

AGENDA

CITY OF OAK CREEK PLAN COMMISSION
REGULAR MEETING
November 27, 2012
6:00 p.m.
Common Council Chambers
8640 S. Howell Avenue

- 1) ROLL CALL
- 2) Minutes of the November 14, 2012 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) PLAN REVIEW – Review site, building, and landscaping plans for DTG Operations, LLC building addition and outdoor vehicle storage located at 561, 545, and 605 W. College Avenue (Tax Key No. Multiple) Follow this item on Twitter @OakCreekPC #OCPC-DTG
 - b) CONDITIONS & RESTRICTIONS – Review the conditions and restrictions for the Animal Hospital/Veterinary Clinic conditional use submitted by Bryan Majewski for the property at 8020 S. Howell Avenue. (Tax Key No. 814-9995) Follow this item on Twitter @OakCreekPC #OCPC-8020VetClinic
 - c) MINOR LAND DIVISION – Review a proposed 1-lot certified survey map submitted by Mark Verhalen for the property at 9441 S. Nicholson Road (Tax Key No. not assigned) Follow this item on Twitter @OakCreekPC #OCPC-VerhalenCSM
 - d) PLAN COMMISSION DISCUSSION – Staff will present the Plan Commission with the updated City vision statement for review and comment. Follow this item on Twitter @OakCreekPC #OCPC-CompPlanUpdate
- 5) 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, NOVEMBER 13, 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, Commissioner Bukiewicz, Mayor Scaffidi, Commissioner Michalski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Also present was Jeff Fortin Planner.

Commissioner Dickmann moved to approve the minutes of the October 23, 2012 regular Plan Commission meeting. Commissioner Michalski seconds. Roll call, all voted aye with the exception of Commissioner Correll who abstained. The minutes were approved as submitted.

Significant Common Council Actions

There were no comments or concerns from the Commission.

**Sign Appeal Hearing – Oak Creek Community Center
8580 S. Howell Avenue
Tax Key No.: 827-9014**

Mr. Fortin explained the Oak Creek Community Center was seeking a variance from Section 17.0708(c)(2), which states that ground signs in institutional and park districts shall not exceed ten feet in height and 64 square feet in area on one side or 128 square feet on two sides. They are also requesting a variance from Section 17.0705 (g) which limits the size of electronic message boards to no more than 50 percent of the sign's overall area and no greater than 50 square feet. If granted this variance would allow the Oak Creek Community Center to erect a new 11-foot high sign with 100 square feet of area per side and an electronic message board in excess of 50 square feet and 50 percent of the sign area.

Mayor Scaffidi opened the public hearing and made the first call for public comment. Mayor Scaffidi made a second call.

Mr. Rich Duchniak, 1035 E. Stone Creek Drive, explained the reasoning behind the request for variance. They were approached by the City of Oak Creek in regards to the new electronic message center and being allowed to include informational messages from the City. In the future the City will be losing its Howell Avenue sign and would like to keep its exposure on Howell Avenue. Mr. Duchniak requested a larger message center to be able to more effectively convey the messages to the community. The extra foot on the drawing allows them to go from four lines of 6" letters to four lines of 8" letters allowing for easy readability from 30-40' farther distance. The purpose of the variance is to have a sign that will more adequately convey information not only about Community Center events but about City events as well to the community.

Mayor Scaffidi made a third and final call. Hearing no additional comments or concerns Mayor Scaffidi closed the public hearing.

Sign Appeal – Oak Creek Community Center
8580 S. Howell Avenue
Tax Key No.: 827-9014

Commissioner Johnston questioned if with the addition of the changeable message sign if it would eliminate the wood post sign. Mr. Duchniak confirmed that was the case.

Commissioner Dickmann questioned if Ottawa University was going to be on the bottom where would the address be located. Mr. Duchniak stated the address panel would appear on the west end of the base and would face Howell Avenue. Commissioner Dickmann questioned if the City would be eliminating the message sign they had. Mayor Scaffidi stated eventually they would be eliminating the City's sign.

Commissioner Michalski questioned if they had a lot of signs of this size throughout the community. Mr. Fortin explained they have a few and the square footage was going to be 91 square feet on each size and if they were a business they would get 100 square feet on each. The only real difference between this and what you would see in most commercial districts is this is a foot higher. Area wise it is less than what they would allow for a business.

Commissioner Bukiewicz commented he understood the request for the variance because the City's sign is failing and this sign will also continue to serve the City even after City Hall moves.

Commissioner Bukiewicz moved that the Plan Commission approve the request for variance from Section 71.0708 (c)(2) and Section 17.0705 (g) and allow the Oak Creek Community Center located at 8580 S. Howell Avenue to erect a new 11-foot high sign with 100 square feet of area per side and an electronic message board in excess of 50 square feet and 50 percent of the sign area.

Commissioner Correll seconds. Roll call, all voted aye with the exception of Commissioner Siepert who abstained. The motion to approve carries.

Certified Survey Map – Peachtree Properties (Mini Rentals)
400 E. Oak Street
Tax Key No.: 719-9982

Mr. Fortin explained to the Commission the applicant was requesting approval of a 4-lot certified survey map for the property at 400 E. Oak Street. The CSM is being done to split the different portions of the development off into their own parcels and create one vacant parcel for future development on the corner of E. Oak Street & S. Howell Avenue. Lots in the M-1, Manufacturing zoning district are required to have 200 feet of width and 1 acre of lot area. Each of these lots meets or exceeds that requirement.

Commissioner Bukiewicz questioned what would be required for additional stormwater. Commissioner Johnston stated they would be required to add stormwater ponds. Commissioner Bukiewicz questioned if there would adequate space to add a pond if needed. Commissioner Johnston explained the biggest issue would be with Lot 1. Depending on the size of the building they would have to do stormwater and get a building which would limit the options on the site.

Mr. Frank Petelinsek, 611 E. Oak Street, questioned the zoning lines and if they represented the M-1 district. Mr. Fortin stated that was the case on the north side of Oak Street. Mr. Petelinsek questioned since when do they have trucking companies using a residential street. Mr. Fortin explained the street serves both residential and manufacturing. Mr. Petelinsek questioned if there was a load limit on the street. Commissioner Johnston stated there was a load limit and the semis were allowed to go to their final destination which happens to be on Oak Street.

Mr. Petelinsek stated the trucking company on Oak Street added additional concrete and were now parking two more trucks in front. He questioned if they needed a holding pond now that they added the additional concrete. Mr. Fortin was not sure and would need to look and see the amount of impervious surface on the site.

Mr. Petelinsek questioned why the businesses on Oak Street could not enter directly from Howell Avenue. Mr. Fortin explained there was a significant grade change and the way it has been developed it would be almost impossible to have trucks enter from Howell. Mr. Petelinsek questioned if the property was in a TIF district. Mr. Fortin stated it was in a TIF but there was no development being proposed at this time, just a land division.

Mr. Petelinsek stated Oak Street was an emergency exit for the Milwaukee County Airport and with the semis and cars parked on Oak Street you can't get through. The division of this property would make it harder to police this area. He questioned if the conditions and restrictions on the buildings were still being followed. Mr. Fortin explained this in not a conditional use area but a straight M-1 zoning so there are no conditions and restrictions on these buildings. Mr. Petelinsek questioned if the one acre lot size met the zoning requirements. Mr. Fortin stated that was correct the zoning ordinance requires one acre lots with 200 feet of width.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map for the property at 400 E. Oak Street is approved, subject to the following conditions:

1. That any technical corrections are made prior to recoding, including placing a note on the face of the CSM that says any additional development will require stormwater management.
2. That the lot line between parcels 1 and 2 is adjusted to ensure that the lateral serving the building on parcel 2 is entirely contained on that parcel.

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

**Rezone & Conditional Use Permit – Animal Hospital/Veterinary Clinic
8020 S. Howell Avenue
Tax Key No.: 814-9995**

Mr. Fortin explained to the Commission the applicant was requesting that the property at 8020 S. Howell Avenue be rezoned from B-2, Community Business to B-4, Highway Business and that a conditional use permit be issued for an animal hospital/veterinary clinic. The applicants intend on constructing a clinic on the northern portion of this property.

They anticipate this will be a 1-story building between 6,500-8,000 square feet. There would be no outdoor kennels or cages and there will be no boarding of animals. Staff is encouraging them to approach the bank about using the existing access drive as an additional means of access.

Commissioner Correll expressed concern about the southern portion of the lot but was in favor of what was being proposed at this time.

Mayor Scaffidi questioned if they could restrict the use on the southern portion of the property away from restaurant. Mr. Fortin explained if someone wanted a drive-thru they would have to come through the conditional use process so it would come back for approval. A regular restaurant would be allowed at this time under the current zoning.

Commissioner Dickmann stressed he would like to see them to talk to the neighbors about using the access road to keep the traffic off of Howell Avenue if possible.

Commissioner Bukiewicz expressed concern for the south property and it not being developed and he appreciates that they have cleaned up the property and would like it to stay that way. He would not be in favor of the shared access with the bank. Mr. Fortin clarified they would have their own access off of Howell but they were looking for the additional cross access easement so customers would not need to re-enter Howell Avenue if going north to the bank or restaurant.

Mr. Kurt Klapperich, CBRE, explained how they could get another business on the south portion of the lot and still have a buffer between the neighborhoods.

Ms. Betty Kienzle, 7975 S. Wynbrook Court, requested clarification on what was going to be going on the lot. Mr. Fortin explained the animal hospital would be going on the north portion of the lot and there may be something on the south in the future. Ms. Kienzle questioned if the animal hospital required a highway business zoning. Mr. Fortin confirmed that was the case. Ms. Kienzle questioned if it was rezoned to highway business would the City have any power to say they don't want the next

business that comes forward. Mr. Fortin explained the difference between the B-4 and B-2 zoning. The B-4 zoning expands the conditional uses that people can apply for. Anything that would cause a negative impact such as a restaurant with a drive-thru or an auto repair shop would need a conditional use permit before being allowed to move forward. A restaurant would be allowed under the current zoning. Ms. Kienzle questioned what would happen if the animal hospital changed their mind and did not build would the site go back to the B-2 zoning. Mr. Fortin explained the conditional use permit would have an expiration date and the underlying property would be zoned B-4; however the City would have the opportunity to rezone it back after a public hearing if that is the way the Council wanted to go with the zoning.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the property at 8020 S. Howell Avenue be rezoned from B-2, Community Business to B-4, Highway Business and that a conditional use permit be issued for an animal hospital veterinary clinic be issued, after a public hearing.

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconds. Roll call all voted aye. The meeting was adjourned at 6:52 p.m.



Plan Commission Report

ITEM: 4a

DATE: November 27, 2012

PROJECT: Plan Review – 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 approves the site, building, and landscaping plans, subject to the following conditions:

1. That a revised site plan reflecting the additional overhead doors is submitted to the Community Development Department.
2. That all building and fire codes are met.
3. That the final site grading, drainage, and stormwater management plans are reviewed and approved by the Engineering Department prior to the issuance of building permits.
4. That the lighting plan is reviewed and approved by the Electrical Inspector prior to the issuance of building permits.
5. That the fence is moved outside of the wetland areas and that the fence on the shared lot lines between this property and the residences to the east is changed to a solid wood fence to aid in screening.
6. That the final landscaping plan, incorporating additional landscaped island(s) in the front parking area is reviewed and approved by the City Forester and Department of Community Development.
7. That a development agreement for the sidewalk extension across the entire property is entered into between the developer and the City.

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 site 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. The conditions and restrictions were recommended for Council approval at the October 23, 2012 meeting. The Council approved this item at the November 20, 2012 meeting.

The site will be developed in two phases. Phase 1 will include reconstruction of the front parking area, the building addition, and the western portion of the vehicle storage area, which contains 237 stalls. The second Phase would be the addition of 242 stalls. There is no determined schedule for when Phase 2 construction would occur. The applicant is hoping to attract another car rental tenant to use that space and at that time the additional stalls would be constructed. The parking lots would be separated with a chain link fence.

The original conditions and restrictions reviewed by the Plan Commission had a requirement that 10 percent of the rear parking lot needed to have landscape islands since it exceeded 50,000 square feet in area. However since this is a private vehicle storage area they are exempt from the internal landscape island requirements. Our zoning code only requires islands in parking lots for the general public (visitors, customers, etc). The front parking lot is not and they will need to have at least 5 percent landscape islands in that lot. The conditions and restrictions were be amended to reflect this prior to Council approval. Staff would also like the eastern driveway approach repaired as part of this project. The applicant will also need to install sidewalk all the way to the eastern end of this development.

The proposed building addition will be designed to match the existing building. It will have three additional overhead doors and will be finished with the same cmu block on the bottom and fluted concrete units on the top that are found on the existing building. The applicant will need to work with the Fire Department on fire protection plans for the building. During the review staff noticed that the site plan does not show entrance drives leading to two (2) of the overhead doors, there are parking stalls there instead. The applicant was alerted to this error and is making the required changes. The revisions were not submitted in time for inclusion into this staff report but we will e-mail them to the Commission as soon as they are received.

At a previous meeting the neighbor to the east expressed some concern about the potential for headlights to shine into his house. He has asked the applicant to install a solid fence along his western property line to shield headlights from coming into his house and the applicant has agreed to do this. They are also providing some landscape screening.

The stormwater pond is designed to accommodate both phases of this development. The Engineering Department is concerned with the significant amount of water that will be sheet flowing from this lot into the pond. They would like some catch basins installed in the parking lot. This can be worked out in the final grading and drainage plans, which require Engineering Department approval.

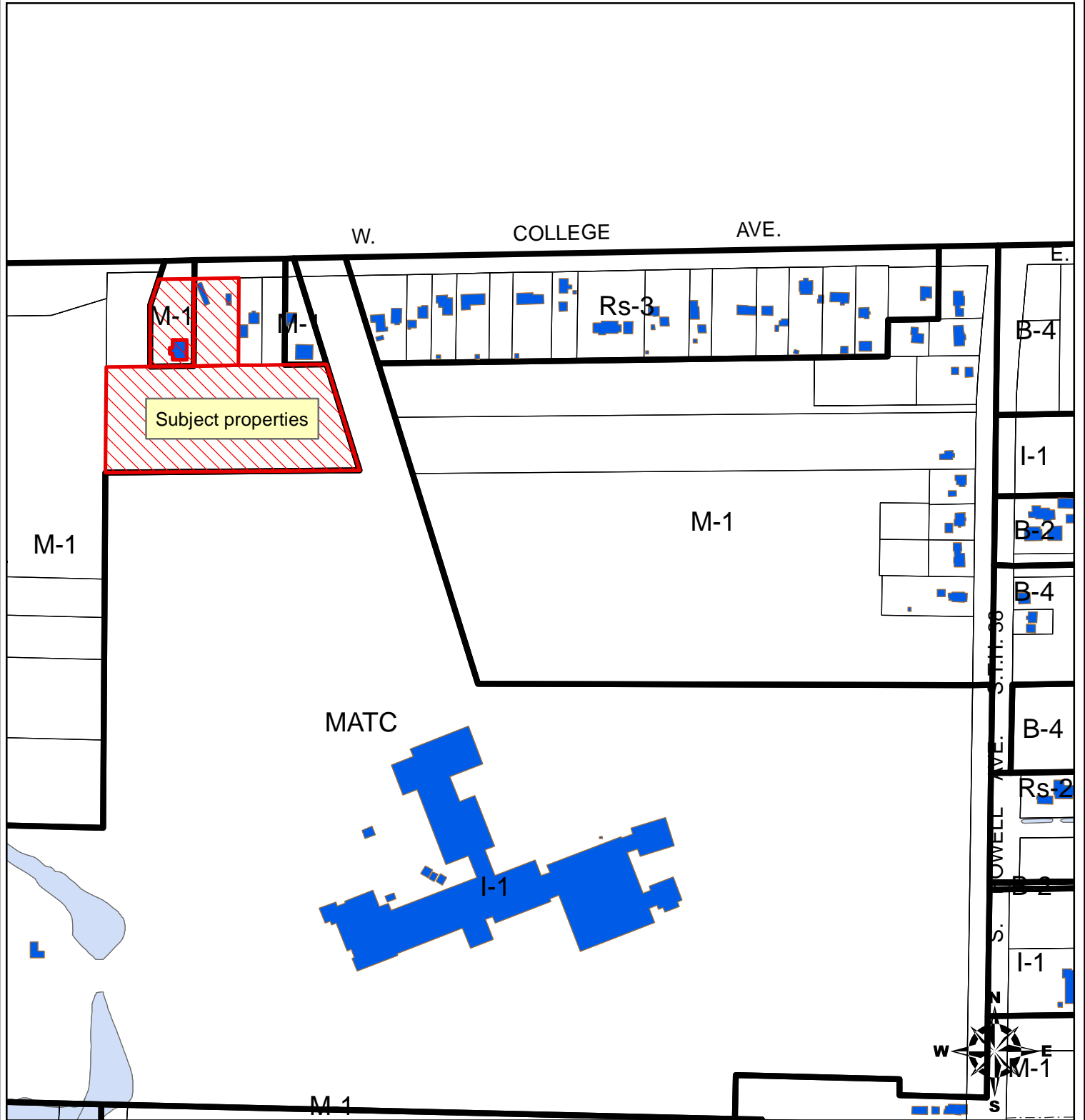
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

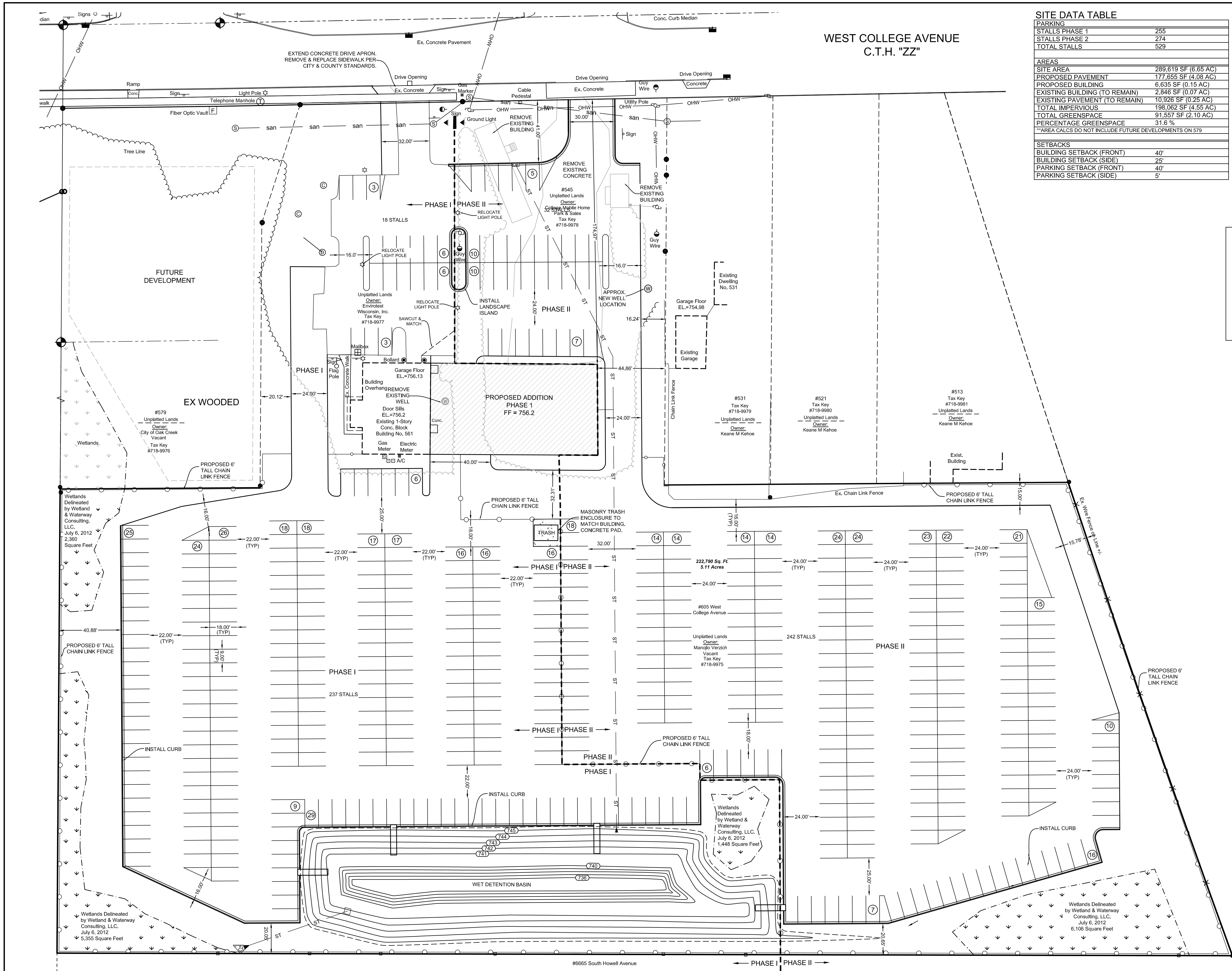
Douglas Seymour, AICP
Director of Community Development

Plan Review
Dollar Thrifty/DTG Operations, LLC
545, 561, and 605 W. College Avenue



Legend

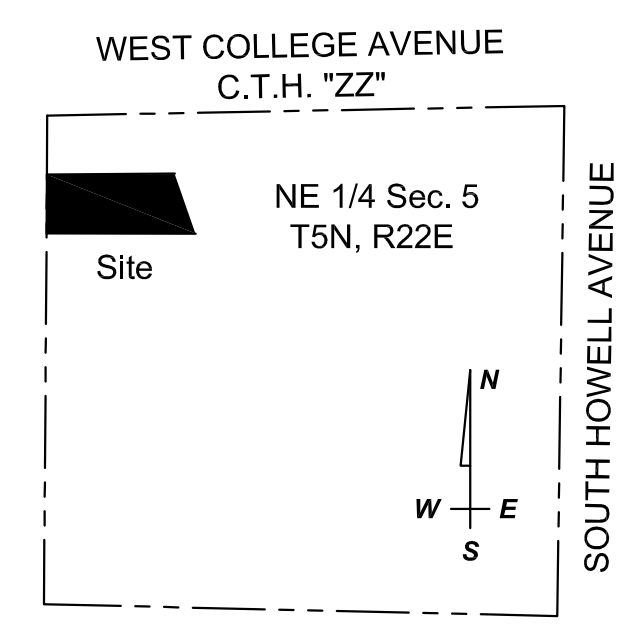
- Subject Properties
- Existing Street Pattern
- Floodway



WEST COLLEGE AVENUE
C.T.H. "ZZ"

SITE DATA TABLE	
PARKING	
STALLS PHASE 1	255
STALLS PHASE 2	274
TOTAL STALLS	529
AREAS	
SITE AREA	289,619 SF (6.65 AC)
PROPOSED PAVEMENT	177,655 SF (4.08 AC)
PROPOSED BUILDING	6,635 SF (0.15 AC)
EXISTING BUILDING (TO REMAIN)	2,846 SF (0.07 AC)
EXISTING PAVEMENT (TO REMAIN)	10,926 SF (0.25 AC)
TOTAL IMPERVIOUS	198,062 SF (4.55 AC)
TOTAL GREENSPACE	91,557 SF (2.10 AC)
PERCENTAGE GREENSPACE	31.6 %
**AREA CALCS DO NOT INCLUDE FUTURE DEVELOPMENTS ON 579	
SETBACKS	
BUILDING SETBACK (FRONT)	40'
BUILDING SETBACK (SIDE)	25'
PARKING SETBACK (FRONT)	40'
PARKING SETBACK (SIDE)	5'

VICINITY SKETCH



VICINITY SKETCH
Scale 1:1000

LEGEND

- -165 --- EXISTING MINOR CONTOUR
- -164 --- EXISTING MAJOR CONTOUR
- (164) PROPOSED CONTOUR
- x 868.9TC PROPOSED SPOT GRADE AT TOP OF CURB
- x 868.9C PROPOSED SPOT GRADE ON CONCRETE SLAB
- x 868.9A PROPOSED SPOT GRADE ON ASPHALT

UTILITY LEGEND

- st EXISTING STORM SEWER
- wm EXISTING WATER MAIN
- san EXISTING SANITARY SEWER
- ST PROPOSED STORM SEWER
- WM PROPOSED WATER MAIN
- SAN PROPOSED SANITARY SEWER

PROPOSED UTILITY LEGEND

- CB PROPOSED CURB CATCH BASIN
- ▲ PROPOSED FLARED END SECTION
- PROPOSED OUTLET STRUCTURE
- W PROPOSED WELL LOCATION

EXISTING UTILITY LEGEND

- (C) EXISTING ROUND CATCH BASIN
- EXISTING CURB CATCH BASIN
- (D) EXISTING STORM MAN HOLE
- (S) EXISTING SANITARY MAN HOLE

ENGINEER

AARON E. KOCH, P.E.
DIRECTOR OF ENGINEERING
DAAR ENGINEERING
325 E CHICAGO STREET, SUITE 500
MILWAUKEE WISCONSIN 53202
414-935-4437

DEVELOPER

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

DAAR ENGINEERING, INC.
ENGINEERS PLANNERS SURVEYORS
325 EAST CHICAGO STREET, SUITE 500
MILWAUKEE, WI 53202
PHONE (414) 225-9817 FAX (414) 225-9826
www.daarengineering.com

SITE PLAN
561 E. 545, 605 W. COLLEGE AVE
OAK CREEK, WISCONSIN

CLIENT
JOHN SCHLUETER
PETRICHOR HOLDINGS, LLC
1755 N HUBBARD ST
MILWAUKEE, WISCONSIN 53212

SEAL

ISSUE DATE
Oct 26, 2012

ISSUED FOR
PERMIT

PROJECT MANAGER
AEK

PROJECT NUMBER
120184

SCALE
1"=30'

SHEET
C1.0

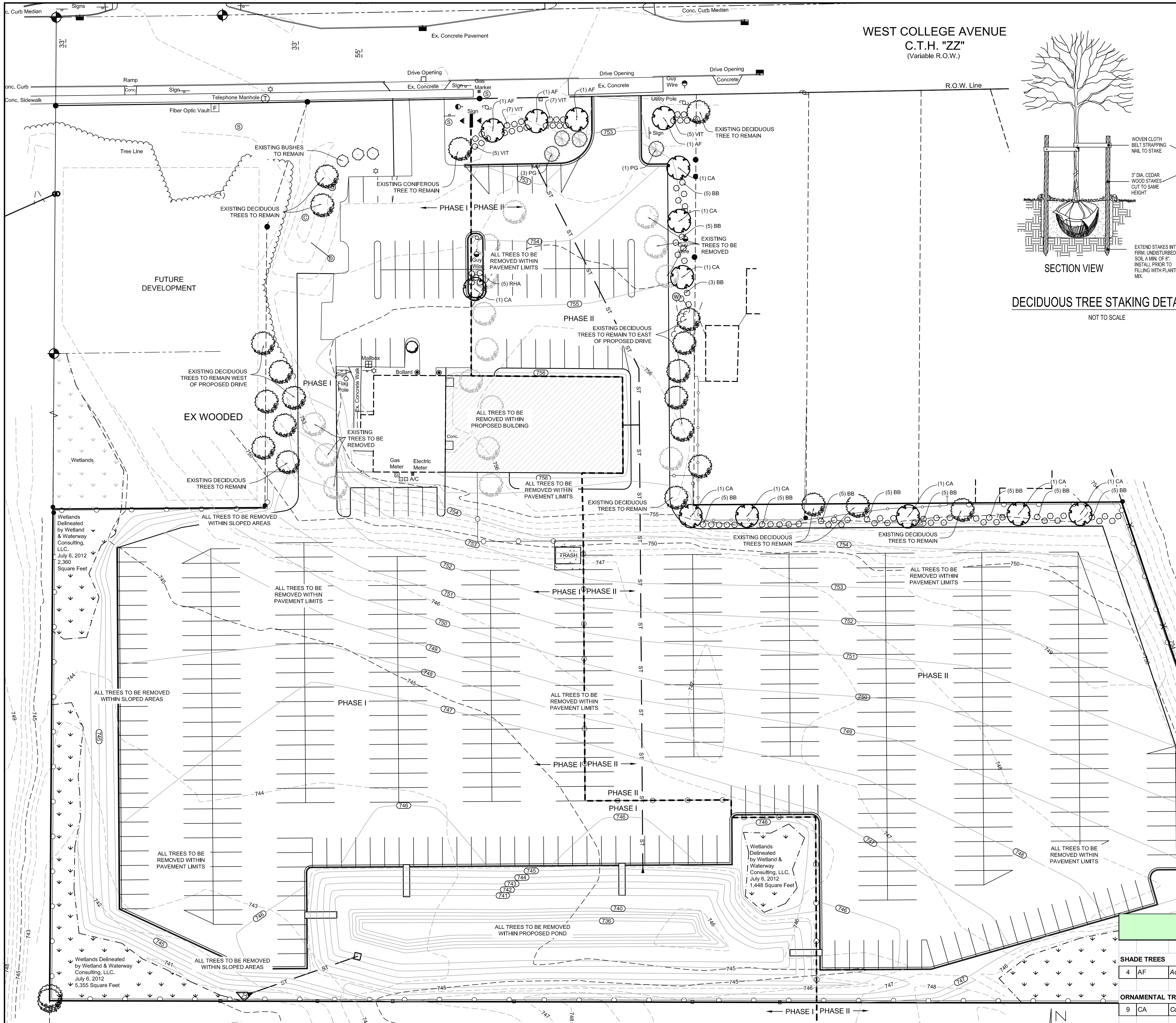


WISCONSIN STATE STATUTE 182.0175 REQUIRES
THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

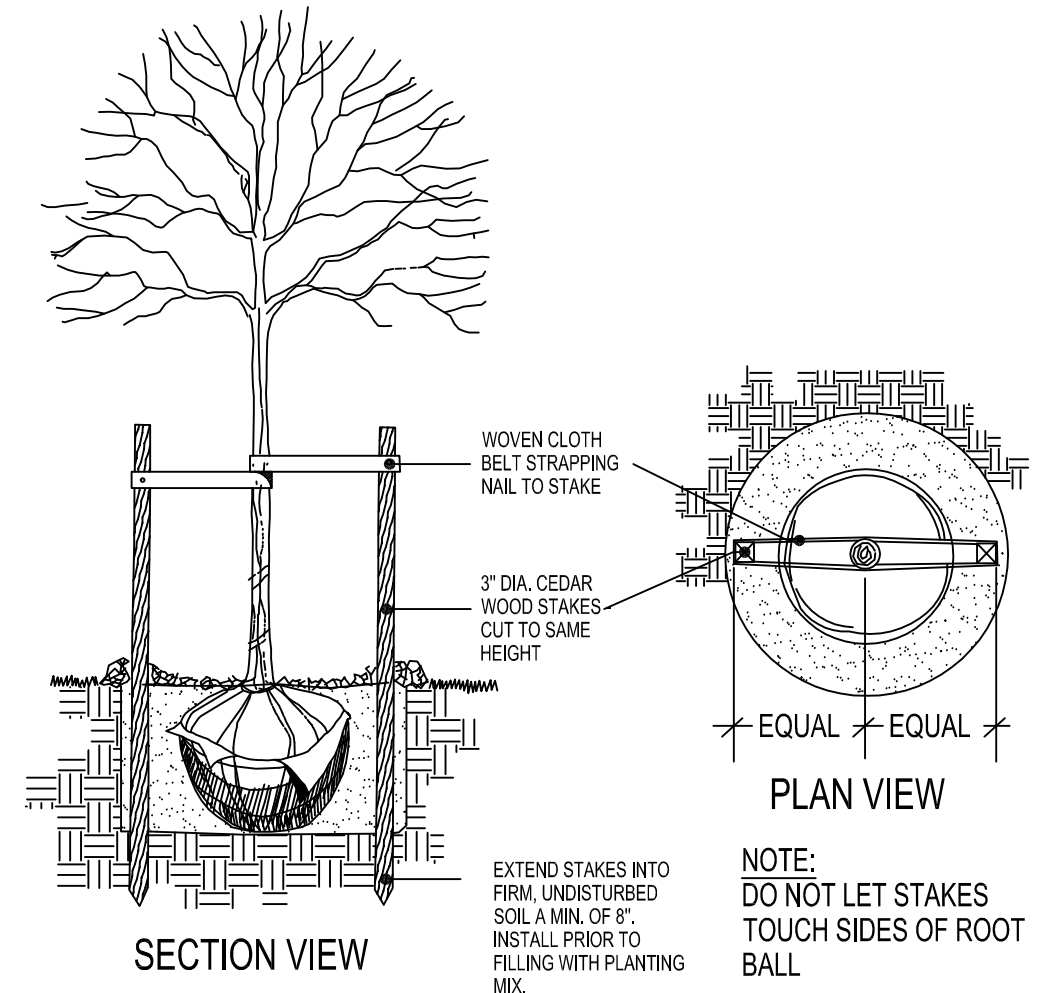
NOTES:
1. PIPE RUN LENGTHS AS SHOWN ON THIS PLAN ARE MEASURED NODE-TO-NODE (I.E. CENTER-TO-CENTER OF MANHOLES).
2. THE LOCATION AND SIZE OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION OR THE LOCATION OF OTHERS NOT SHOWN. CONTACT DIGGERS HOTLINE.
3. ALL SITE GRADING ACTIVITY AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (1000-1070). ALL EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS AND SHALL BE MAINTAINED DURING CONSTRUCTION.

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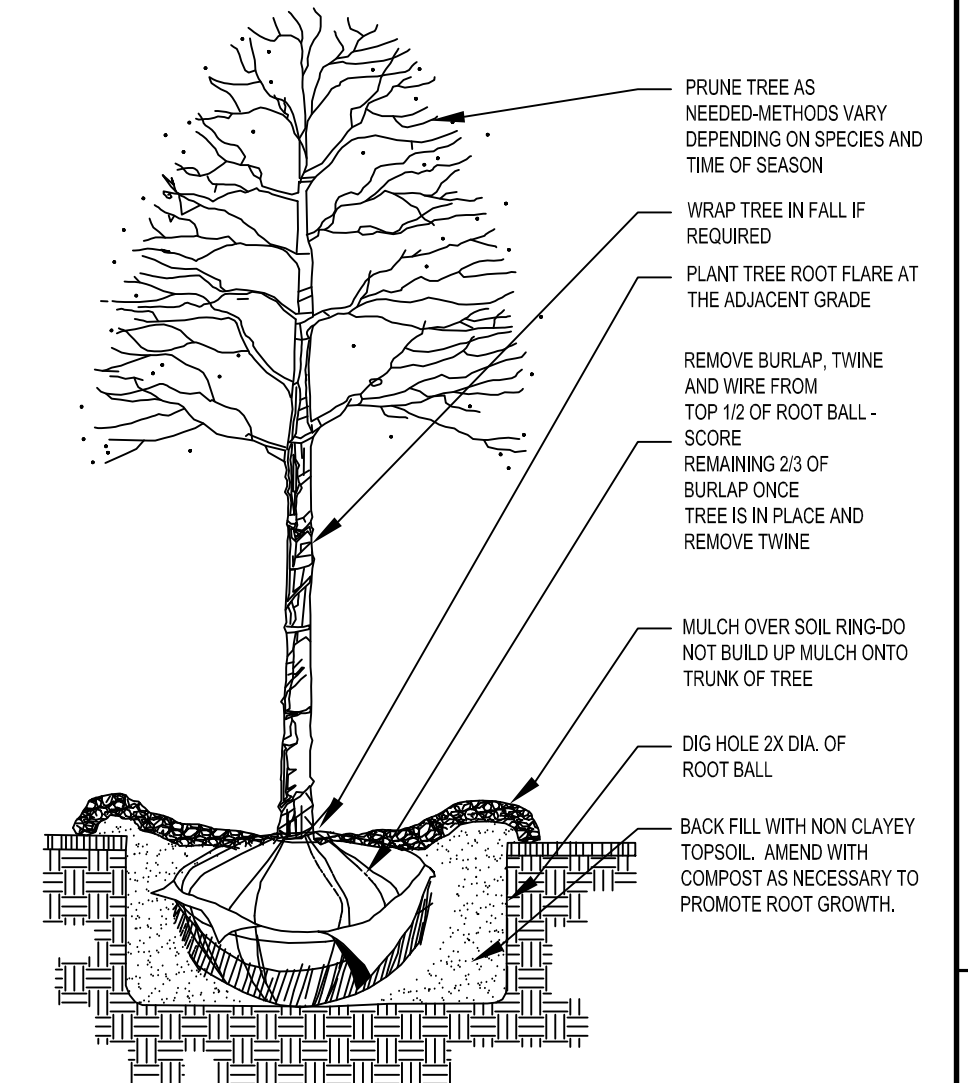
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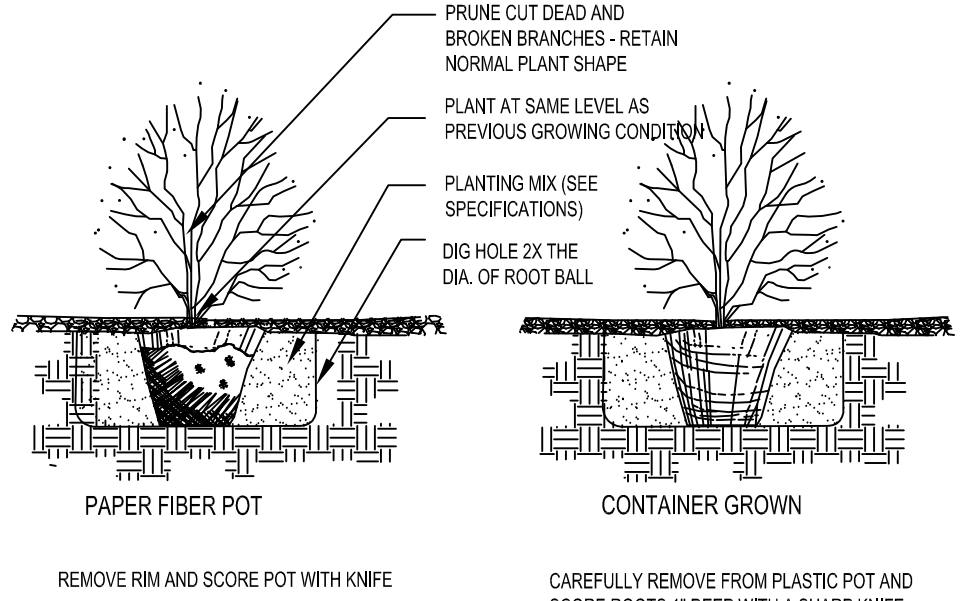
WEST COLLEGE AVENUE
C.T.H. "ZZ"
(Variable R.O.W.)



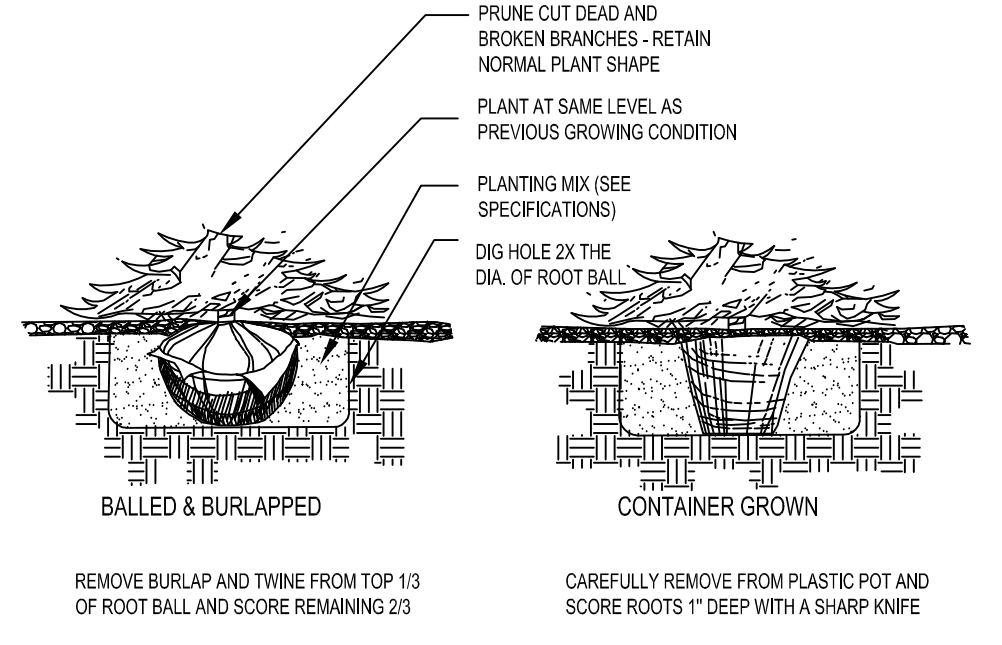
DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



POTTED SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT MATERIAL SCHEDULE

QTY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	FORM	REMARKS
SHADE TREES						
4	AF	Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	3" cal	BB	Full form
ORNAMENTAL TREES						
9	CA	Cornus alterniflora	Pagoda Dogwood	2" cal	BB	Single stem
DECIDUOUS SHRUBS						
53	BB	Euonymus alatus	Burning Bush	4'	BB	Clump
5	RHA	Rhus Aromatica 'Gro-Low'	Gro Low Fragrant Sumac	2'	POT	
24	VIT	Viburnum trilobum	American cranberrybush Viburnum	4'	BB	
EVERGREEN TREES						
4	PG	Picea glauca var. Densata	Black Hills Spruce	5-6'	B & B	Space 10-15' O.C

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325 EAST CHICAGO STREET, SUITE 500
MILWAUKEE, WI 53203
PHONE (414) 225-9817 FAX (414) 225-9826
www.daarengineering.com

LANDSCAPE PLAN
561, 545, 605 W COLLEGE AVE
OAK CREEK, WISCONSIN

CLIENT
JOHN SCHLUETER
PETRICHOR HOLDINGS, LLC
1755 N HUBBARD ST
MILWAUKEE, WISCONSIN 53212

ISSUE DATE	Oct 26, 2012
ISSUED FOR	PERMIT
PROJECT MANAGER	AEK
PROJECT NUMBER	120184
SCALE	1"=30'
SHEET	L1.0



- KEYED MATERIAL NOTES:**
- ① NOM. 8X16 CONCRETE MASONRY UNITS (CMU), MATCH EXISTING
 - ② NOM. 8X16 FLUTTED CONCRETE MASONRY UNITS, MATCH EXISTING
 - ③ THERMALLY IMPROVED BRONZE ANODIZED ALUMINUM WINDOW SYSTEM WITH LOW-E GLAZING.
 - ④ THERMALLY IMPROVED BRONZE ANODIZED ALUMINUM STOREFRONT ENTRANCE SYSTEM WITH LOW-E GLAZING.
 - ⑤ PRE-FINISHED ARCHITECTURAL METAL PANEL FASCIA
 - ⑥ PRE-FINISHED METAL COPING - MATCH EXISTING
 - ⑦ 12X14 INSULATED SECTION OVERHEAD DOORS WITH VISION LITES
 - ⑧ 6 IN. CONCRETE PIPE BOLLARDS

118'-0"
PARAPET

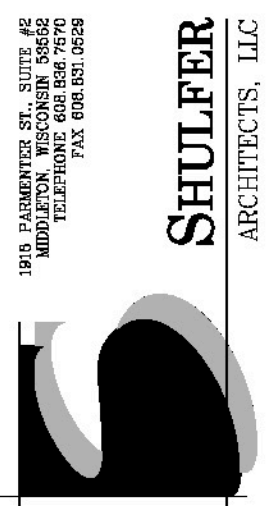
116'-0"
EXISTING PARAPET

114'-0"
OVERHEAD DOOR

110'-0"
CANOPY

108'-0"
WINDOW HEAD

100'-0"
FINISHED FLOOR



COLLEGE AVENUE
REDEVELOPMENT
579, 561, 545 & 605 W COLLEGE AVE
OAK CREEK, WISCONSIN

CONCEPT ELEVATIONS

08.16.12
issue
COND. USE

A3.0



Plan Commission Report

ITEM: 4b

DATE: November 27, 2012

PROJECT: Conditions and Restrictions – Animal Hospital/Veterinary Clinic

ADDRESS: 8020 S. Howell Avenue

TAX KEY NO: 814-9995

RECOMMENDATION: That the Plan Commission recommends to the Common Council that these conditions and restrictions be adopted as part of the conditional use permit for an animal hospital and veterinary clinic located at 8020 S. Howell Avenue, after a public hearing.

Ownership: Rushan Sinani

Size: 2.5 acres

Existing Zoning: B-2, Community Business

Adjacent Zoning: north – B-2, Community Business
east – B-2, Community Business
south - Rs-3, Single Family Residential
west – M-1, Manufacturing

Comprehensive Plan: Planned Business

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property.

Commentary: At the November 13, 2012 meeting the Plan Commission recommended that the property at 8020 S. Howell Avenue be rezoned from B-2, Community Business to B-4, Highway Business and that a conditional use permit be issued for an animal hospital/veterinary clinic. Staff has prepared conditions and restrictions for the Commission's review.

The conditions and restrictions include language that prohibits outdoor kennels, runs, or other outdoor operations. Attended animals kept on a leash may be walked outdoors. It also prohibits on-site cremations and dog day care or overnight boarding of animals other than those receiving care at the facility. There is also language about requiring cross access easements if they divide off the land to the south and encouraging them to work with the neighbors to the north to obtain access to the existing driveway.

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

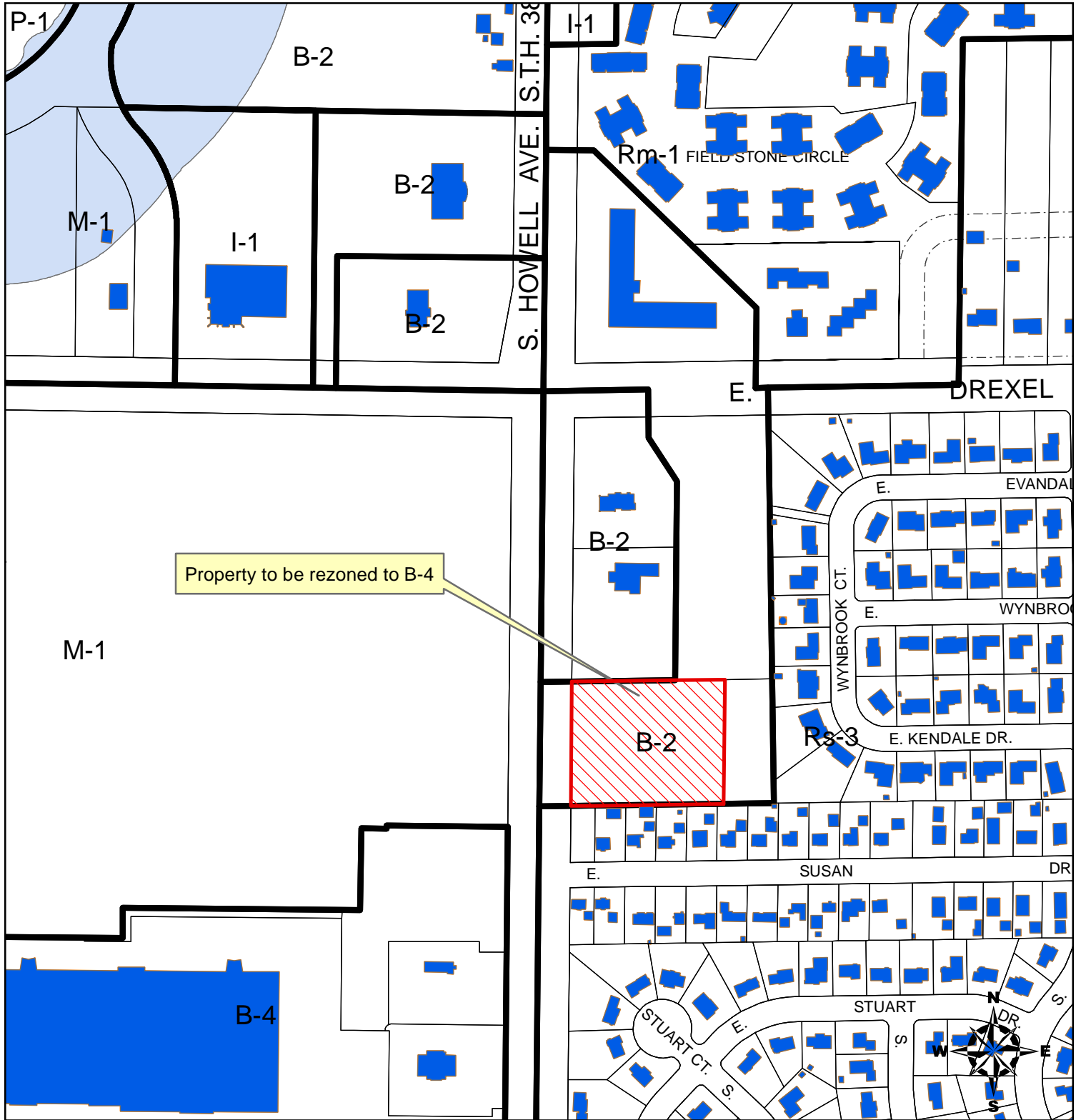
Prepared by:

Jeff T. Fortin, AICP
Planner

Respectfully Submitted:

Douglas W. Seymour, AICP
Director of Community Development

Animal Hospital Rezone & Conditional Use Rezone from B-2 to B-4 8020 S. Howell Avenue



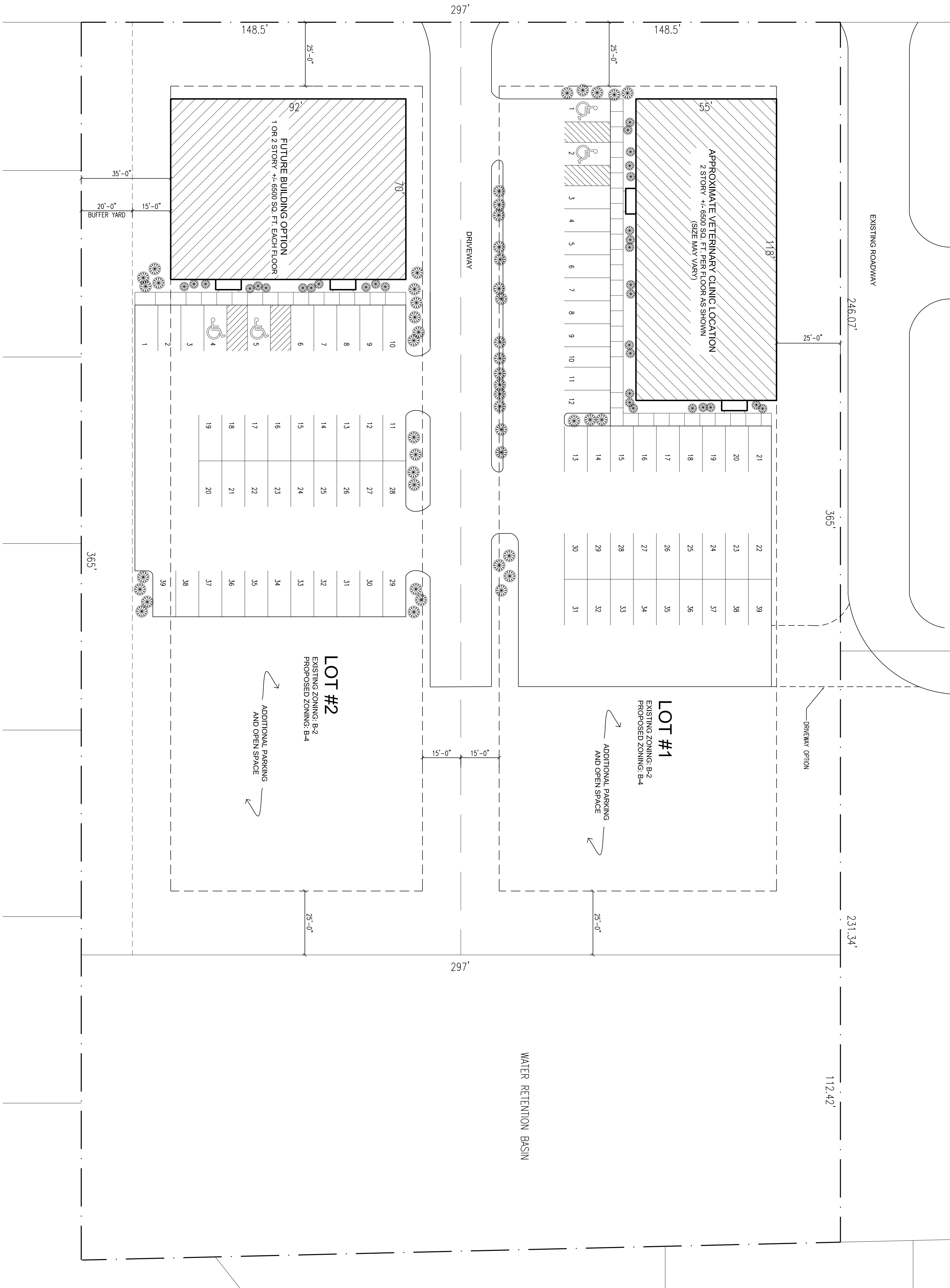
OakCreek

Department of Community Development

Legend

-  Parcels 2012 selection
-  Existing Street Pattern
-  Floodway

SOUTH HOWELL AVENUE



VETERINARY CLINIC
SCHEMATIC SITE PLAN
SCALE: 1" = 20'-0"
FOR FURTHER INFORMATION CONTACT
STELLING & ASSOCIATES ARCHITECTS, LTD.

STELLING & ASSOCIATES ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-8725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
NEW COMMERCIAL BUILDING
PROJECT FOR:

DRAWING DESCRIPTION:
**VETERINARY CLINIC
SCHEMATIC SITE PLAN**
8020 S. HOWELL AVENUE
OAK CREEK, WI

OWNER'S USE ONLY
DATE: 11-13-12
PROJECT NUMBER: XXXX
SHEET NUMBER: AS-SP

City of Oak Creek - Conditional Use Permit
Conditions and Restrictions

Applicant: Bryan Majewski
Property Address: 8020 S. Howell Avenue
Tax Key Number: 814-9995
Conditional Use: Animal Hospital/Veterinary Clinic

Approved by Plan Commission
Approved by Common Council

1. LEGAL DESCRIPTION

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

That part of the West 20 acres of the North 30 acres of the Northwest ¼ of the Northwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner thereof; thence running East 26 rods, II feet; thence running North 18 rods; thence West 26 rods, II feet; thence South to the point of beginning. EXCEPTING THEREFROM the West 75 feet thereof.

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.
- B. The applicant shall provide cross access easements between this development and other non-residential developments to the north and south and shall approach the adjacent property owners to try and secure use of the existing access drive that serves the properties to the north.

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.

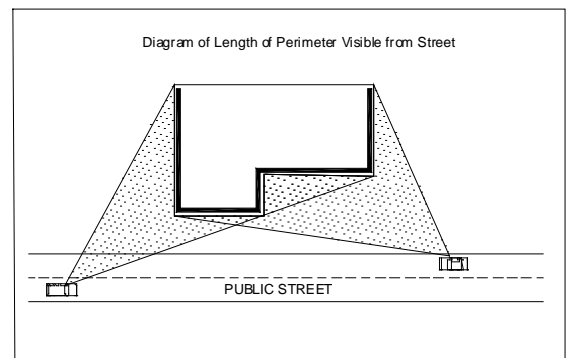
4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
 - B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. 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 Storage – Outdoor storage 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. There shall be a minimum of a 20 foot buffer between this development and the properties on Susan Street.
- 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 $\frac{3}{4}$ 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	25 ft.	25 ft.*	15 ft.*
Accessory Structure	25 ft.	5 ft.*	5 ft.
Off-street Parking	10 ft.	5 ft.*	5 ft.*

**In addition to the required building and parking setbacks there shall be a 20 foot buffer yard provided between these properties and adjacent residential parcels.*

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. Additional regulations for the Animal Hospital and Veterinary Clinic

1. There shall be no outdoor kennels, runs, or other outdoor operations. Attended animals kept on a leash may be walked outdoors.
2. There shall be no on-site cremations.
3. There shall be no “dog day care” or overnight boarding of animals other than those receiving care at the facility.

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 B-4, Highway Business District
- B. Animal Hospitals and Veterinary Clinics.
- 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)



Plan Commission Report

ITEM: 4c

DATE: November 27, 2012

PROJECT: Minor Land Division/Certified Survey Map – Mark Verhalen

ADDRESS: 9441 S. Nicholson Road & 9349 S. Nicholson Road

TAX KEY NO: None assigned yet

STAFF RECOMMENDATION: That the Plan Commission recommends the Common Council approve the certified survey map submitted by Mark Verhalen for the 9441 S. Nicholson Road, subject to all technical corrections being made prior to recording

Ownership: Mark Verhalen

Size: 1.5 acres

Existing Zoning: Rs-3, Single Family Residential

Adjacent Zoning: north – Rs-3, Single Family Residential
east – A-1, Limited Agricultural
south - Rs-3, Single Family Residential
west – Rs-3, Single Family Residential

Comprehensive Plan: Single-Family Residential

Wetlands: None

Floodplain: Yes, portions of this property are within the floodplain.

Official Map: No officially mapped streets affect this property.

Commentary: In August of this year the Common Council approved a certified survey map (CSM) that split off one (1) parcel from a larger tract of unplatted land located at 9349 S. Nicholson Road. The CSM was recorded with Milwaukee County in August. The applicant has a person interested in purchasing this parcel however they would like a larger parcel so the applicant is requesting a minor land division that would redraw the property lines to create a 150' x 416' parcel (1.5 acres). The existing parcel is only 85'x150' (12,750 square feet). This parcel exceeds the minimum lot width of 80 feet and minimum square footage of 12,000 square feet required in the Rs-3, Single Family Residential zoning district.

The building pad and grading plan will not change from what was previously proposed. The area where the house will be constructed has been removed from the flood fringe though it should be noted that there is flood fringe on a significant portion of this parcel (shown on CSM).

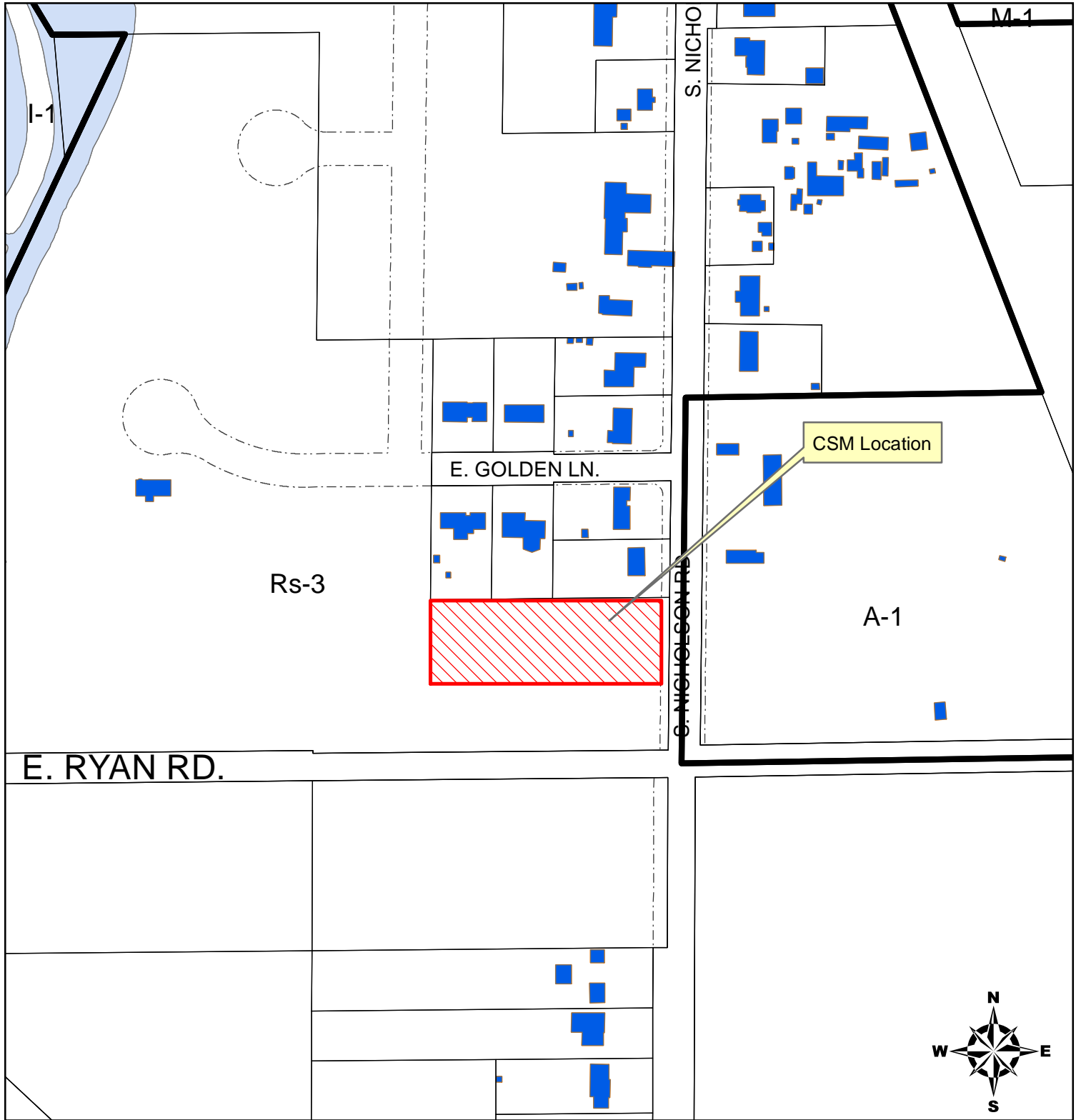
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development


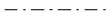
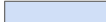
Mark Verhalen
Certified Survey Map
9349 & 9349 S. Nicholson Road



OakCreek

Department of Community Development

Legend

-  Subject Parcel
-  Existing Street Pattern
-  Floodway

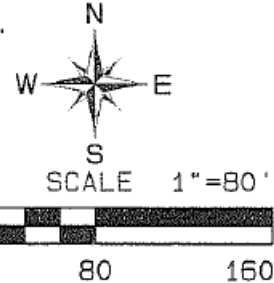
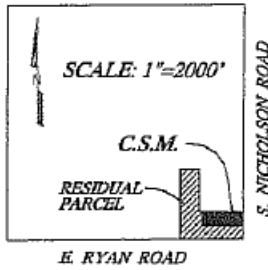


Mark Verhalen
Certified Survey Map
9349 & 9349 S. Nicholson Road

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 OF CERTIFIED SURVEY MAP NO. ____
 AND LANDS LOCATED IN
 THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
 OF SECTION 21, TOWN 5 NORTH, RANGE 22 EAST,
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

LOCATION MAP
 SOUTHEAST 1/4 OF
 SECTION 21-5-22



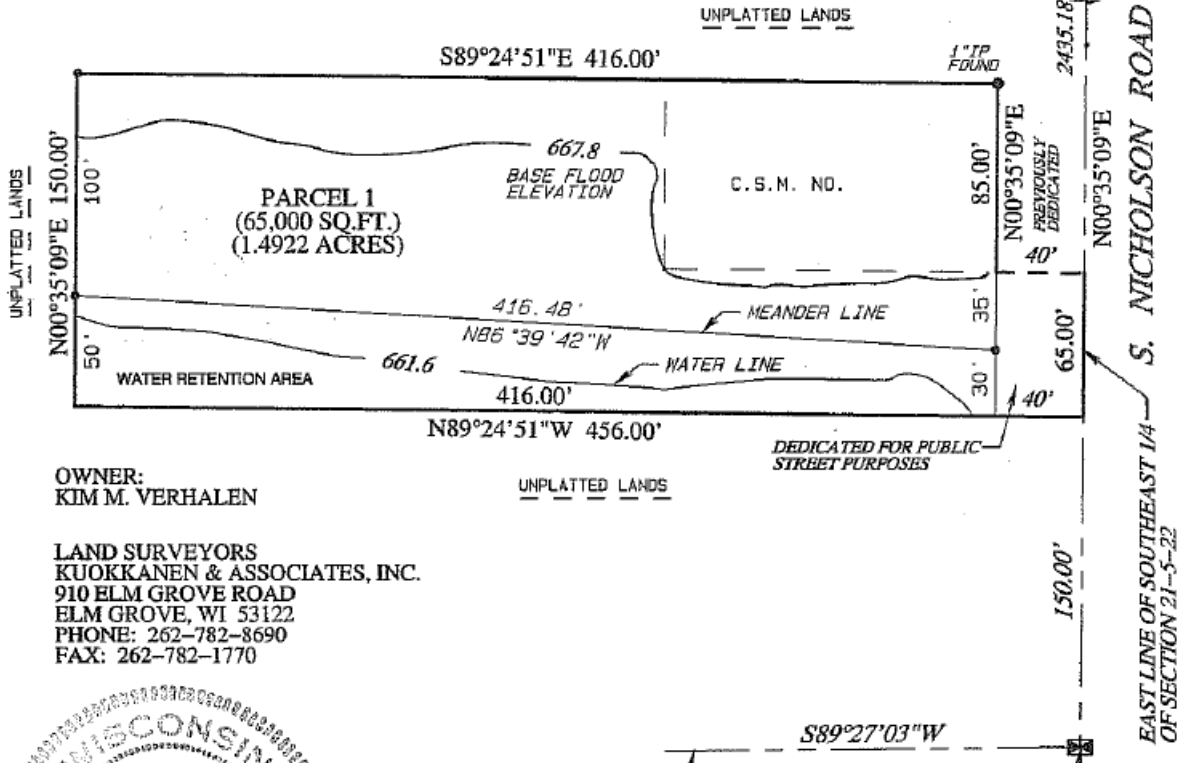
● -DENOTES 1" DIA. x 18" IRON PIPE SET
 MIN. WT. 1.13 LBS. PER LINEAL FT.
 ALL BEARINGS REFER TO GRID NORTH OF THE
 WISCONSIN COORDINATE SYSTEM-SOUTH ZONE.

NE CORNER OF SE 1/4
 OF SECTION 21, TOWN 5 NORTH,
 RANGE 22 EAST

CONCRETE MONUMENT WITH
 BRASS CAP

N. 327, 533.16
 E. 2, 564, 843.82

WISCONSIN COORDINATE SYSTEM
 SOUTH ZONE



OWNER:
KIM M. VERHALEN

LAND SURVEYORS
KUOKKANEN & ASSOCIATES, INC.
 910 ELM GROVE ROAD
 ELM GROVE, WI 53122
 PHONE: 262-782-8690
 FAX: 262-782-1770



SOUTH LINE OF SOUTHEAST 1/4
 OF SECTION 21-5-22

S89°27'03"W
E. RYAN ROAD

SE CORNER OF SE 1/4
 OF SECTION 21, TOWN 5 NORTH,
 RANGE 22 EAST

CONCRETE MONUMENT WITH
 BRASS CAP

N. 324, 883.28
 E. 2, 564, 816.72

WISCONSIN COORDINATE SYSTEM
 SOUTH ZONE



Plan Commission Report

ITEM: 4d

DATE: November 27, 2012

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

Commentary: At the October 23, 2012 meeting the Plan Commission had a lengthy discussion centered around questions that staff wanted to develop the updated vision statement. Each member also gave input as to what their vision was for the City. Staff compiled those results along with input from our Facebook page, the original visioning process from the Comprehensive Plan, and survey responses from the Cobalt Community Survey that was conducted in 2011 to create the updated vision for the City. The vision statement is below:

In the 21st century, the City of Oak Creek will strive to be a diverse, balanced, attractive suburban community and a destination for those from outside the City. Permanent open space, a lakeshore that is open for public enjoyment, parks and other family gathering spaces, thoughtfully planned development, and citizen involvement will define its character. The civic, retail, and entertainment heart of the City will be at Drexel Town Square mixed use development. Oak Creek will take advantage of our location on Lake Michigan and water resources associated with it, our close proximity to General Mitchell International Airport, and the Milwaukee and Chicago metropolitan areas. Oak Creek will aim to provide a variety of land uses, housing, transportation infrastructure, activities, and jobs to meet resident needs, maintain a stable and mixed tax base, and provide a recognizable and attractive sense of place.

This statement is just the foundation for the Issues and Opportunities Section of the Comprehensive Plan. The remainder of this section is included with this report. It expands upon the vision statement with more detailed ideas about where they City should be heading. This section also contains the framework for the goals, objectives and policies that will be the foundation of the Comprehensive Plan update.

Staff would like the Plan Commission to review this section of the plan and discuss any changes at the meeting.

Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

Chapter 1: Issues and Opportunities DRAFT

A. 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 several sources including the year-long public participation process when the comprehensive plan was first created, information gathered from the 2011 Citizen Engagement and Priority Assessment survey, the Plan Commission (the steering committee for the Comprehensive plan update), and comments gathered from the City’s facebook page.

This section also includes goals, objectives, and policies which expand upon that vision and outline specific steps to achieve that vision. Together, these elements form the foundation for the more detailed recommendations of this plan. 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.

Vision Statement

In the 21st century, the City of Oak Creek will strive to be a diverse, balanced, attractive suburban community and a destination for those from outside the City. Permanent open space, a lakeshore that is open for public enjoyment, parks and other family gathering spaces, thoughtfully planned development, and citizen involvement will define its character. The civic, retail, and entertainment heart of the City will be at Drexel Town Square mixed use development. Oak Creek will take advantage of our location on Lake Michigan and water resources associated with it, our close proximity to General Mitchell International Airport, and the Milwaukee and Chicago metropolitan areas. Oak Creek will aim to provide a variety of land uses, housing, transportation infrastructure, 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 the future Community Park at the Lakefront, Abendschein, and Falk, will be the “jewels on the necklace” of the community’s green space corridor. Implementation of the Lakefront Redevelopment Action Plan will result in Oak Creek residents having access to the scenic vistas along the lakefront that were obstructed by heavy industry for decades. The City will continue to acquire environmentally sensitive lands such as woodlands, wetlands, and floodplain lands.

Chapter 1: Issues and Opportunities DRAFT

New residential developments will be encouraged to be “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.

In 2014 a new public library and city hall will open near at the southwest corner of W. Drexel Avenue and S. Howell Avenue in the redeveloped former Delphi Automotive Plant property known as Drexel Town Square. This area will become **the civic, retail, and entertainment heart of the City**. Drexel Town Square will be a unique, pedestrian friendly, mixed-use development centered on a “Town Square” concept. The area will feature a diverse mix of retail, office, recreation, open space, civic, and residential uses and will become not only a destination for the residents of Oak Creek, but for the region.

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. New job development will be focused in several areas of the city including the the Northbranch—Rawson Avenue Interchange—MATC—Airport area, The Southbranch-Ryan Road-Creekside Corporate Park-Liberty Corporate Preserve area, the Oakwood Crossings-Oakview Business Parks at the southwest corner of S. Howell Avenue and W. Oakwood Road, and along S. 27th Street, near Elm Road. Retail and service-sector job opportunities should be available in mixed use centers, such as the Drexel Town Square, the area around Puetz and Howell, and along the S. 27th Street Corridor. “Destination” restaurants and specialty shopping will also be promoted in Drexel Town Square. The 27th Street Corridor and designated portions of the Drexel Town Square development will be home to larger-scale regional shopping, while the other areas such will be targeted for smaller-scale, community oriented shopping.

Implementation of the Lakefront Redevelopment Action Plan will signal the **rebirth of Oak Creek’s east side**. Public access to the dramatic Lake Michigan shoreline will be preserved and increased. Milwaukee County’s Bender Park along with approximately 100 acres of community parkland along the Lake Michigan shoreline will provide incredible access to Lake Michigan and drive east side development. The combination of Bender Park with its boat launch, trails, and other recreational areas along with the planned City park with its planned pavilions, scenic vistas, athletic fields, bicycle and walking paths will provide residents and visitors with new opportunities for passive and active recreation. 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.” 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.

Chapter 1: Issues and Opportunities DRAFT

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 and the City will embrace the idea of “Complete Streets” when designing new roadways or reconstructing existing ones. Complete Streets are roadways designed and operated to enable safe, convenient, and comfortable access and travel for all users. Pedestrians, bicyclists, motorists and public transport users of all ages and abilities are able to safely and comfortably move along and across a complete street.

Above all, **Oak Creek will remain a community of diverse, 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.

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.

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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 such as the Lakefront Redevelopment Action Plan and S. 27th Street Corridor Plan.
- 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 the former Delphi Automotive lands as the Drexel Town Square, and 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, such as the use of Planned Unit Developments (PUDs) 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.

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- 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 the Drexel Town Square as the civic, retail, and entertainment heart of the City.
- c. Develop unifying themes for public space, land use, development design, and other aspects of community development for specific defined districts within the City.
- d. Assure that new development advances the desired community and district character.
- e. Develop and enhance community and neighborhood gathering points.
- f. Protect historic resources which contribute to the character of Oak Creek.
- g. Support community-oriented events and activities.
- h. 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. Acquire, through purchase or donation, environmentally sensitive lands to aid with stormwater and flooding issues and increase overall greenspace in the City.
- c. Require design of new neighborhoods and developments in a manner which respects, reflects, and enhances Oak Creek’s character.
- d. 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.
- e. Improve appearance and landscaping standards for new development.

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- f.* 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, Drexel Town Square, S. 27th Street Corridor, the community's open space areas, the Lakefront Redevelopment area near Bender Park, and the community's entry roadway corridors.
- g.* 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.
- h.* Support community events and programs which celebrate the community of Oak Creek, in collaboration with the School District, Chamber, churches, clubs, and other groups.
- i.* 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.
- j.* Work on initiatives to preserve and celebrate the community's historic resources.
- k.* Develop a unified theme for all City functions. This can include signage, correspondence, wayfinding, and street lighting and banners.