

AGENDA

CITY OF OAK CREEK PLAN COMMISSION
REGULAR MEETING
December 11, 2012
6:00 p.m.
Common Council Chambers
8640 S. Howell Avenue

- 1) ROLL CALL
- 2) Minutes of the November 27, 2012 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) CERTIFIED SURVEY MAP – Review a certified survey map proposed by Dennis Marifke combining the properties at 9228, 9224, and 9218 S. 8th Ave. & 9229, 9225, and 9219 S. 7th Ave. into one parcel (Tax Key No.: Multiple) Follow this item on Twitter @OakCreekPC #OCPCMarifkeCSM
 - b) CONDITIONAL USE – Review a conditional use permit request by WPC Technologies to allow for flammable liquid and gas storage in excess of 5,000 gallons on the property at 7350 S. 6th Street (Tax Key No. 765-9044) Follow this item on Twitter @OakCreekPC #OCPCWPC
 - c) USE APPROVAL – Review a proposal by The Mobile Ministry to occupy tenant space at 8265 S. Market Place (Tax Key No. 823-0024) Follow this item on Twitter @OakCreekPC #OCPCMobileMinistry
 - d) OFFICAL MAP AMENDMENT – Review a proposed amendment to the official map for the Southeast ¼ of Section 6 (near S. 27th Street and W. Rawson Avenue)) Follow this item on Twitter @OakCreekPC #OCPCSec6OMA
- 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 27, 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, Alderman Bukiewicz, Mayor Scaffidi, Alderman Michalski, Commissioner Siefert and Commissioner Chandler. Commissioner Correll was excused. Also present were Jeff Fortin Planner and Battalion Chief Mike Kressuk.

Mayor Scaffidi expressed his condolences to the Nowak family at the passing of Cal Nowak previous Plan Commission member.

Commissioner Dickmann moved to approve the minutes of the November 14, 2012 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye with the exception of Alderman Bukiewicz who abstained. The minutes were approved as submitted.

Significant Common Council Actions

Commissioner Dickmann questioned if the services of Bray Architects was sent out for bid. Mayor Scaffidi confirmed that was the case and they were picked from approximately ten separate submittals.

**Plan Review – Dollar Thrifty/DTG Operations, LLC
545, 561, and 605 W. College Avenue
Tax Key No.: 718-9978, 718-9977, and 718-9975**

Mr. Fortin explained to the Commission 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.

At this time the item is being brought forward for plan review. He explained it would be done in two phases. Phase one 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 two 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 idea of the second phase would be to lease out a portion of the building to a second rental car operation and have a storage area. The first phase would be the Dollar Thrifty phase and would encompass fixing the front lot, a building addition and some parking area, stormwater pond, and putting in a fence around the property.

Mayor Scaffidi questioned if they would be using a wood fence for the screening. Mr. John Schlueter, 1755 N. Hubbard, stated they have not selected the material for the fencing but they are willing to work with the neighbors. Mr. Dave Komassa, 531 W. College Avenue, commented he was told they would be using a cyclone fence with slats and would be leaving the tree line. Mayor Scaffidi questioned if that would satisfy his concerns. Mr. Komassa stated that he was good with that but questioned what they would be doing to screen the back of the property. Mr. Schlueter commented they are raising the parking lot a little but it would still be lower than all of the properties on College Avenue. The tree line would be staying between the house and the building and also all the way around the rear property.

Commissioner Dickmann questioned if they would be meeting the landscaping requirements with the islands in the parking lot. Mr. Fortin thought they would meet the requirements but he would have to do the calculations to make sure they meet the 5% requirement.

Commissioner Johnston questioned if there would be curb and gutter in phase one. Mr. Schlueter explained the phase one in the front toward College Avenue was an existing parking lot and they were not planning on adding it to the existing parking lot. Commissioner Johnston asked if there would be a chance of getting it added to the existing parking lot to continue it on to phase two or eliminating it in phase two. Mr. Schlueter explained they would eliminate it in the second phase if it was allowable. Mayor Scaffidi would like to see it match in any case. Commissioner Johnston explained the only curb and gutter would be around the entrance on the east side in phase two.

Alderman Michalski questioned if the removal of the curb and gutter would hurt the flow of water. Commissioner Johnston explained he was only talking about removing the curb and gutter on the front by the entrance and it would remain in the back.

Alderman Bukiewicz questioned if the back parking lot in phase one would be delayed. Mr. Schlueter stated it was looking as if they would be able to complete that parking lot with phase one. Alderman Bukiewicz questioned if the fire plans and hydrant locations were acceptable. Battalion Chief Mike Kressuk stated he spoke with Briohn Design and the most recent set of plans reflect a building that would meet their ordinance for fire resistive construction not requiring a sprinkler. The question became the type of occupancy that was going in there. The initial set of plans they received had two office spaces, a car wash bay and a service garage. As soon as you put a service garage into this type of facility it changes the requirements for the sprinklers all together. The last set of plans they received did not have a service garage so the only issue from the Fire Department's perspective is that they work with the owner of the building to ensure that vehicles would not be maintained in the facility. They certainly understand the portering aspect and the washing aspect of the vehicles and they can agree to that but as soon as there is service on vehicles that changes the occupancy in the Fire Department's perspective. The other issue was if water does ever run through this location. Because of the size of the lot and the number of vehicles potentially stored hydrants would

certainly become a key consideration. They want to make sure that the owner and the designers are aware of that before the process began.

Alderman Michalski questioned where they currently service the vehicles and where would they in the future if they can't do them on the site. Mr. Schlueter stated he believes they use outside companies for service.

Commissioner Siefert questioned if the fencing in phase one could include the phase two area also. Mr. Schlueter explained they could not install the phase two fencing before the parking lot in phase two was complete because of the installation of asphalt and grading would destroy the fence.

Alderman Bukiewicz moved that the Plan Commission approve the site, building and landscaping plans for the Dollar Thrifty/DTG Operations, LLC located at 545, 561, and 605 W. College Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. 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.
3. That the lighting plan is reviewed and approved by the Electrical Inspector prior to the issuance of building permits.
4. 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 or aluminum slat fence to aid in screening.
5. 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.
6. That a development agreement for the sidewalk extension across the entire property is entered into between the developer and the City.

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

Conditions and Restrictions – Animal Hospital/Veterinary Clinic
8020 S. Howell Avenue
Tax Key No.: 814-9995

Mr. Fortin explained to the Commission 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 prepared the conditions and restrictions for the Commission's review.

Mayor Scaffidi questioned if this was an emergency vet clinic. Mr. Brian Majewski, S97 3674 Stonebridge Way, Muskego, stated it was an animal hospital by appointment only. Mayor Scaffidi questioned if they would be open 24 hours. Mr. Majewski responded no

they would not be open 24 hours or have a day care service. Mayor Scaffidi questioned animal waste. Mr. Majewski explained it would be bagged immediately and disposed of.

Alderman Michalski questioned if an animal required an overnight stay would there be staff with the animal. Mr. Majewski explained depending on the type of care needed they would either refer them to the emergency hospital or have staff come in early to check on the patient.

Mayor Scaffidi questioned what they would do with the case of a barking dog since no one would be on the premise overnight. Mr. Majewski explained ideally they do not want to have dogs at the hospital all the time and it would be a special case where the dog would be lethargic and would need an IV or some other similar situation to have to stay overnight. There would never be a dog staying over the weekend.

Alderman Bukiewicz questioned if they would be doing surgery at the facility. Mr. Majewski stated they would and it would be a day surgery. Surgery in the morning and get picked up in the afternoon. Alderman Bukiewicz questioned the procedure if an animal needs to get put down. Mr. Majewski explained the animal goes into a freezer and they have a service that would come and pick them up at the doorstep. They would not be doing any cremation onsite.

Commissioner Chandler questioned what type of animals they would be seeing. Mr. Majewski stated dogs and cats were the specialty.

Alderman Michalski questioned if the codes and ordinances allowed for a dog to be there overnight alone. Mr. Fortin explained the code does not allow for kennel operations overnight alone but he would have to check how the animal hospitals handle this situation. It could be added to the conditions that an emergency contact be on file at the Police Department if there is a noise complaint.

Commissioner Dickmann questioned how they could encourage the cross access easement at this site. Mr. Fortin explained they could work with them to add it on the certified survey map when the property is divided.

Mayor Scaffidi questioned the pile of debris on the site. Mr. Kurt Klapperich representing the property owner stated they would have the brush removed.

Mr. Jerry Lenski, 200 E. Susan Drive, expressed concern for having to look at the parking lot from his home. Mr. Fortin explained when they submit the plans for review they have to have a buffer yard that has to contain landscaping, fencing and other things to adequately screen the business from the residents. Mr. Lenski questioned who would be cleaning up the dog waste. Mr. Majewski stated it would be cleaned up immediately and disposed of each time.

Commissioner Dickmann moved 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.

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

**Minor Land Division/Certified Survey Map – Mark Verhalen
9441 S. Nicholson Road & 9349 S. Nicholson Road**

Mr. Fortin explained to the Commission in August of this year the Common Council approved a certified survey map that split off one 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. The existing parcel is 85' x 150'. This parcel exceeds the minimum lot width of 80' and minimum square footage of 12,000 square feet required in the Rs-3, Single Family Residential zoning district.

Mayor Scaffidi questioned why they would want to have the parcel knifing into the water area. Commissioner Johnston explained the new lot lines would incorporate the floodplain elevations and how their grading works and their setbacks from that for the house that they want to construct on the lot. It is easier to incorporate the entire piece so that Mr. Verhalen isn't left with a remnant and they can actually build the house that they want to build on the parcel.

Mayor Scaffidi questioned if the house was going to be up close to the road or setback further. Commissioner Johnston stated he thought they were envisioning it set back a little bit but they don't have the building plans yet.

Alderman Bukiewicz moved that the Plan Commission recommend the Common Council approve the certified survey map submitted by Mark Verhalen for the property at 9441 S. Nicholson Road, subject to all technical corrections being made prior to recording.

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

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

Mr. Fortin explained to the Commission they had a lengthy discussion centered around questions that staff wanted to develop the updated vision statement in October 2012. Each member 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 Commission gave their comments and concerns regarding the vision statement. Mr. Fortin will incorporate their comments into the plan which will be presented to the Plan Commission at a later date.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconds. Roll call, all voted aye. The meeting adjourned at 6:43p.m.



Significant Common Council Actions

ITEM: 3

DATE: December 11, 2012

Summary of Significant Common Council Actions December 4, 2012

1. **Approved:** TIF No. 4 Finance Development Agreement (Mahn Court ATD, LLC) and Memorandum of TID No. 4 Finance Development Agreement (Mahn Court ATD, LLC)
2. **Approved:** Revising Resolution No. 11234-040212, which authorized the submittal of a grant application for conducting Brownfield Remediation of 9006 S. 5th Avenue by the City Administrator and the subsequent appropriation of City of Oak Creek funds for a Wisconsin Ready for Reuse Grant
3. **Approved:** a CSM for the properties at 9349 & 9441 S. Nicholson Road (Verhalen)
4. **Approved:** a CSM for the property at 400 E. Oak Street (Satula)

Jeff Fortin, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: December 11, 2012

PROJECT: Certified Survey Map – Dennis Marifke

ADDRESS: 9228, 9224 and 9218 S. 8th Avenue & 9229, 9225 and 9219 S. 7th Avenue

TAX KEY NO: (Multiple)

STAFF RECOMMENDATION: That the Plan Commission recommends the Common Council approve the certified survey map submitted by Dennis Marifke for the properties at 9228, 9224 and 9218 S. 8th Avenue & 9229, 9225 and 9219 S. 7th Avenue, subject to all technical corrections being made prior to recording

Ownership: Dennis Marifke

Size: 0.70 acres

Existing Zoning: Rs-4, Single Family Residential

Adjacent Zoning: north – Rs-4, Single Family Residential & Rd-1, Two-Family Residential
east – Rs-4, Single Family Residential
south - Rs-4, Single Family Residential
west – Rs-4, Single Family Residential

Comprehensive Plan: Two-Family Townhouse Residential

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property.

Commentary: Dennis Marifke is requesting approval of a certified survey map that would combine six (6) adjacent parcels he owns into one larger parcel. This land was originally platted in 1928 and the lots being combined are very small 40' x 120' (4,800 square feet). They do not meet the requirements of the Rs-4, Single Family Residential Zoning district, which requires a minimum lot width of 75 feet and area of 10,000 square feet. The newly created lot will be 126 feet wide and 30,346 square foot in area, exceeding the Rs-4 requirements. There is an existing house and garage on the property that will remain.

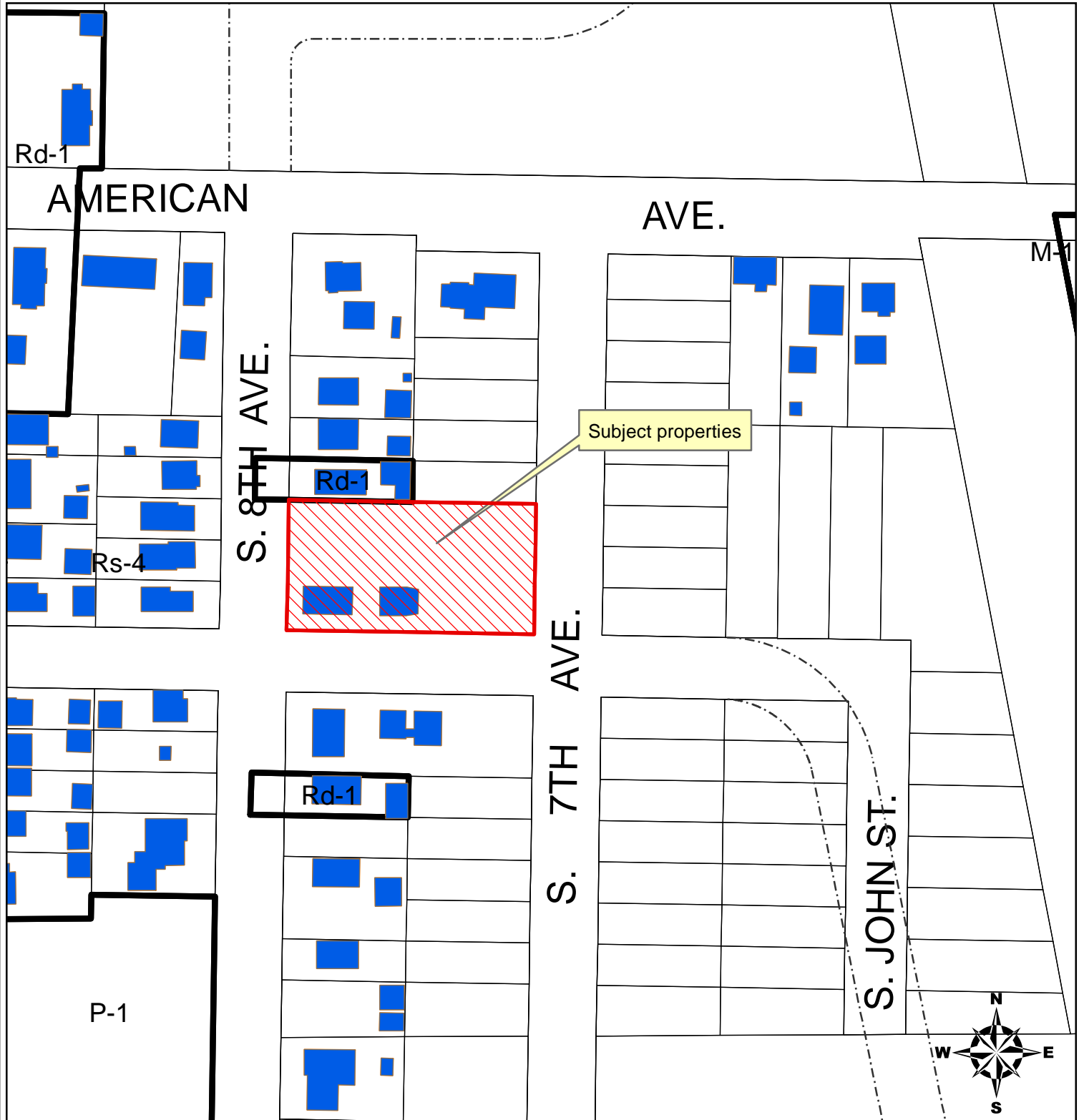
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development




Dennis Marifke Certified Survey Map
9228, 9224, and 9218 S. 8th Ave. &
9229, 9225, and 9219 S. 7th Ave



OakCreek

Department of Community Development

Legend

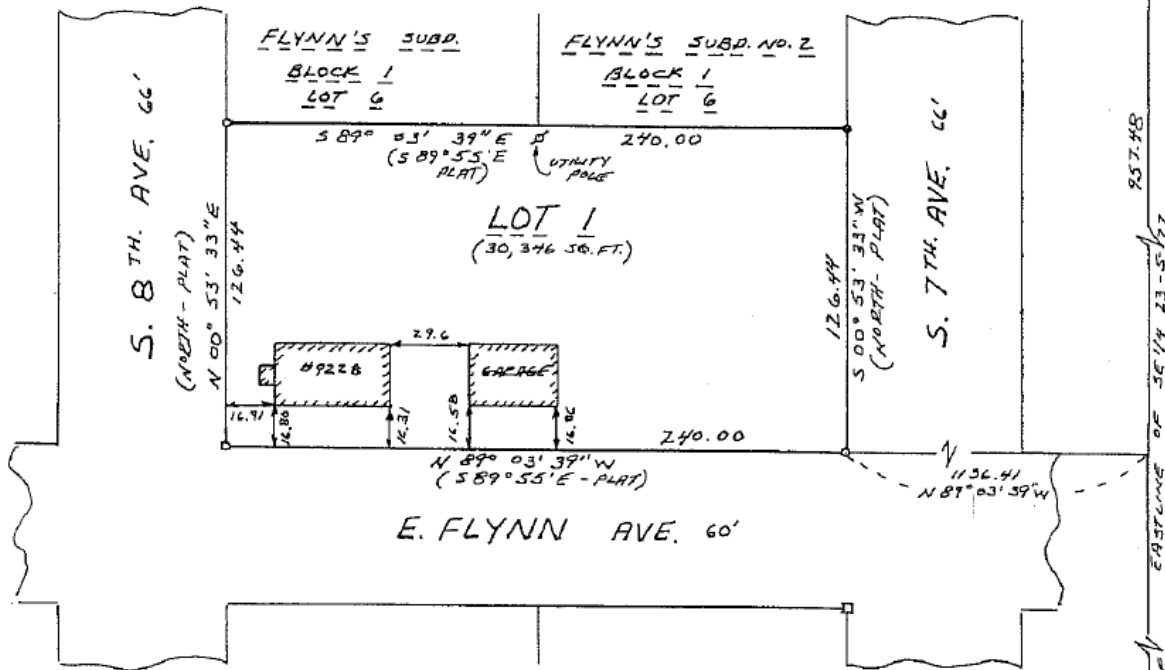
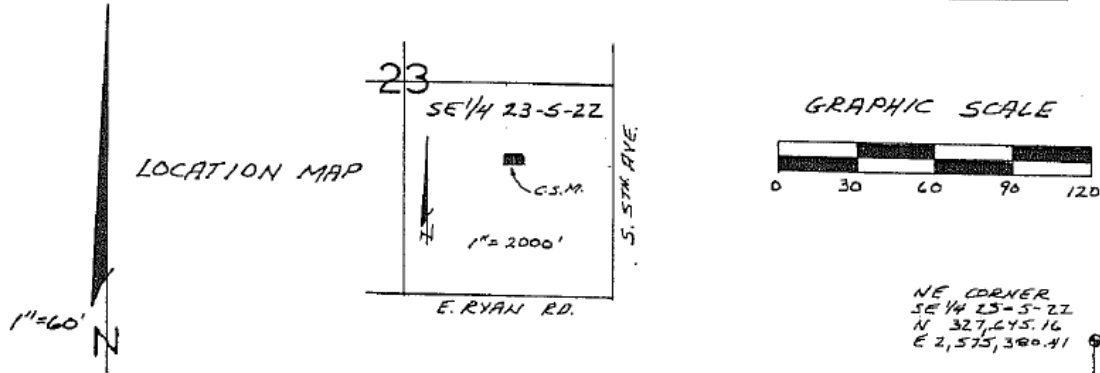
-  Marifke CSM
-  Existing Street Pattern
-  Floodway



Dennis Marifke
 Certified Survey Map
 9228, 9224, and 9218 S. 8th Ave. & 9229, 9225, and 9219 S. 7th Ave.

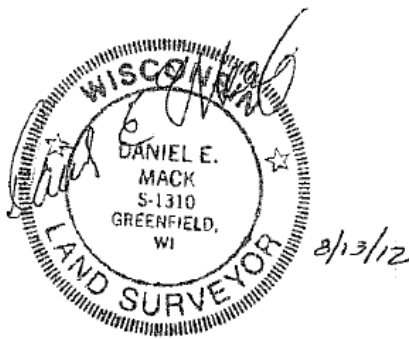
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 7, 8, AND 9, BLOCK 1 OF FLYNN'S SUBDIVISION AND LOTS 7, 8, AND 9, BLOCK 1 OF FLYNN'S SUBDIVISION NO. 2, BEING A PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



BEARINGS REFER TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 27

- = STONE MONUMENT FOUND
- = 1" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND 0.225 0.23 W
- ⊙ = BRASS CAPPED CONCRETE MONUMENT FOUND



NE CORNER
 SE 1/4 23-5-22
 N 327,645.16
 E 2,575,380.41

SE CORNER
 SE 1/4 23-5-22
 N 324,997.20
 E 2,575,340.35



Plan Commission Report

ITEM: 4b

DATE: December 11, 2012

PROJECT: Conditional Use – WPC Technologies

ADDRESS: 7350 S. 6th Street

TAX KEY NO: 765-9044

STAFF RECOMMENDATION: That the Plan Commission recommends the Common Council approve a conditional use permit allowing for the storage of inflammable gas and liquids in excess of 5,000 gallons, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting.

Ownership: MD Holdings, LLC

Size: 4.7 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning: north – M-1, Manufacturing
east – M-1, Manufacturing
south - M-1, Manufacturing
west – M-1, Manufacturing

Comprehensive Plan: Planned Industrial

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property.

Commentary: WPC Technologies, Inc. is in the process of renovating the building at 7350 S. 6th Street in preparation for relocating their headquarters from the City of Milwaukee. WPC Technologies is a manufacturer of various coating products including rust and stain inhibitors and coating additives. More information on the company can be found at www.waynepigment.com. Their manufacturing process requires the use of large quantities of chemicals that will be stored in an outdoor tank farm east of their building. The zoning ordinance allows for the storage of inflammable gas and liquids in excess of 5,000 gallons as a conditional use in the M-1, Manufacturing zoning district.


The applicant has submitted a detailed letter outlining the nature of their business and a list of the chemicals (and quantity) that will be stored in the tank farm area. They also have provided site plans and elevation drawings of the tank area. Two of the tanks will be 27 feet high but will not be visible from S. 6th Street due to their location behind the building. The tank farm will be designed to contain any spills and will have all of the required safety measures. The tanks will be refilled by both rail and truck deliveries.

If the Plan Commission is comfortable with this conditional use permit staff will prepare conditions and restrictions for review at the January 8, 2013 meeting.

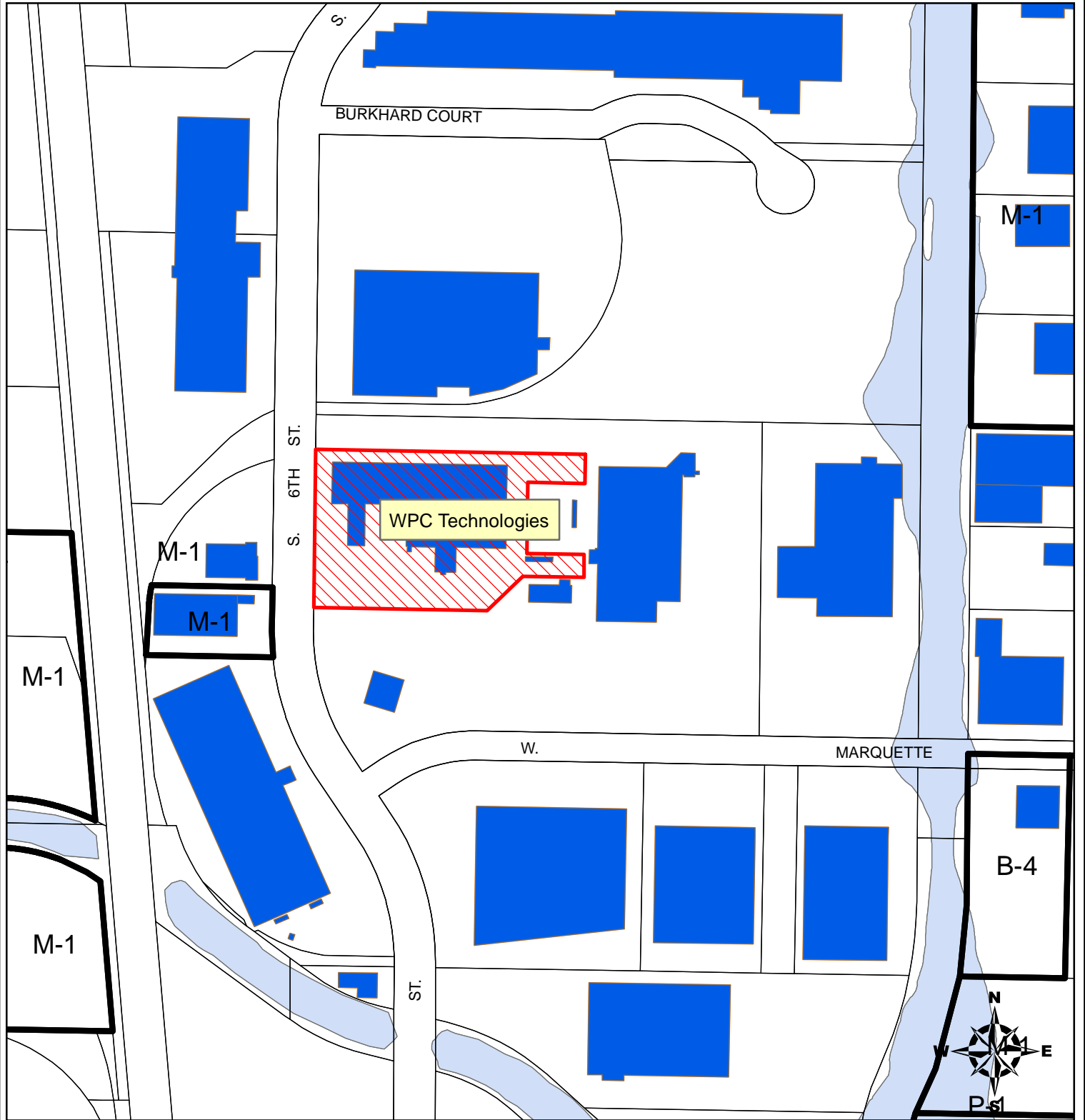
Prepared by:

Jeff Fortin, AICP
Planner

Respectfully Submitted:


Douglas Seymour, AICP
Director of Community Development



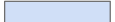
WPC Technologies Conditional Use Permit 7350 S. 6th Street

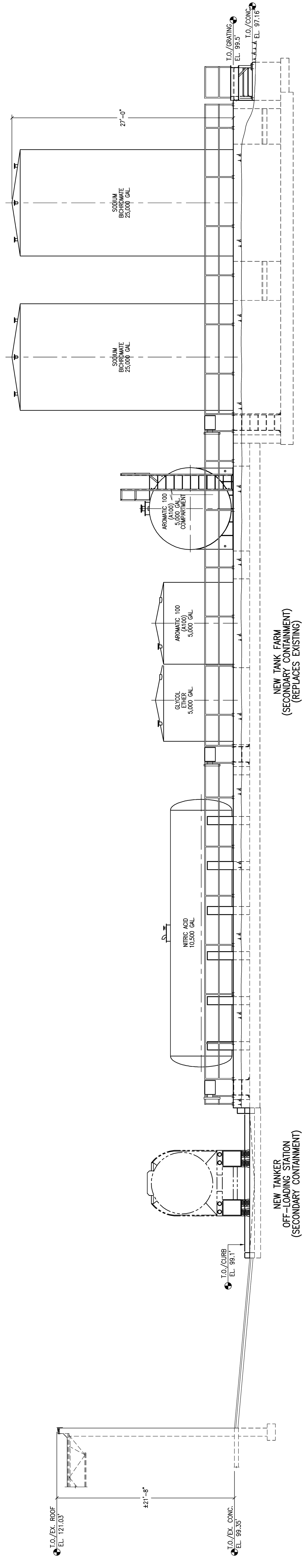


OakCreek

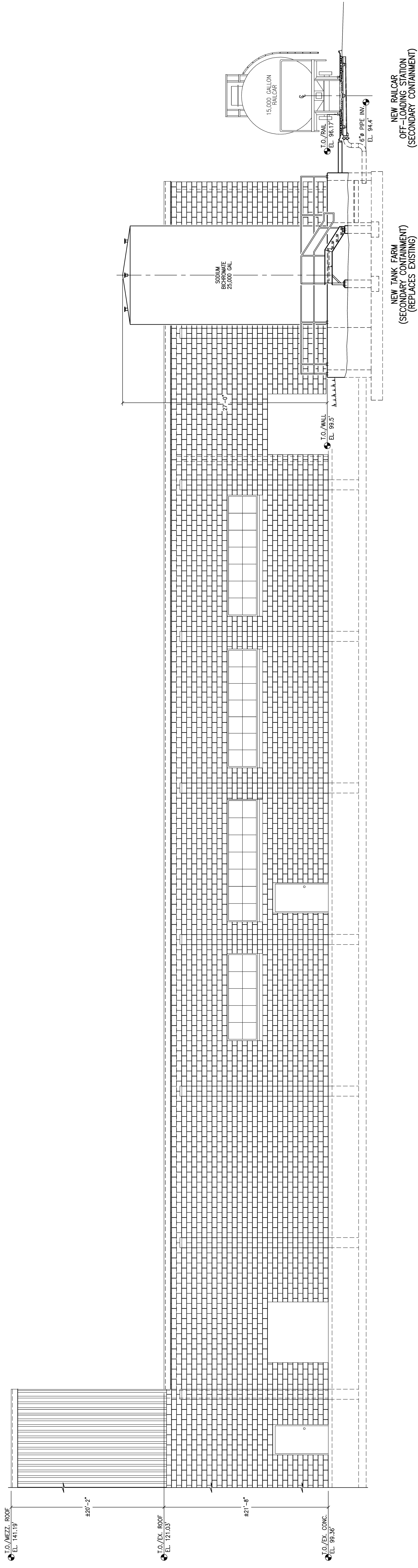
Department of Community Development

Legend

-  Subject Property
-  Existing Street Pattern
-  Floodway



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

11/12/12
DRAFT

DRAWING NUMBER:	A-1
DATE:	
PROJECT NUMBER:	12094
SHEET NUMBER:	

RAW MATERIAL STORAGE & UNLOADING SYS.
TANK FARM SECONDARY CONTAINMENT
ARCHITECTURAL ELEVATIONS

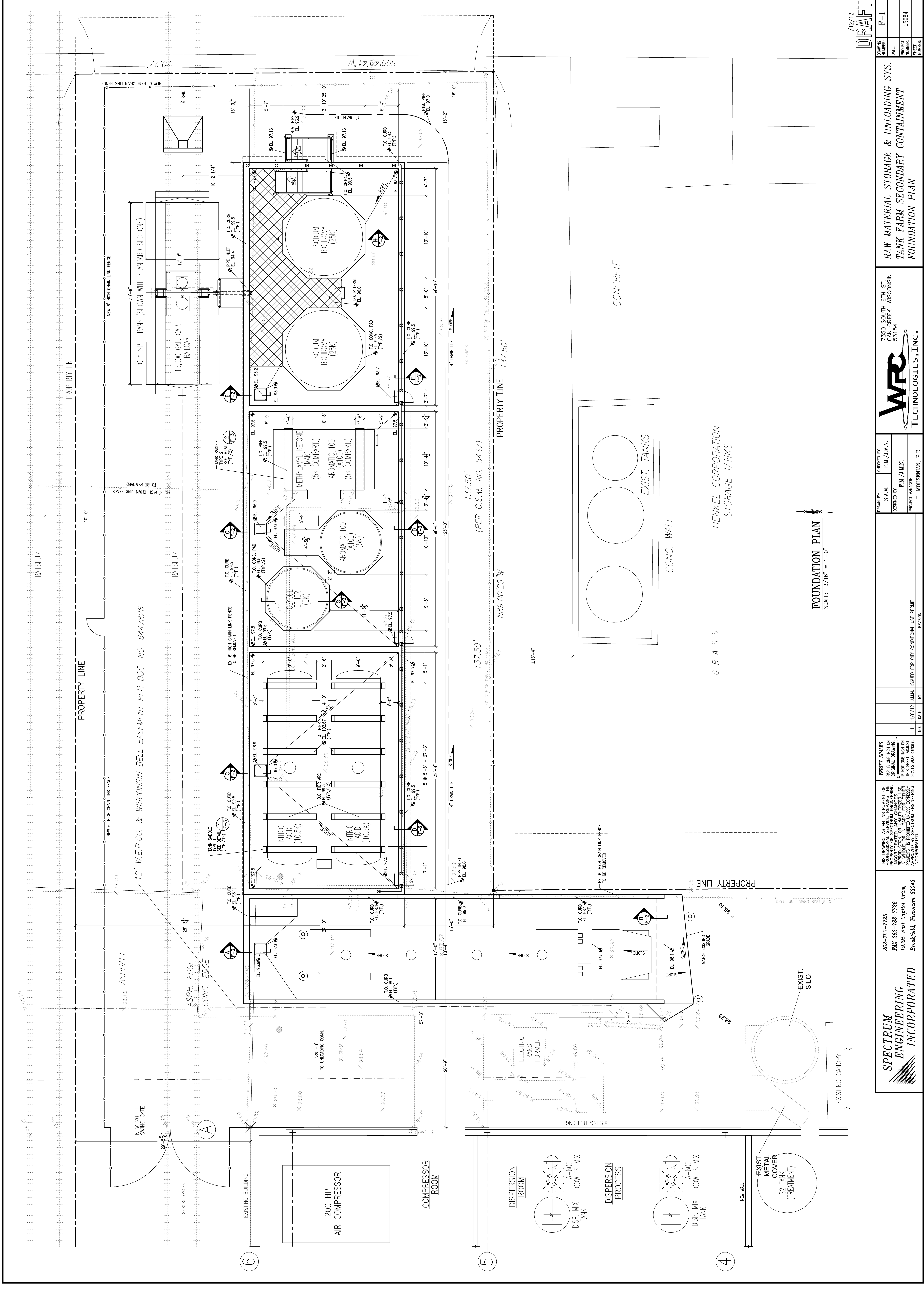
7350 SOUTH 6TH ST.
OAK CREEK, WISCONSIN
53154

WFC
TECHNOLOGIES, INC.

DRAWN BY:	S.A.M.	CHECKED BY:	F.M./J.M.N.
DESIGNED BY:	F.M./J.M.N.	PROJECT MANAGER:	P. MOHSENIAN, P.E.
NO.	1	DATE	11/19/12
BY	J.M.N.	ISSUED FOR	CITY CONDITIONAL USE PERMIT
REVISION			

VERIFY SCALES
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF SPECTRUM ENGINEERING INC. REPRODUCTION OR UNAUTHORIZED USE, PROJECTS IS PROHIBITED UNLESS EXPRESSLY APPROVED BY SPECTRUM ENGINEERING INCORPORATED.

SPECTRUM ENGINEERING INCORPORATED
282-783-7725
FAX 282-783-7726
19395 West Capital Drive,
Brookfield, Wisconsin 53045



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

11/12/12
DRAFT

DRAWING NUMBER:	F-1
DATE:	
PROJECT NUMBER:	12094
SHEET NUMBER:	

RAW MATERIAL STORAGE & UNLOADING SYS.
TANK FARM SECONDARY CONTAINMENT
FOUNDATION PLAN

7350 SOUTH 6TH ST.
OAK CREEK, WISCONSIN
53154

WFC
TECHNOLOGIES, INC.

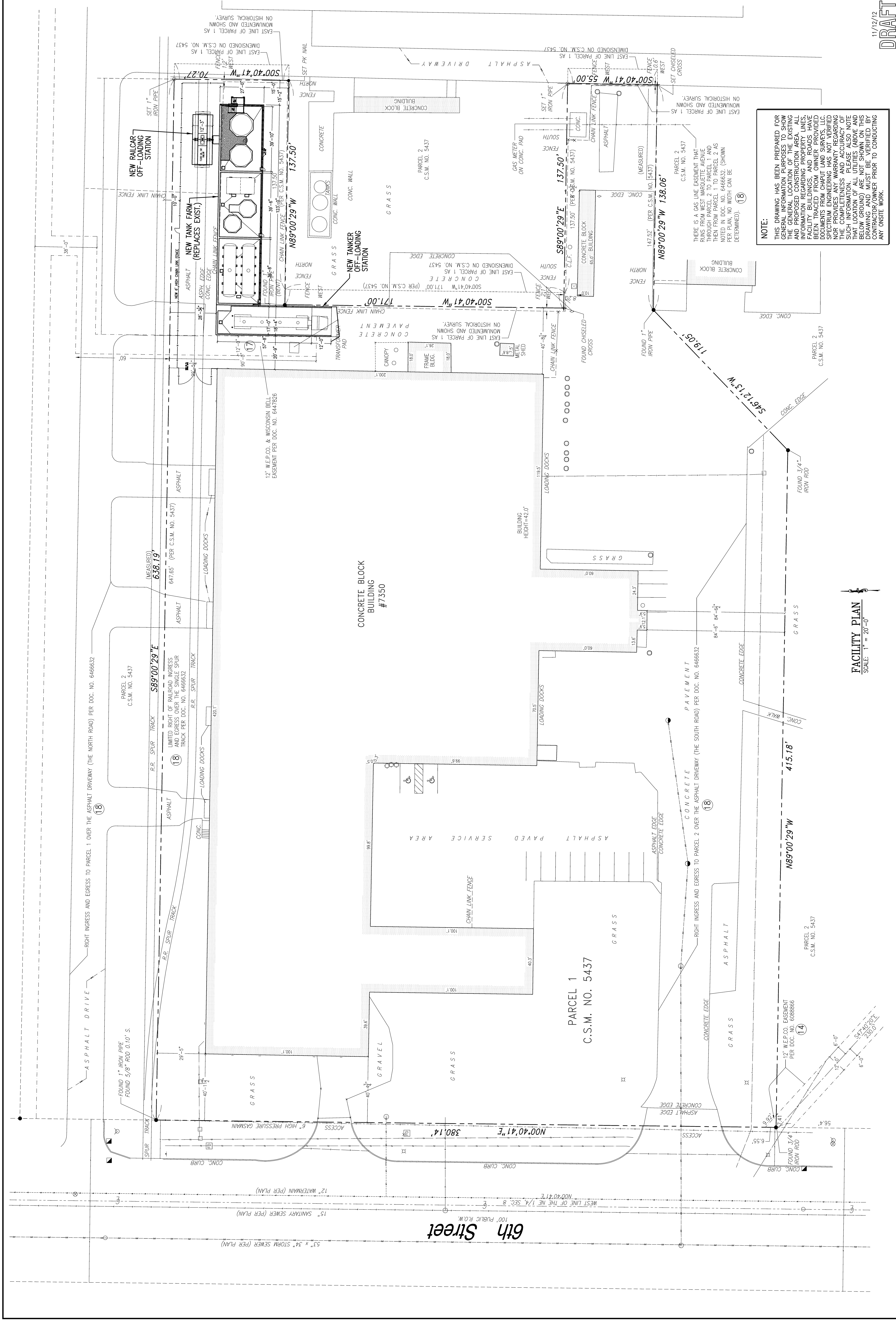
CHECKED BY:	F.M./J.M.N.
DRAWN BY:	S.A.M.
DESIGNED BY:	F.M./J.M.N.
PROJECT MANAGER:	P. MOISEWICZ, P.E.

NO.	DATE	BY	REVISION
1	11/7/12	J.M.N.	ISSUED FOR CITY CONDITIONAL USE PERMIT

VERIFY SCALES
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF SPECTRUM ENGINEERING INCORPORATED. IT IS THE PROPERTY OF SPECTRUM ENGINEERING INCORPORATED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SPECTRUM ENGINEERING INCORPORATED.

262-783-7725
FAX 262-783-7726
19395 West Capitol Drive,
Brookfield, Wisconsin 53045

SPECTRUM ENGINEERING INCORPORATED



NOTE:
 THIS DRAWING HAS BEEN PREPARED FOR GENERAL INFORMATION PURPOSES TO SHOW THE GENERAL LOCATION OF THE EXISTING AND PROPOSED CONSTRUCTION AREA. ALL INFORMATION REGARDING PROPERTY LINES, FACILITY BUILDINGS, AND UTILITIES SHALL BE OBTAINED FROM CHURCH & DWIGHT SURVEY DOCUMENTS FROM CHURCH & DWIGHT SURVEYS, LLC. SPECTRUM ENGINEERING HAS NOT VERIFIED NOR PROVIDES ANY WARRANTY REGARDING THE COMPLETENESS AND ACCURACY OF SUCH INFORMATION. PLEASE ALSO NOTE THAT LOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND) ARE NOT SHOWN ON THIS PLAN. NO WIDTH CAN BE DETERMINED. (18)

FACILITY PLAN
 SCALE: 1" = 20'-0"

11/12/12
DRAFT

SPECTRUM ENGINEERING INCORPORATED 282-783-7725 FAX 282-789-7726 19395 West Capitol Drive, Brookfield, Wisconsin 53045	THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF SPECTRUM ENGINEERING INCORPORATED. NO REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF SPECTRUM ENGINEERING INCORPORATED.	VERIFY SCALES ORIGINAL DRAWING THIS SHEET ADJUST SCALES ACCORDINGLY.	NO.	DATE	BY	REVISION
			1	11/7/12	J.M.N.	ISSUED FOR CITY CONDITIONAL USE PERMIT
DRAWN BY: S.A.M. DESIGNED BY: P.M./J.M.N. CHECKED BY: P.M./J.M.N.	PROJECT MANAGER: P. MOHSENIAN, P.E.	7350 SOUTH 6TH ST. OAK CREEK, WISCONSIN 53154	RAW MATERIAL STORAGE & UNLOADING SYS. TANK FARM SECONDARY CONTAINMENT FACILITY PLAN	DRAWING NUMBER: C-1 DATE: 11/12/12 PROJECT NUMBER: 12094 SHEET NUMBER:		

ALTA/ACSM LAND TITLE SURVEY

CLIENT
WPC Technologies, Inc., a Wisconsin corporation

SITE ADDRESS
7350 South 6th Street, City of Oak Creek, Milwaukee County, Wisconsin.

Legal description
Parcel 1 of Certified Survey Map No. 5437 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on July 25, 1990 in Volume 2473 of Certified Survey Maps, at Page 312, as Document No. 6400908, being a redivision of Parcel 1 of Certified Survey Map No. 5229, being a part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 5 North, Range 22 East. Said land being in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone).

TITLE COMMITMENT
This survey was prepared based on Knight Barry Title, Inc. Commitment No. M572571, effective date of August 09, 2011 which lists the following easements and/or restrictions from schedule B-II:

- 1, 5, 6, 7, 8, 11 & 12 visible evidence shown, if any.
- 2, 3, 4, 9, 10, 20, 21, 22, 23, 24 & 25 not survey related.
13. Utility Easement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on November 11, 1960, in Volume 449, at page 1816, as Document No. 4428827. Partial Release recorded September 21, 1990, in Reel 2492, Image 1250, as Document No. 5419646, document illegible, cannot be plotted.
14. Utility Easement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on July 29, 1957, in Volume 2124, at page 816, as Document No. 6088866, affects site by location, shown.
15. Utility Easement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on September 22, 1989, in Volume 2371, at page 963, as Document No. 6313940, does not affect site by location.
16. Provisions, conditions, reservations, restrictions, and/or easements contained in instrument recorded July 25, 1990, in Reel 2473, Image 943, as Document No. 6401116, affects site by location.
17. Utility Easement recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on January 7, 1991, in Volume 2528, at page 510, as Document No. 6447826, affects site by location.
18. Provisions, conditions, reservations, restrictions and/or easements contained in an instrument recorded March 22, 1991, in Reel 2548, Image 1761, as Document No. 6466632, affects site by location, shown.
19. Easement Assignment recorded on January 17, 2001, as Document No. 8013166, cannot be plotted from document provided.

parking spaces
There are 12 regular parking spaces and 2 handicap space marked on this site.

flood note
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0166E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Site is zoned M-1 (Manufacturing)
Front setback: 40 feet
Side setback: 20 feet
Rear setback: 20 feet
Maximum building height: 55 feet

LAND AREA
The Land Area of the subject property is:
203,944 square feet or 4.6819 acres to monumented site exterior.
(203,944 square feet or 4.6819 acres as per parcel 1 on C.S.M. No. 5437 as Parcel 1)

TABLE "A" ITEMS
11(b). Utility Lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175). This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

20(a). Offsite easements or servitudes benefiting the survey property include the "North Road" and a gas line easement described in Doc. No. 6466632 disclosed in furnished Title Commitment at the time of survey.

20(b). No monuments were placed because of the general nature of the description of the easements.

note
The dimensions for Lot 1 Certified Survey Map No. 5437 as shown on the recorded map are believed to be in error (as shown in red hereon). The East boundary line is established by found monuments in this survey as well as a retracement of the same boundaries on April 28, 2003.

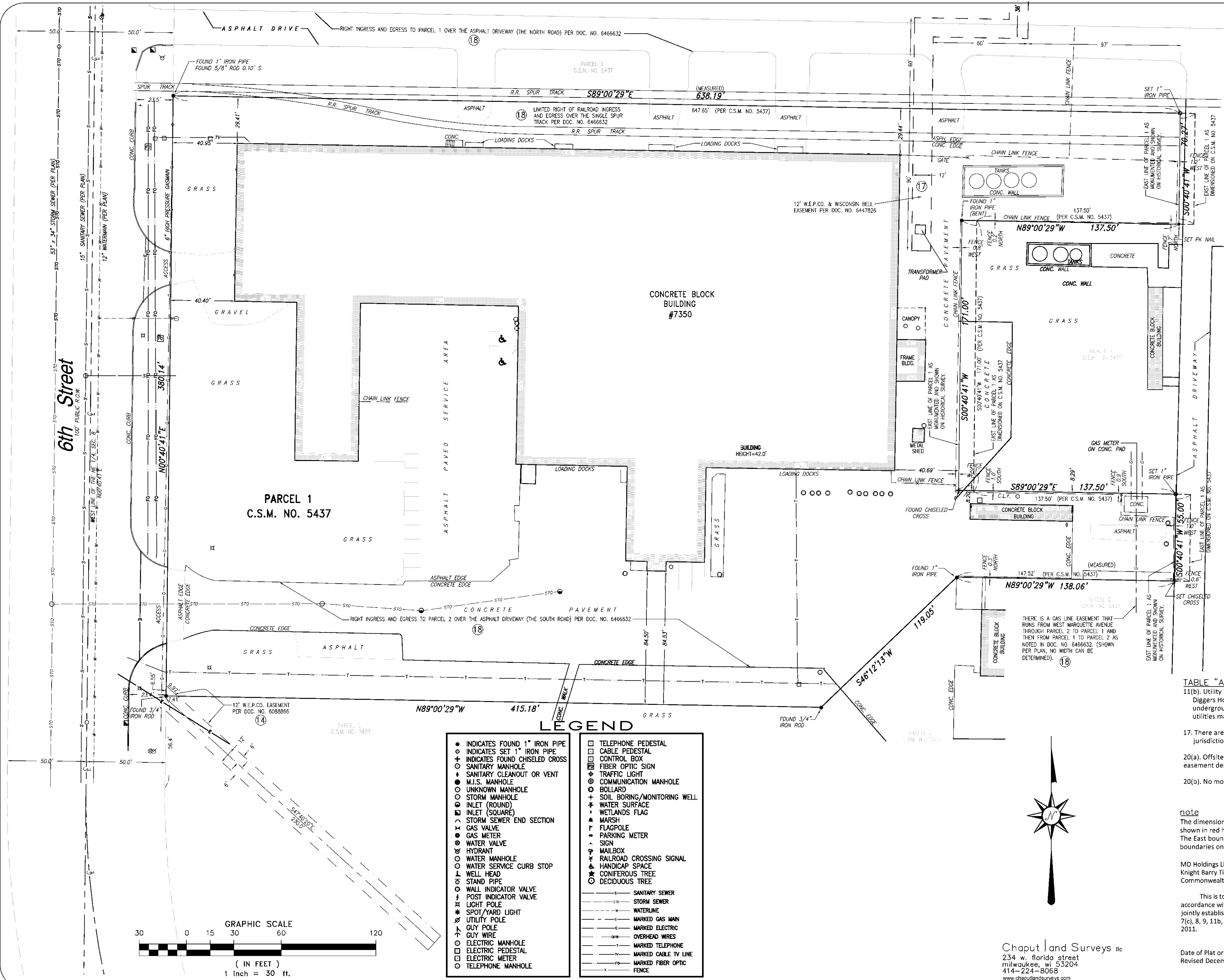
MD Holdings LLC
Knight Barry Title, Inc.
Commonwealth Land Title Insurance Co.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11b, 17, 20(a), 20(b) and 21 of Table A thereof. The field work was completed on August 19, 2011.

Date of Plat or Map: September 12, 2011
Revised December 21, 2011

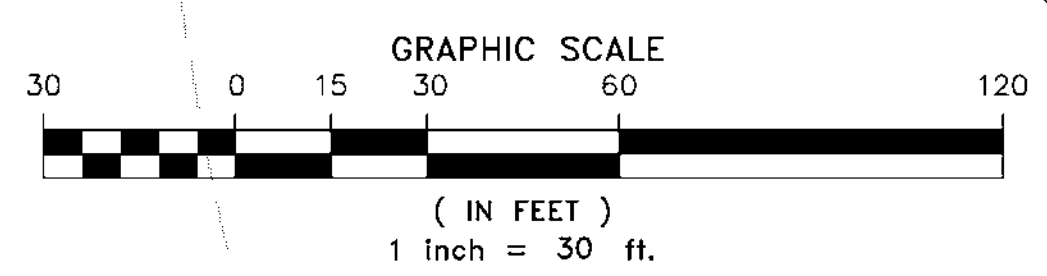
Donald C. Chapat
Registered Land Surveyor
Registration Number S-1316
Milwaukee, WI
Drawing No. 1169-grb

Chapat Land Surveys, Inc.



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE + INDICATES FOUND CHISELED CROSS ○ SANITARY MANHOLE ○ SANITARY CLEANOUT OR VENT ○ M.I.S. MANHOLE ○ UNKNOWN MANHOLE ○ STORM MANHOLE ○ INLET (ROUND) ○ INLET (SQUARE) ○ STORM SEWER END SECTION ○ GAS VALVE ○ GAS METER ○ WATER VALVE ○ HYDRANT ○ WATER MANHOLE ○ WATER SERVICE CURB STOP ○ WELL HEAD ○ STAND PIPE ○ WALL INDICATOR VALVE ○ POST INDICATOR VALVE ○ LIGHT POLE ○ SPOT/YARD LIGHT ○ UTILITY POLE ○ GUY POLE ○ GUY WIRE ○ ELECTRIC MANHOLE ○ ELECTRIC PEDESTAL ○ ELECTRIC METER ○ TELEPHONE MANHOLE | <ul style="list-style-type: none"> □ TELEPHONE PEDESTAL □ CABLE PEDESTAL □ CONTROL BOX □ FIBER OPTIC SIGN □ TRAFFIC LIGHT ○ COMMUNICATION MANHOLE ○ BOLLARD + SOIL BORING/MONITORING WELL ○ WATER SURFACE ○ WETLANDS FLAG ○ MARSH ○ FLAGPOLE ○ PARKING METER ○ SIGN ○ MAILBOX ○ RAILROAD CROSSING SIGNAL ○ HANDICAP SPACE ○ CONIFEROUS TREE ○ DECIDUOUS TREE |
|---|---|



Chapat Land Surveys, Inc.
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chapatlandsurveys.com



Plan Commission Report

ITEM: 4c

DATE: December 11, 2012

PROJECT: Use Approval – Mobile Ministry at Market Place

ADDRESS: 8625 S. Market Place

TAX KEY NO: 823-0024

STAFF RECOMMENDATION: That the Plan Commission approves the use of the unit at 8625 S. Market Place as a wedding chapel, subject to all building and fire codes being met.

Ownership: Raymond & Barbara Gwiazdowski

Size: 0.102 acres (this unit only)

Existing Zoning: B-2 (PUD), Community Business

Adjacent Zoning: north – B-2 (PUD), Community Business
east – B-2 (PUD), Community Business
south - B-2 (PUD), Community Business
west – B-2 (PUD), Community Business

Comprehensive Plan: Planned Mixed Use

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property.

Commentary: Mobile Ministry, Inc. is requesting a Use Approval that would allow them to occupy the unit at 8625 S. Market Place. Market Place is a mixed-use Planned Unit Development (PUD) located at the northwest corner of S. Chicago Road and E. Puetz Road. The development has a mix of retail and service businesses with residential quarters for each unit. Due to this unique mix, the approved PUD ordinance has a limited list of permitted uses and any other uses that are not listed require Plan Commission approval before they can obtain occupancy permits. Wedding Chapels are not listed among them so the Plan Commission is required to review this proposal.

The plan is for a small wedding chapel, with no more than 50 guests anticipated for each ceremony. The hours of operation will be between 10:00 a.m. and 7:00 p.m.. More details about the business are outlined in the enclosed cover letter from the applicant.

Unlike conditional uses, use approvals only require action by the Plan Commission. Should the Plan Commission approve this use, staff will inform the Inspection Department and direct them to issue an occupancy permit, subject to the usual building and fire code requirements being met.

Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

Use Approval
Mobile Ministry
8625 S. Marketplace



Legend

- Tenant Location
- Existing Street Pattern
- Floodway

The Mobile Ministry, Inc
DbA Amazing Love Wedding Ministers
3044 S. 92nd St
West Allis, WI 53227

414-321-5601
www.themobileministry.com

November 26, 2012

To whom it may concern,

Our ministry, The Mobile Ministry would like to open a wedding chapel at 8625 S. Market Pl. Oak Creek, WI for our couples/clients that are seeking a nice intimate place to hold their wedding. We would not be conducting any worship services at this location. We would only conduct weddings, commitment ceremonies and baptism's at this location.

We do not anticipate more than 50 guests at any one time with our average wedding already being 50 or less guests for a small intimate wedding. There is more than enough parking on the property for the guests. At this time, there are now no paid employees however, as wedding season approaches us in March, I do anticipate having a total of 2 employees with only 1 employee working out of this space.

Our anticipated hours of operation would be by appointment only between the hours of 10 am and 7 pm. There would not be any disturbances to any area business's or residences.

In fact, a minimum of 2 businesses at the market place area would be drawing a potential customer base from us. We see this wedding chapel having a positive effect on local area businesses such as hotels, florists and gift shops as well as tux rental places. We strongly believe in giving back to the community and being a resource of support for all.

If there are any questions, please feel free to call me at 414-321-5601 (office) or 414-218-0344(cell).

Sincerely,

Rev Jim Myers



Plan Commission Report

ITEM: 4d

DATE: December 11, 2012

PROJECT: Official Map Amendment – Southwest ¼ of Section 6

ADDRESS: Lands north of Rawson Avenue between S. 20th Street & S. 27th Street

STAFF RECOMMENDATION: That the Commission recommends to the Common Council that the Official Map amendment for the southwest ¼ of Section 6 is approved as proposed, after a public hearing.

Commentary: The City is requesting an amendment to the officially mapped street pattern for lands north of Rawson Avenue between S. 20th Street & S. 27th Street. There are a few reasons for the changes. The first reason is that the current official map for the area does not take into account wetlands and natural areas, meaning that they could not be constructed in the areas shown. Another issue is that several of the parcels to the north are owned by Mendards for use as a natural area.

The proposal is to create an officially mapped street linking Rawson Avenue to the signalized intersection of S. 27th Street and W. Riverwood Boulevard. It is anticipated this road could also serve parcels north of Riverwood Boulevard, such as the Budget Cinema, Melrose Restaurant, and Menards, via cross-access agreements. The proposal would also eliminate the rest of the officially mapped street pattern because of the wetlands and natural area issues discussed above. The officially mapped cul-de-sac at the west end of W. Cedar Street would remain. Should a property owner wish to develop the lands off of S. 20th Street in the future, staff would work with them to come up with an appropriate street pattern that meets their needs.

When considering a proposal to amend the Official Map, the Commission should consider the impact on the ability to logically develop adjacent properties in accordance with the existing official map. Nearby property owners may have an interest in maintaining certain aspects of an official map if it provides them the future opportunity to subdivide their property in a cost effective manner. If a person is proposing to remove this opportunity, or to alter it, they need to demonstrate that any adverse effects on the property owners involved would be offset by the benefit to the neighborhood. In other words, a property owner should not be able to amend the official map to maximize the development potential of his or her property at the detriment of surrounding properties. The proposed amendment does not negatively impact the ability of the affected property owners to develop their property.

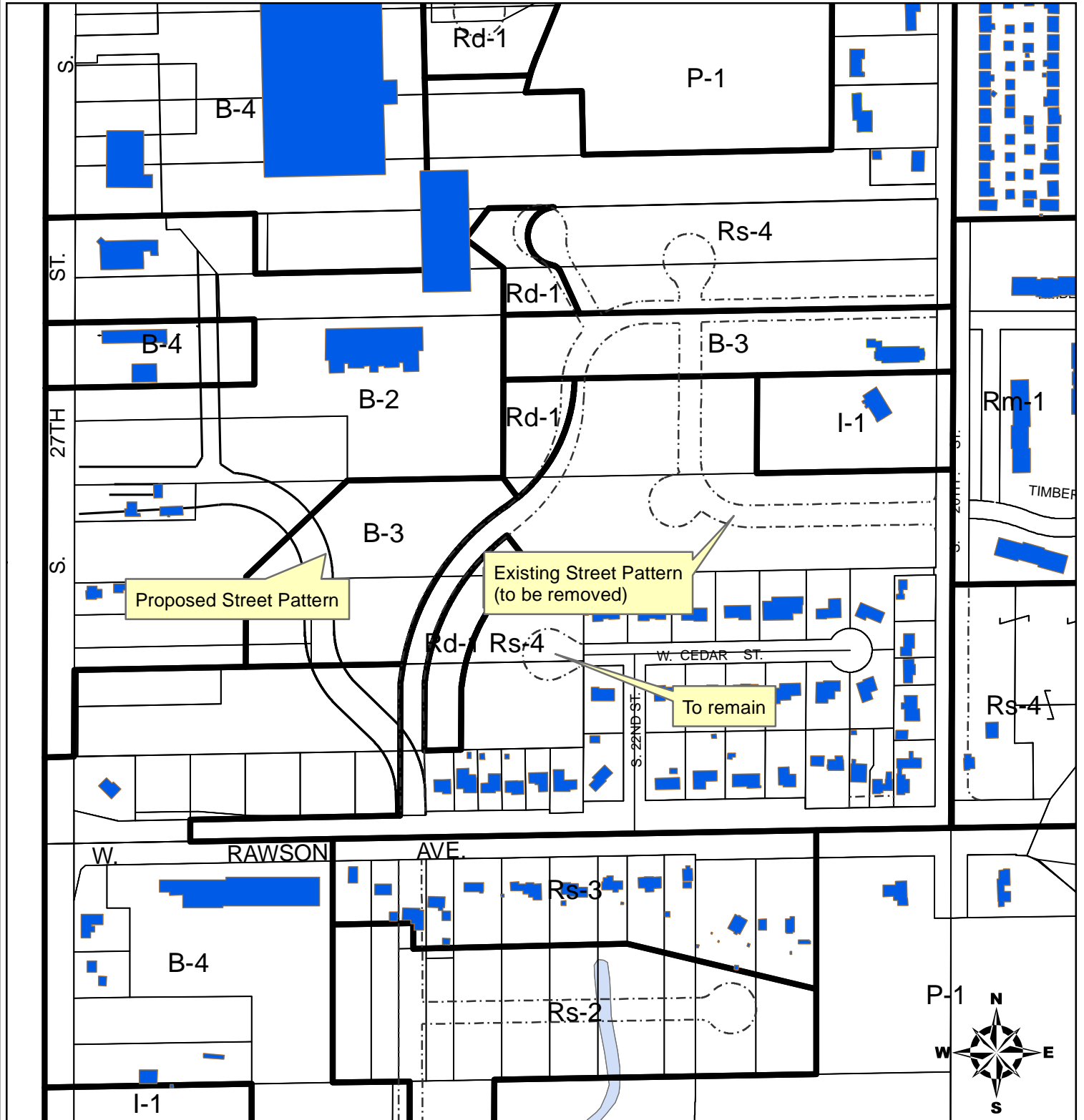
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

Official Map Amendment Southwest 1/4 of Section 6 S.27th Street & W. Rawson Avenue area



Oak Creek

Department of Community Development

Legend

- Existing Street Pattern
- █ Floodway

REVISED AGENDA

CITY OF OAK CREEK PLAN COMMISSION
REGULAR MEETING
December 11, 2012
6:00 p.m.
Common Council Chambers
8640 S. Howell Avenue

- 1) ROLL CALL
- 2) Minutes of the November 27, 2012 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) CERTIFIED SURVEY MAP – Review a certified survey map proposed by Dennis Marifke combining the properties at 9228, 9224, and 9218 S. 8th Ave. & 9229, 9225, and 9219 S. 7th Ave. into one parcel (Tax Key No.: Multiple) Follow this item on Twitter @OakCreekPC #OCPCMarifkeCSM
 - b) CONDITIONAL USE – Review a conditional use permit request by WPC Technologies to allow for flammable liquid and gas storage in excess of 5,000 gallons on the property at 7350 S. 6th Street (Tax Key No. 765-9044) Follow this item on Twitter @OakCreekPC #OCPCWPC
 - c) USE APPROVAL – Review a proposal by The Mobile Ministry to occupy tenant space at 8265 S. Market Place (Tax Key No. 823-0024) Follow this item on Twitter @OakCreekPC #OCPCMobileMinistry
 - d) OFFICAL MAP AMENDMENT – Review a proposed amendment to the official map for the Southeast ¼ of Section 6 (near S. 27th Street and W. Rawson Avenue)) Follow this item on Twitter @OakCreekPC #OCPCSec6OMA
 - e) LAND DONATION REQUEST - Review and make a recommendation to the Common Council on a proposed donation of a 5.2 acre parcel of land located at 796 E. Forest Hill Avenue (Tax Key No. 815-9992)
- 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)



Plan Commission Report

ITEM: 4e

DATE: December 11, 2012

PROJECT: Land Donation Request – 796 E. Forest Hill Avenue

ADDRESS: 796 E. Forest Hill Avenue

TAX KEY NO: 815-9992

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council consider accepting the proposed donation of the 5.2 acre parcel of land at 796 E. Forest Hill Avenue.

Ownership: Robert Pritchett

Size: 5.2 acres

Existing Zoning: Rs-3, Single Family Residential

Adjacent Zoning: north – Rs-3, Single Family Residential
east – Rs-3, Single Family Residential
south – Rs-3, Single Family Residential
west – Rs-3, Single Family Residential

Comprehensive Plan: Single-Family Residential

Wetlands: None indicated

Floodplain: None

Official Map: There is an officially mapped street running north/south along the western property line.

Commentary: The owner of the property at 796 E. Forest Hill Avenue has indicated they are interested in donating the property to the City of Oak Creek. The parcel is currently undevelopable because it does not have any frontage on a public street. However there is an officially mapped extension of S. Shepard Avenue on the west side of the property. Half of that officially mapped street is on this property and the other half is on the property to the west, so if someone were to develop it, it would take cooperation of both property owners to get the necessary right-of-way. The Oak Leaf bike trail is located just to the east.

Unlike many of the properties offered to the City, this one does not have any wetlands or floodplain on it, so acquisition does not further advance the City's goals relating to natural resource and open space preservation. However one advantage to accepting the dedication of land would be that we would have land for ½ of the right-of-way needed for the S. Shepard Avenue extension.

Should the Common Council decide to accept the donation, a Phase 1 Environmental Report will need to be completed for this property.

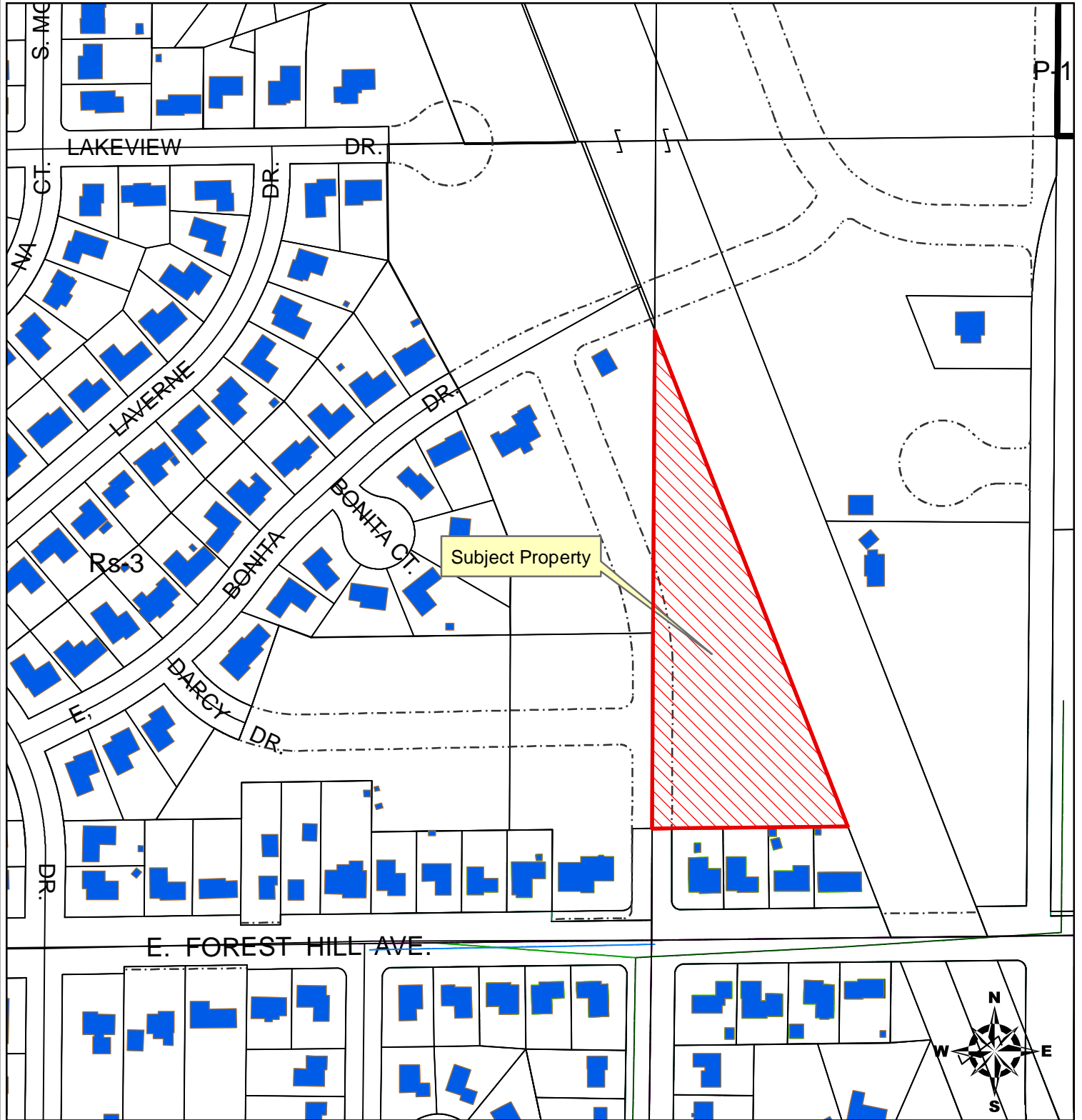
Prepared by:

Respectfully Submitted:

Jeff Fortin, AICP
Planner

Douglas Seymour, AICP
Director of Community Development

Land Donation Request 796 E. Forest Hill Avenue Location Map



OakCreek

Department of Community Development

Legend

-  Parcel to be Donated
-  Existing Street Pattern
-  Floodway