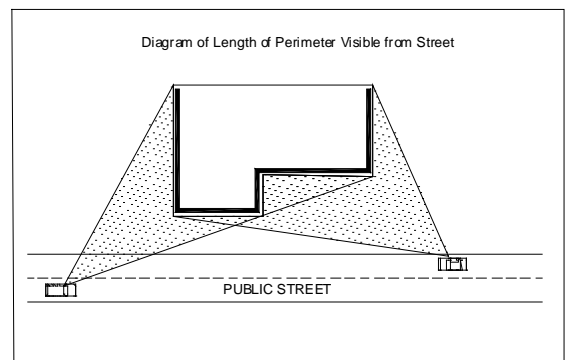
4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
 - B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area for lots under 50,000 square feet in area and 10 percent for lots 50,000 square feet or larger. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
 - C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
 - D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
 - E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - F. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - G. Screening of Outdoor Parking areas – Outdoor storage areas for rental vehicles shall not be located within the front or side yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - H. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
 - I. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
 - J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.

- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code. The applicant shall screen operations from the property to the east with a privacy fence or a combination of privacy fence and year round landscaping. This screening shall be approved by the Plan Commission.
- L. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. Acceptable exterior materials include split face concrete masonry, decorative block, 4-inch brick veneer, 4-inch stone veneer, cut stone panels, pre-cast concrete wall panels, and terra cotta. Proposals to use other materials, including cement fiber products or cultured stone shall require a ¾ majority of the Plan Commission. Materials such as smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building.



C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with an acceptable glass, brick or decorative masonry material.

- D. Material and color samples shall be submitted to the Plan Commission for review and approval.
- E. The Plan Commission has the discretion to adjust this minimum for building additions.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

| | Front and Street Setback | Rear Setback | Side Setback |
|---------------------|--------------------------|--------------|--------------|
| Principal Structure | 40 ft. | 20 ft. | 20 ft. |
| Accessory Structure | 40 ft. | 5 ft. | 5 ft. |
| Off-street Parking | 40 ft. | 10 ft. | 10 ft. |

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. Long-term storage of rental vehicles shall be limited to the rear/southern parking lot. The front portion of the property may be used for short term rental vehicle storage such as vehicles being dropped off, picked up, cleaned, or maintained. The Zoning Administrator staff may authorize temporary parking of fleet vehicles on the front portion of the property for up to 90 days if the southern parking area is not completed by May 1, 2013. Any request longer than 90 days shall require Plan Commission approval.

D. The outdoor storage area shall be used only for fleet vehicles normally associated with a commercial car rental operation. There shall be no storage of semi-trucks or trailers, recreational vehicles, and construction vehicles or equipment permitted.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district
- B. Outdoor storage of rental vehicles.
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use(s) shall begin installing or constructing the elements required in these conditions and restrictions for the conditional use(s) within twenty-four (24) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after commencing construction, if the structure(s) and paved area(s) for which an approval has been issued is not substantially completed. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

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

13. REVOCATION

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

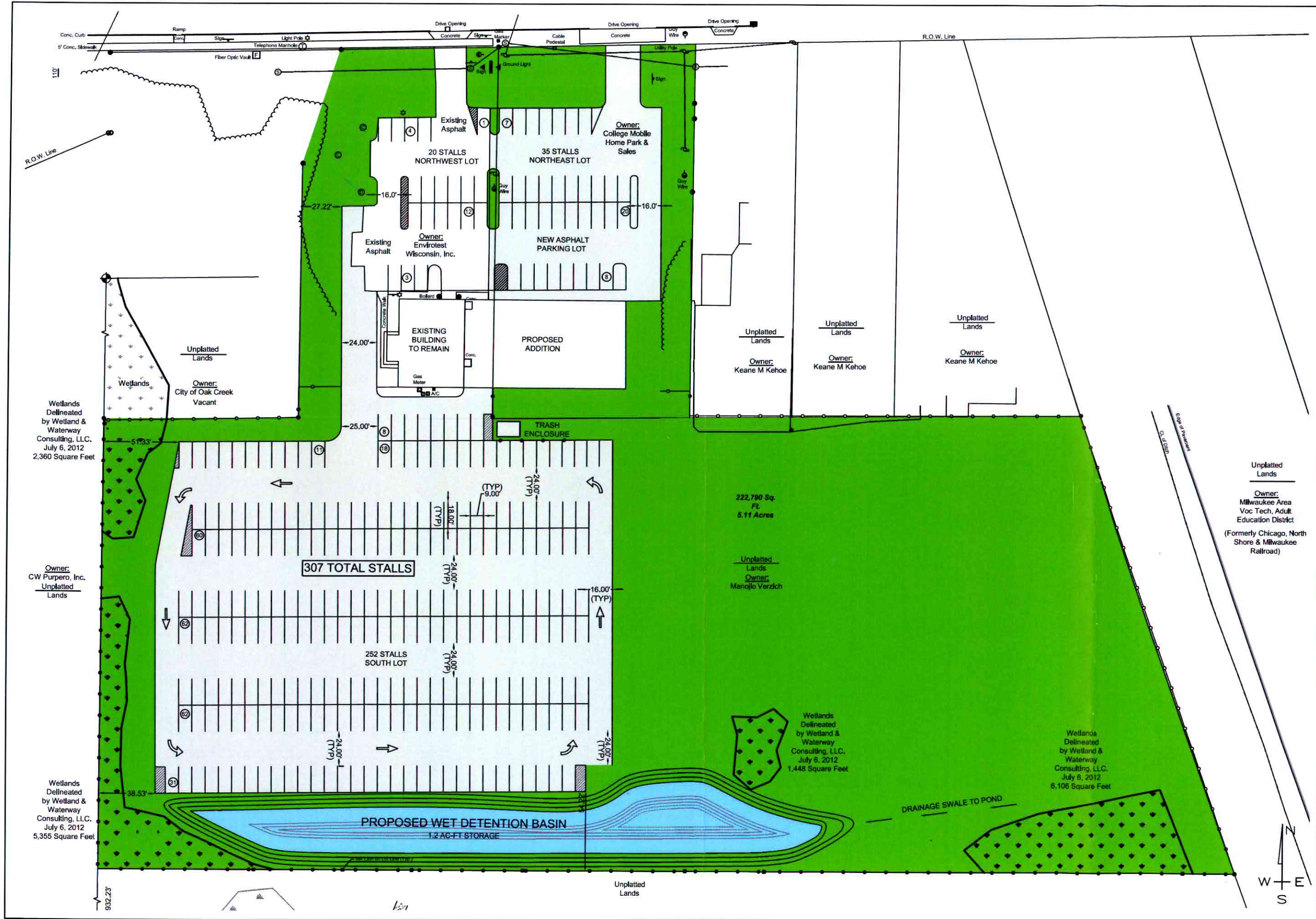
14. ACKNOWLEDGEMENT

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

Owner's authorized representative

Date

(please print name)



DAAR ENGINEERING, INC.
 ENGINEERS PLANNERS SURVEYORS
 522 EAST CHICAGO STREET, SUITE 500
 MILWAUKEE, WI 53212
 PHONE (414) 225-9817 FAX (414) 225-9826
 www.daarengineering.com

CONCEPT PLAN
 579.561.545 & 605 W COLLEGE AVE
 CITY OF OAK CREEK, WISCONSIN

JOHN SCHLUETER
 PETRICHOR HOLDINGS, LLC
 1755 N HUBBARD ST
 MILWAUKEE, WI 53212
 (414) 769-7000

SEAL

| | |
|-----------------|--------------|
| ISSUE DATE | Sep 27, 2012 |
| ISSUED FOR | CUP |
| PROJECT MANAGER | AEK |
| PROJECT NUMBER | 120184 |
| SCALE | 1"=30' |
| SHEET | |

C100



Plan Commission Report

ITEM: 5c

DATE: October 23, 2012

PROJECT: CSM – DTG Operations, LLC

ADDRESS: 545, 561, and 605 W. College Avenue

TAX KEY NO: 718-9978, 718-9977, and 718-9975

STAFF RECOMMENDATION: That the Plan Commission recommends that Common Council approve the certified survey map for the properties at 545, 561, and 605 W. College Avenue, subject to any technical corrections being made prior to recording.

Ownership: Petrichor Holdings, LLC

Size: 6.5 acres

Existing Zoning: M-1 & M-1 (CCU), Manufacturing

Adjacent Zoning: north – City of Milwaukee
east – M-1 (PUD), Manufacturing
south – I-1, Institutional (MATC)
west – M-1, Manufacturing

Comprehensive Plan: Air Transportation

Wetlands: As indicated on concept plan

Floodplain: None

Official Map: No officially mapped streets affect this property

Commentary: At the October 9, 2012 meeting the Plan Commission recommended Common Council approval of a conditional use permit that would allow a Dollar Thrifty rental car service and storage facility with outdoor storage of fleet vehicles on the properties at 545, 561, and 605 W. College Avenue. This certified survey map will combine all of these parcels into one.

One concern that came up is the location of the existing well. The well is located in an area where they are proposing expansion of the building. The applicant will need to install a new well, redesign the building, or consider extending municipal water to serve this property. Given that the nearest water main is 2,500 feet to the east, it may be cost prohibitive to extend it at this time, so one of the first two options is probably more likely.

There are some minor technical corrections that need to be made, including showing who delineated the wetlands and when they were delineated on the face of the CSM. Also there is an existing mobile home shown but that has since been removed so it should be removed from the CSM.

Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

CERTIFIED SURVEY MAP NO. _____

Being part of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of the Northwest 1/4 of the Northeast 1/4 of Section 5, 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 Northwest corner of said Northeast 1/4 Section;
Thence S 00°23'09" W along the West line of said 1/4 Section, 306.32 feet to the Place of Beginning;
Thence N 89°37'14" E, 132.00 feet;
Thence N 00°23'09" E parallel to said West line, 174.31 feet;
Thence N 17°59'26" E, 82.49 feet to the South line of West College Avenue;
Thence N 88°55'34" E parallel to the North line of said Northeast 1/4 along the South line of West College Avenue, 242.10 feet;
Thence S 00°23'09" W, 255.54 feet;
Thence N 89°37'14" E, 266.52 feet to a point on a curve, formerly the West line of the Chicago North Shore & Milwaukee Railroad right of way;
Thence Southeasterly 330.73 feet along the arc of a curve with a 11,534.19 foot radius to the Northeast and a chord bearing S 19°08'23" E, 330.71 feet;
Thence N 89°52'26" W, 776.00 feet to a point of the West line of said 1/4 Section;
Thence N 00°23'09" E along said West line 306.32 feet to the Place of Beginning.

Said lands containing 2289,608 square feet, 6.6485 acres.

That I have made such survey, land division and map by the direction of Petrichor Holdings, LLC., owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying, mapping and dividing the same.

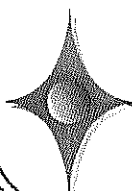
October 10, 2012
Date



[Signature]
William R. Henrichs
Registered Land Surveyor, S-2419

WETLAND PRESERVATION AREA RESTRICTIONS

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed, at the discretion of the landowner and with the approval from the municipality. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality, shall also be permitted. The removal of any vegetative cover that is necessitated by the approved construction of a residence or accessory building, shall be permitted.
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland Preservation Area area is prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.



DAAR
ENGINEERING, INC.

ENGINEERS PLANNERS SURVEYORS
518 West Cherry Street, Milwaukee, WI 53212
PHONE (414) 604-0674 FAX (414) 604-0677
www.daarcorp.com

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 120184
August 14, 2012
Sheet 2 of 3 Sheets

CERTIFIED SURVEY MAP NO. _____

Being part of the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 5 North, Range 22 East,
in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Petrichor Holdings, LLC., a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map. I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Oak Creek

IN WITNESS WHEREOF, the said Petrichor Holdings, LLC. has caused these presents to be signed by John Schlueter, Member, on this _____ day of _____, 2012.

In the presence of: Petrichor Holdings, LLC.

John Schlueter, Member

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2012, John Schlueter, Member, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that he executed the foregoing instrument as such Member as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek on this _____ day of _____, 2012.

Date
Stephen Scaffidi, Chairman

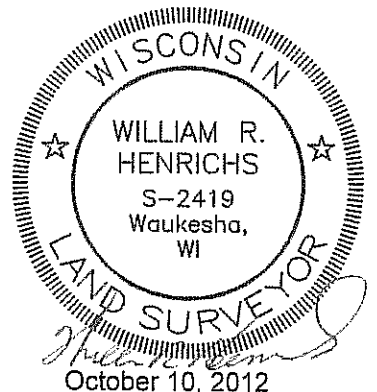
Date
Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2012.

Date
Stephen Scaffidi, Mayor

Date
Catherine A. Roeske, City Clerk



DAAR
ENGINEERING, INC.

ENGINEERS PLANNERS SURVEYORS
518 West Cherry Street, Milwaukee, WI 53212
PHONE (414) 604-0674 FAX (414) 604-0677
www.daarcorp.com

This instrument drafted by
William R. Henrichs, RLS S-2419

Job Number: 120184
August 14, 2012
Sheet 3 of 3 Sheets



Plan Commission Report

ITEM: 5d

DATE: October 23, 2012

PROJECT: Plan Commission Discussion –Temporary Sign Code

Commentary: At the request of staff, the Plan Commission is being asked to look at the issue of allowing feather/sail flags and other temporary advertising materials as permitted temporary signage. A business in the area is reasoning that economic times are tough and that current limitations on the types of temporary signs are unfair.

In April of 2010, the Plan Commission discussed the options of either suspending the temporary sign code or amending the code to allow for wind bourn signs. At that time, the Plan Commission chose to not suspend the code and not allow for wind bourn signs.

4-14-2010 Plan Commission Discussion – Amendments to Temporary Sign Code

Mr. Wagner explained to the Commission they are being asked by staff to look at the issue of allowing feather/sail flags and other temporary advertising materials as permitted temporary signage.

Commissioner Correll requested clarification on the allowances for grand openings and temporary signs. Mr. Wagner explained each business is allowed 21 days for a grand opening and then they are allowed the regular temporary signs under the code. Commissioner Correll questioned how Oak Creek compares to other surrounding communities. Mr. Wagner stated they were on par with other communities. There are communities that only allowed half of the sign size that is currently allowed by Oak Creek which is a 32 square foot sign. Commissioner Correll felt Oak Creek was competitive in what they allow in signage. As long as it is enforced he doesn't know what it would improve by trying to increase the parameters.

Mr. Wagner suggested they possibly allow for wind born signs such as sail flags or hot air balloons one time per year and charge a fee for these types of signs. There are also additional options outlined in the staff report.

Commissioner Cassista questioned if this was allowed potentially they could have five or six businesses at a time with flags at each of the strip malls and other businesses in Oak Creek. In her opinion it would look horrible and cheapen the community.

Commissioner Bukiewicz commented the signs are to try and increase business but we need to be careful with what we are willing to allow and should be able to charge a fee to try and deter businesses from using these types of signs. Mr. Wagner explained the way the code is currently written every business is on an even playing field and given the same amount of signage.

Commissioner Nowak suggested offering an additional temporary sign for a weekend for 250 dollars and see what type of response they have. If they have a lot of businesses taking advantage of this then it would not look good.

Commissioner Scaffidi questioned if there were a lot of enforcement issues with the grand opening waiver. Mr. Wagner stated they have not had a lot of issues with the grand opening but they are having some issues with businesses wanting signs for re-grand openings every year. Commissioner Scaffidi felt if they were to allow the inflatables it would have to be at a steep price to keep the area from becoming an eye sore.

Mr. Wagner tried to clarify the direction the Commission was going was to allow a once a year wind born signage for a large fee. Mayor Bolender suggested skipping the fee and not allowing any additional signs.

Currently, the temporary sign code only allows wind bourn advertising as it relates to a grand opening for private business. The current temporary sign code allows for banners and portable signs that do not exceed six feet in height, thirty-two square feet in area and be located on premise. Each business may be granted up to four temporary sign permits per calendar year. Each permit allows for one sign to be displayed for fifteen days. Temporary sign permits are not issued to properties that have changeable or electronic message boards.

Non-profit or general public interest events, as determined by the Zoning Administrator, are allowed to display one temporary sign per private property with the owner's consent. These groups are allowed to display the sign thirty days prior to the event. There is no limit to the number of events a group holds in a calendar year.

Recently, I have had to inform businesses that "feather" flags are not a permitted temporary sign within the City. I would like the Commission to discuss the issue of wind bourn signs and whether or not the City should allow those types of signs in the City or a specific allowance for "feather" flags. If the decision is to amend the ordinance to allow wind bourn advertising such as the sail flags, hot air balloons, streamers, and "gumbi" people, other amendments would need to be made to size and height regulations. A business owner indicated that he would be willing to pay a fee for these types of temporary signs.

No action will be taken on this item. The purpose of this discussion is to have the Plan Commission discuss the regulation of temporary signs. If the Plan Commission determines that a zoning ordinance amendment is appropriate, staff will prepare the necessary ordinance changes at the next meeting.

Prepared by:

Respectfully Submitted:

Peter Wagner
Zoning Administrator/Planner

Douglas Seymour, AICP
Director of Community Development

OPEN SUNDAYS

TCF BANK

Open 7 days

KOHL'S

05.18.2007



SHERWIN-WILLIAMS PAINTS



**HANDS
WASH**

**100%
HAND
WASH
COVER**

**100%
HAND
WASH
COVER**

M
MARTIN

| | |
|---------|-------|
| REGULAR | 99.9 |
| PLUS | 109.9 |
| PREMIUM | 119.9 |
| ULTRA | 129.9 |

EAST
100
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TrendSetters Hair Studio

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Plan Commission Report

ITEM: 5e

DATE: October 23, 2012

PROJECT: Plan Commission Discussion – Updating the City’s Vision Statement & Issues and Opportunities Section of the Comprehensive Plan.

Commentary: In 2002 the City adopted its Smart Growth Comprehensive Plan entitled *2020 Vision – A Comprehensive Plan for the City of Oak Creek*. While the Plan is a 20 year plan designed to serve the City until 2022, it is important to look at the plan and make adjustments along the way. A lot has changed since the plan was adopted. Oak Creek’s population has grown by almost 6,000 people and the area around S. Howell Avenue has seen a significant increase in the number of businesses. In addition new opportunities have opened up with the potential redevelopment of the lakefront and Drexel Town Square and a new freeway interchange at I-94 and W. Drexel Avenue.

As part of the update of the City’s Comprehensive Plan, staff is seeking input on the City’s Vision. The vision in the 2020 plan reads as follows:

In the 21st century, the City of Oak Creek will strive to be a diverse, balanced, attractive suburban community. Permanent open space, the lakeshore, parks, thoughtfully planned development, and citizen involvement will define its character. Oak Creek will aim to provide a variety of land uses, housing, activities, and jobs to meet resident needs, maintain a stable and mixed tax base, and provide a recognizable and attractive sense of place.

The vision section then goes on in more detail about each element of that statement. The full text of this section of the Comprehensive Plan is included with this report. The full version of the entire Comprehensive Plan can be found online at: <http://www.oakcreekwi.org/communitydevelopment/>

At this meeting staff will be seeking Plan Commission input about their vision for the City. Staff will also be taking input from the 2011 Citizen Engagement and Priority Assessment Survey, online comments on our facebook page, and meeting minutes from other planning efforts such as the Delphi and Lakefront redevelopment public meetings held in 2010 and 2011 as part of updating the City’s vision.

Some of the things to think about in advance of the meeting include:

1. What are some of the strengths of Oak Creek or attributes that make a desirable place to live?
2. What are some of the weaknesses or issues facing Oak Creek?
3. What opportunities does Oak Creek have that we may not have taken advantage of yet?
4. What are some threats or concerns that may impact Oak Creek in the future?
5. What is your vision for the City over the next 10-15 years?

At the November 13, 2013 we will present the revised vision statement, along with the remainder of the Issues and Opportunities chapter for the Commission’s review.

Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

SECTION TWO: COMMUNITY VISION

This section of the *Plan Recommendations* report includes the community vision statement—an expression of the direction the community wishes to head as the City moves into the 21st Century. It was derived from the year-long public participation process. This section also includes goals, objectives, and policies—developed by the Comprehensive Plan Update Committee—which expand upon that vision and outline specific steps to achieve that vision. Together, these elements form the foundation for the more detailed recommendations included in Section Three. Together with the information provided in *Volume I: Inventory and Analysis Report*, this section satisfies the requirements of the “Issues and Opportunities” element described in Section 66.1001, Wisconsin Statutes.

A. *Vision Statement*

In the 21st century, the City of Oak Creek will strive to be a diverse, balanced, attractive suburban community. Permanent open space, the lakeshore, parks, thoughtfully planned development, and citizen involvement will define its character. Oak Creek will aim to provide a variety of land uses, housing, activities, and jobs to meet resident needs, maintain a stable and mixed tax base, and provide a recognizable and attractive sense of place.

The **permanent preservation of open space** will be a defining element of Oak Creek. Open space is what brought many residents to Oak Creek in the first place. Ironically, in many communities, this attraction ultimately results in the destruction of open space. Oak Creek will preserve its resource protection areas through a variety of both simple and innovative techniques. The benefits of open space preservation include passive and active recreational opportunities, routes to connect neighborhoods and parks, wildlife habitat, stormwater management and flood control, gathering spots, neighborhood boundaries, land use buffers, and a community amenity that enhances economic development. Parks like Bender and Abendschein will be the “jewels on the necklace” of the community’s green space corridors.



New residential developments will be designed as “conservation neighborhoods” to promote open space preservation, attractive living environments, and neighborhood interaction. “Conservation neighborhoods” are designed around a framework of open space, including accessible neighborhood parks and green connections to other parts of the City. Conservation neighborhoods also provide streets and homes oriented to the pedestrian, shopping and services within walking distance, schools, and natural stormwater management. Neighborhoods embracing the more specific techniques of “cluster” or “traditional neighborhood” design should be developed in appropriate areas around the City—particularly adjacent to natural resource areas.

Oak Creek’s residential neighborhoods will be balanced by a variety of land uses **providing jobs, shopping, and tax base**. The community will be aggressive in attracting new businesses, and in retaining and helping to grow existing businesses. Most new job development will be focused in the Northbranch—Rawson Avenue Interchange—MATC—Airport area. A high-technology business and/or office park should be established along I-94 in this vicinity. Other job opportunities should be available in mixed use centers, such as the “City Center” near Puetz and Howell, the Southwest Mixed Use District in the Ryan Road interchange area, and the new “Lakeview Village” district near Bender Park. “Destination” restaurants and specialty shopping will also be promoted in these mixed use centers. The 27th Street Regional Shopping District and portions of the Southwest Mixed Use District will be home to larger-scale regional shopping, while the City Center and Lakeview Village will contain smaller-scale, community-oriented shopping.



Lakeview Village will signal the **rebirth of Oak Creek’s east side**. The fully-developed Bender Park and an open and protected Lake Michigan shoreline will drive east side development. Bender Park will include a boat launch, trails, an active recreational area, and a championship golf course. Spin-off development outside park boundaries may include a resort hotel, destination restaurants, and corporate offices. Over time, aging industrial areas north of Bender Park should be completely redeveloped with a variety of uses, including an easterly expansion of the historic Carrollville “traditional neighborhood.” Public access to the dramatic Lake Michigan shoreline will be

preserved and increased. Lakeview Village will be served by a variety of transportation options, including transit such as commuter rail, roads, and bikeways. Commuter rail should stop at a new station in the heart of Lakeview Village, surrounded by a variety of pedestrian-oriented uses. Highway 100 will serve as an attractive expressway linking Lakeview Village to the Interstate.

Oak Creek residents will continue to value the **ease and importance of transportation access** to and within the community. For business development, maintaining quick access to the Interstate, trains, and the airport will also continue to be of utmost importance. Expansions to existing roadways and new roads will be carefully considered in response to congestion. The benefits of congestion relief that may result from expansions will be weighed against possible negative community impacts of wider roads and higher speeds. Other transportation options should be implemented as congestion



increases, including commuter rail to Milwaukee and Chicago, expanded bus service, bikeways, and sidewalks. The careful placement of different land uses will also play a critical role in reducing the number and length of car trips.

Above all, Oak Creek will remain a ***community of caring, friendly people***. Oak Creek residents will join together to form a healthy, active community. Community involvement, civic improvements, community programs and events, and excellence in education will be priorities in maintaining Oak Creek's high quality of life.

B. Framework of Goals, Objectives, and Policies

The following set of overall goals, objectives and policies establish the comprehensive policy framework necessary to achieve the above vision and effectively respond to planning issues and challenges that Oak Creek will face. Together these goals, objectives and policies will provide the guidance that the City Plan Commission, Common Council, general public, and other interested groups and individuals need to guide the future growth and development of Oak Creek into the 21st Century.

Goals are broad Statements that express general priorities over how the City should grow. Objectives usually expand upon and are more specific than goals. They provide greater guidance for specific implementation strategies. The accomplishment of an objective contributes to the fulfillment of a goal.

Policies are rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives of the plan. Policies guide the specific recommendations found later in the Plan. They should also be used by City decision-makers on a day-to-day basis. For example, the City should use policies as it:

- Considers proposals to rezone property, review site plans, or issue conditional use permits.
- Revises development-related ordinances such as the zoning ordinance, subdivision ordinance, and official map
- Develop capital improvement plans.
- Communicates with private developers so that they know what the City expects in terms of the location, timing, and quality of development.

More specific goals, objectives, and policies directed towards specific elements of this *Comprehensive Plan* are included in Sections Four through Nine of this document.

C. Growth Management and General Land Use Goals, Objectives, and Policies

1. Goal

The City's growth management goal is to promote an economically efficient, environmentally sustainable, and compatible development pattern. Careful management of the location, impacts, appearance, and pace of development will assure a pattern that meets this goal.

2. Objectives

- a. Require new development to be consistent with this Comprehensive Plan and more detailed planning efforts.
- b. Continue to require development to "pay its own way" for the facility and service demands it generates.
- c. Plan a compatible land use pattern across the City.

- d. Update regulations as necessary to control the quality, impacts, location, and mix of private development.
- e. Continue to assure that the pace of development does not exceed the capacity of utilities and community facilities, in accordance with utility master plans.

3. *Policies*

- a. Prepare more detailed plans for land use, roads, and open spaces in advance of development, and require development to be consistent with or improve on such plans.
- b. Continue to require and update impact fees to charge new development for the additional services and facilities it generates.
- c. Require that all non-agricultural development within Oak Creek be served with the full array of municipal services, provided according to adopted City plans and programs.
- d. Promote a mix of commercial, industrial, and residential land uses in the community to provide a full range of housing, shopping, and job opportunities.
- e. Encourage redevelopment of key areas of the City, including lands near the lakeshore.
- f. Rezone properties and change or add zoning districts and standards to match the recommendations of the *Comprehensive Plan*.
- g. Assure that clearly incompatible uses are not located close to one another, and that appropriate separation and screening is used in other instances where incompatibilities might otherwise occur.
- h. Increase zoning flexibility to encourage mixed commercial, office, and residential projects in carefully planned projects.
- i. Use and adapt the site plan review process to demand high-quality building, site, and landscaping design.
- j. Continue to monitor the pace and mix of development activity, and consider regulatory techniques to control the pace and mix of development, where appropriate and legal.
- k. Update the *Comprehensive Plan* at least once every ten years. Do not amend the recommendations or maps in this plan more frequently than once per year, except in the case of technical errors or significant changes in community conditions.
- l. Coordinate with adjacent communities to address growth issues of mutual concern.

D. Community Character Goals, Objectives, and Policies

1. *Goal*

The term “community character” refers to *how* the community appears and feels to residents, visitors, and businesses, rather than *where* development is located. Community character planning is crucial in the formation of a definable, appealing community identity and in promotion of a high quality of life. The City’s goal is to preserve and enhance Oak Creek’s attractive suburban community character through preservation, enhancement, and connection of open space; attention to neighborhood and development design; development of “community activity centers” including parks and private mixed-use developments, encouragement and sponsorship of community events and education, and aesthetic and wayfinding treatments along major transportation corridors.

2. Objectives

- a. Use permanent open space as a defining aspect of Oak Creek's community character.
- b. Develop unifying themes for public space, land use, development design, and other aspects of community development for specific defined districts within the City.
- c. Assure that new development advances the desired community and district character.
- d. Develop and enhance community and neighborhood gathering points.
- e. Protect historic resources which contribute to the character of Oak Creek.
- f. Support community-oriented events and activities.
- g. Recognize education, educational facilities, and associated athletic programs as key aspects of Oak Creek's character.

3. Policies

- a. Consider permanent protection and enhancement of open space when reviewing all development proposals and making public expenditures.
- b. Require design of new neighborhoods and developments in a manner which respects, reflects, and enhances Oak Creek's character.
- c. Encourage rehabilitation, redevelopment, and infill of older areas in a way that respects Oak Creek's character, is compatible with surrounding uses, and improves appearance.
- d. Improve appearance and landscaping standards for new development.
- e. For planning purposes, divide the community into 8 to 10 planning districts, and develop character recommendations for each district. Key districts from a community character perspective include the City Center District near Puetz Road and Howell Avenue, the community's open space areas, the Lakeview Village District near Bender Park, and the community's entry roadway corridors.
- f. Protect the visual quality of major community thoroughfares and entryways by establishing specific site plan and building design review standards for these areas and through public lighting, landscaping, signage, and other improvements.
- g. Support community events and programs which celebrate the community of Oak Creek, in collaboration with the School District, Chamber, churches, clubs, and other groups.
- h. Support nomination of key historic buildings and districts in the community to the State and National Register of Historic Places and the Milwaukee County Landmark Program.
- i. Work on initiatives to preserve and celebrate the community's historic resources.



Plan Commission Report

ITEM: 5f

DATE: October 23, 2012

PROJECT: Affidavit of Correction – Certified Survey Map #8439

ADDRESS: 8730, 8850, 8940, and 9010 S. 5th Avenue

TAX KEY NOS: Multiple

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the affidavit of correction correcting the areas and notes for Lot 4 to reflect the inclusion of the areas between the meander line and edge of water.

Ownership: City of Oak Creek & Wispark, LLC

Size: 70.7 acres

Existing Zoning: A-1, Agricultural

Adjacent Zoning: north – I-1, Institutional
east – Lake Michigan
south – A-1, Agricultural (Lakefront Overlay district)
west – A-1, Agricultural (Lakefront Overlay district)

Comprehensive Plan: Lakeview Village (mixed use)

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property.

Commentary: In May of 2012 the City approved and recorded a certified survey map that created four (4) parcels of land out of the property at 9006 S. 5th Avenue. After it was recorded it was discovered that there was an error in the areas and notes section for Lot 4. The recorded CSM stated that the area for Lot 4 contained 629,451 square feet (14.4502 acres) and that area excluded lands between the meander line and the edge of the water. It should have read that Lot 4 contained 971,551± square feet (22.30± acres) and that area includes lands between the meander line and the edge of water.

In order to correct this mistake Milwaukee County requires that the City's Plan Commission and Common Council approve the affidavit of correction. This approval will not affect any other lots within the CSM.

A copy of the recorded CSM and the proposed affidavit of correction are included with this report.

Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

AFFIDAVIT OF CORRECTION

Document Number

Document Title

State of Wisconsin)
) ss
Milwaukee County)

I, RIZAL W. ISKANDARSJACH, Registered Land Surveyor, being first duly sworn on oath, depose and say:

That in preparing Certified Survey Map Number 8439, by the direction of Oak Creek Lakeside Land Holdings LLC, a Wisconsin limited liability company, recorded in the Register of Deeds for Milwaukee County, Wisconsin, on May 24, 2012 as Document No. 10120487, being a redivision of all of Lots 11 to 34, Block 1, of Erbacher and Gottschalk's Subdivision and lands located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 24, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, an error was made in the following transcriptions thereon:

Recording Area

Name and Return Address

JSD Professional Services, Inc.
N22 W22931 Nancy's Court, Suite 3
Waukesha, WI 53186

Parcel Identification Number (PIN)

On Sheets 2 of 5, the areas and notes under LOT 4 at the middle of the sheets are shown as follows:

LOT 4
629,451 SQ. FT.
14.4502 ACRES
AREA EXCLUDES LANDS
BETWEEN MEANDER LINE
AND EDGE OF WATER

The areas and notes should be corrected as follows:

LOT 4
971,551± SQ. FT.
22.30± ACRES
AREA INCLUDES LANDS
BETWEEN MEANDER LINE
AND EDGE OF WATER

Dated this ____ day of October, 2012

Rizal W. Iskandarsjach
Registered Land Surveyor S-2738

State of Wisconsin)
) ss
Milwaukee County)

Subscribed and sworn to
(or affirmed) before me
this ____ day of _____, 2012.

Kenneth R. Donahue
Notary Public, State of Wisconsin
My commission expires _____