



## PLAN COMMISSION

May 12, 2020

6:00 P.M.

### Common Council Chambers

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

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Donald Oldani  
Chris Guzikowski  
Matt Sullivan  
Gregory Loreck  
Fred Siepert  
Christine Hanna  
Vacant - ex-officio  
Doug Seymour - ex-officio

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

### IMPORTANT NOTICE

The City Hall remains **CLOSED** to the public in response to COVID-19. This meeting will be held by video/phone conference only. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 5:55 PM to allow participants to log in.

Attendees who wish to participate by phone may do so by calling any one of the numbers below, and entering the Webinar ID: 978 0645 3594 and Password: 64357895.

+1 (929) 205-6099  
+1 (312) 626-6799  
+1 (669) 900-6833

+1 (253) 215-8782  
+1 (301) 715-8592  
+1 (346) 248-7799

To make a public comment, press \*9 on your phone. The conference moderator will state when your line has been unmuted.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

Find more information on agenda items at [oakcreek.zoninghub.com](http://oakcreek.zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – April 28, 2020
4. Significant Common Council Actions – NONE.

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

5. Public Hearings

- a. SIGN APPEAL - Hold a public hearing on a proposed sign appeal submitted by Timothy Grayman, GCMS, on behalf of Boyland Properties Oak Creek, that would allow the applicant to install one (1) 12' 1" x 9' 4" (112.78 square-foot) wall sign, one (1) 13' 5-9/16" x 22" (24.68 square-foot) wall sign, and one (1) 18' 8-1/4" x 22" (34.26 square-foot) wall sign on the west elevation of the single-tenant building; and one (1) 8' 8-1/4" x 12' (104.25 square-foot/side) ground sign at 7020 S. 27<sup>th</sup> St. (Tax Key No. 737-9094-000).  
ZoningHub: <https://s.zoninghub.com/KE0NPE3PB8>; Twitter @OakCreekPC#OCPCAllStar
- b. SIGN APPEAL - Hold a public hearing on a proposed sign appeal submitted by Sarah Bruns, Lincoln Property Company, on behalf of Emerald Row LLC, that would allow the applicant to install 48-inch-tall vinyl panels on the inside of each portion of the clear glazing on the south and east elevations, and one (1) 102" x 38" white vinyl sign each on the exterior of the clear glazing on the south and east elevations of the Emerald Row fitness facility building at 7971 S. 6<sup>th</sup> St. (Tax Key No. 813-9062-000).  
ZoningHub: <https://s.zoninghub.com/VT7B6NKFOK>; Twitter @OakCreekPC#OCPCEmRow

6. New Business

- a. SIGN APPEAL – Consider a request for a sign appeal submitted by Timothy Grayman, GCMS, on behalf of Boyland Properties Oak Creek, that would allow the applicant to install one (1) 12' 1" x 9' 4" (112.78 square-foot) wall sign, one (1) 13' 5-9/16" x 22" (24.68 square-foot) wall sign, and one (1) 18' 8-1/4" x 22" (34.26 square-foot) wall sign on the west elevation of the single-tenant building; and one (1) 8' 8-1/4" x 12' (104.25 square-foot/side) ground sign at 7020 S. 27<sup>th</sup> St. (Tax Key No. 737-9094-000).  
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ZoningHub: <https://s.zoninghub.com/VT7B6NKFOK>; Twitter @OakCreekPC#OCPCEmRow
- c. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Michael Faber, Ryan Business Park, LLC, dividing and reconfiguring the properties at 9540 & 9700 S. 13<sup>th</sup> St., and 1001, 1199, & 1203 W. Ryan Rd. (Tax Key Nos. 905-9010-000, 905-9995-001, 905-9993-004, 905-9992-001, 905-9008-000).  
ZoningHub: <https://s.zoninghub.com/NLY27TR3NL>; Twitter @OakCreekPC#OCPCRyanBizCSM

Adjournment.

Dated this 6th day of May, 2020  
Posted 5/6/2020 CS

**Public Notice**

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

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

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, April 28, 2020**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Commissioner Oldani, Commissioner Siepert (by phone), and Commissioner Chandler. Alderman Guzikowski joined the meeting at 6:07 p.m. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; Assistant Fire Chief Mike Havey. IT Manager, Kevin Koenig, facilitated the video conference.

**Minutes of the April 14 2020 meeting**

Alderman Loreck moved to approve the minutes of the April 14, 2020 meeting. Commissioner Oldani seconded. On roll call: \*all present voted aye. Motion carried.

\*During the approval of minutes, the connection for Commissioner Siepert dropped. He rejoined by phone at 6:07 p.m., after the vote. Ald. Guzikowski was initially excused, but joined the call at 6:07 p.m., after the vote to approve the minutes. Mayor Bukiewicz announced that the minutes were approved without votes by Ald. Guzikowski and Commissioner Siepert.

**CONDITIONS AND RESTRICTIONS  
CENTRAL LAND CO. III, LLC  
10650 S. OAKVIEW PARKWAY  
TAX KEY NO. 955-1043-000**

Planner Papelbon provided an overview of the draft Conditions and Restrictions for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities for the property at 10650 S. Oakview Parkway (see staff report for details).

Sam Dickman Jr., Applicant, 2224 East Kensington Boulevard, Shorewood, WI 53201, stated that he and his colleagues were there to answer any questions that may come up.

Mayor Bukiewicz believes this would be a good fit, and asked staff if they had anything to add. Director Seymour stated the building and site plan have been reviewed and approved by the Plan Commission. The plan all along was that a certain type of business be located in here. The focus is not on logistics or trucking, but a necessary component of the business that will be located there. This gives the owner a little of flexibility to attract tenants for the remaining spaces.

Assistant Fire Chief Havey stated the Fire Department does not have any concerns.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the multitenant building on the property at 10650 S. Oakview Parkway, after a public hearing.

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

**PLAN REVIEW  
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT  
2225 W. SYCAMORE AVE.  
TAX KEY NO. 715-0111-000**

Planner Papelbon provided an overview of the site, building, landscaping, and related plan review for proposed site and building modifications, and an addition to the existing building for a gymnasium, offices, and storage (see staff report for details).

Ben Lewandowski, 6636 S. 21<sup>st</sup> St.:

*“Just a few questions. You know, I have been here for 40-some years in the neighborhood. The new access road, I guess, is going from in front of the old school now - it is going to exit through the back of the school, is that what is going to happen?”*

Mayor Bukiewicz asked Planner Papelbon if there was somebody from the School District or the architect that could confirm that.

Planner Papelbon stated that there was a representative from the School District present.

Ben Lewandowski, 6636 S. 21<sup>st</sup> St.:

*“Be a little bit more specific on how the parents are going to pick up the students, and what roads they are going to be entering in and exiting on.”*

Paul Dietenberger, 2027 W. Wood Ave.:

*“Of course, I also had concerns about the road traveling around the south side of the property. I want to make sure I understand - is this road intended to replace a green space that is currently between the walking path in Johnstone Park and the current playground? And I still had questions about how traffic flow would be managed immediately past my house, which is the first one on the south side of Wood Avenue next to the school.”*

Mayor Bukiewicz agreed, and stated the questions will be answered when the School District representative gets on.

Paul Dietenberger, 2027 W. Wood Ave.:

*“Okay, that is all I had. Although, now that I think about it, I should ask what the exact schedule for construction is because I assume there is going to be noise.”*

Robert Krivanek, 2015 W. Wood Ave.:

*“I had called when I first got the paperwork, and I had just kind of given some ideas or suggestions as to what they are doing. I can see a lot of the logic of what they are doing because I did work for a non-profit school system, so I can understand some of this stuff. What you are trying to accomplish, especially with traffic flow and how kids are released and how they enter buildings and stuff like that, so I was you know concerned about the traffic and if they were going to put signage up that would restrict parking just at certain hours of the day - not the whole day - but just at times for pick-up and drop-off. And also down on 20<sup>th</sup> Street there was some concern about putting some stop signs up there and*

*20<sup>th</sup> and Wood - that would be a very good idea and if they do that to put up, you know, lights that are flashing LED signs that we see on the roads.”*

Linda Krivanek, 2015 W. Wood Ave.:

*“We have a lot of pedestrian traffic going up to the park. There’s a lot of pedestrian traffic that goes past our house to and from the park, especially that come up from Milwaukee, so they cross 20<sup>th</sup> Street, and if there is going to be an increase...”*

Robert Krivanek, 2015 W. Wood Ave.:

*(continuing from Linda Krivanek’s sentence) “...of traffic and people that are going to come out of the parking lot possibly, and if they are going to make a north turn to go up 21<sup>st</sup> Street and go back up to Carrington and go through, that’s, you know, going to create some problems down that end of the block, too. So just, you know, wanting to know what their ideas are because, I mean, they’re the pros at this. So, basically, I think that is it.”*

IT Manager Koenig listed the following individuals as being present and representing the School District: Andrew Chromy, Devin Kack, Jason Christensen, and Sharon Gould.

Andrew Chromy, Chief Business Officer for the School District, 7630 S. 10<sup>th</sup> St., Oak Creek, WI, 53154, explained that the School District sent a letter to 47 homes that would about this property and potential pathway. Mr. Chromy discussed that the bus pick-up and bus drop-off will not be changing, but rather stay in the front loop that currently exists, and is shown on the drawing from the Proposed Site Modifications slide. The School District is looking to eliminate car flow off of Sycamore, and have cars enter off of 24<sup>th</sup> Street and run along the lower part of the property. The size of the current asphalt will not be changing; instead, the School District will be redoing the asphalt and not creating any additional asphalt or removing any green space - it would just be resurfacing it and then striping it accordingly. Students would be dropped off coming off of 24<sup>th</sup> Street going east towards the back end of the building. Where cars will be exiting a “no right turn” sign would be placed, and traffic would be pushed up 21<sup>st</sup> Street. Mr. Chromy then explained that he previously spoke to City Engineer Mike Simmons regarding the stop sign on 20<sup>th</sup> and Wood, as well as parking along Wood and potentially along 21<sup>st</sup> Street. He believes that there is a potential meeting scheduled to hear [about] some “no parking” signs for those areas. Mr. Chromy proceeded to discuss the schedule for construction, and explained that the School District is looking to begin in September, and will be typical of what they have done with their other projects.

Mayor Bukiewicz asked for further explanation regarding whether the road will be a one-way only going west, because the drawing appears to show a two-lane road.

Jason Christensen, Nielsen, Madsen, and Barber, 1458 Horizon Boulevard, Racine, WI, civil consultant for the School District, explained the two lanes that are shown on the drawing reflect a bypass lane for when the parents are dropping the students off. The bypass lane is another lane for cars to get around and bypass stopped cars in order to keep the traffic flowing and keep everyone moving in a safe manner. It is not necessarily meant for two-way traffic- it will all be one-way from the west going to the east.

Mr. Chromy reiterated that the lanes will allow for passing during drop-offs.

Mayor Bukiewicz brought back the question regarding the “no parking” signs during drop-off and pick-ups raised by Robert and Linda Krivanek.

Mr. Chromy stated that he agreed after speaking to City Engineer Simmons. The goal of putting up a “no right turn” sign on to 21<sup>st</sup> Street is to avoid as many cars as possible going onto Wood in order to not clog up 20<sup>th</sup> Street and Wood due to the fact that it is a busier street. Mr. Chromy stated that the School District has no concerns over that, and agreed that the “no parking” signs would be a good idea, especially if cars were parking on both sides - it would become one-way potentially. Mr. Chromy believes there is discussion at the City level about putting “no parking” signs along 21<sup>st</sup> Street on the west side of that road.

Commissioner Chandler asked the applicant for more information regarding the underground detention system that will be installed, as well as what is being removed.

Mr. Christensen explained that the underground detention is going to satisfy Oak Creek’s green infrastructure requirement, as well as Milwaukee Metropolitan Sewerage District (MMSD), and the Department of Natural Resources (DNR) stormwater quality requirement. It will be located underground, and it is a seven-foot corrugated metal pipe that is partially filled with water so that when the storm water runs through the system, it allows the particles to settle out before it exits the system.

Commissioner Chandler asked if the underground detention has been installed in other schools, or if it will be installed in other schools.

Mr. Christensen confirmed that it has been installed at Meadowview and Shepard Hills, and will be installed at Carrollton, but that project is just getting underway.

Commissioner Chandler asked if the goal is to add a “no right turn” sign on 21<sup>st</sup> Street as well as potentially add “no parking” signs, or if that is being discussed.

Mr. Christensen replied that as part of the project on the school property, they would be installing “no right turn” signs at the exit onto 21<sup>st</sup> Street. As far as the “no parking signs” for 21<sup>st</sup> Street or Wood Avenue, the School District is all in favor for that, but that would have to be a City decision.

Commissioner Chandler asked if the strip of asphalt where cars are exiting on 21<sup>st</sup> Street is new or is it being used today with the parents that are dropping off.

Mr. Chromy clarified that the strip of asphalt does exist, and goes into the parking lot. So, the entrance and exit onto 21<sup>st</sup> Street already exists, but it is not used for parent drop-off because onto 24<sup>th</sup> Street - the school does not have any right-of-way there. Parents drop off along Sycamore Avenue, along the sidewalk.

Commissioner Chandler asked what would be used to redirect traffic since this a new flow.

Mr. Chromy responded that the School District will be sending communication to all of the families of Cedar Hills that they are to make a turn onto 24<sup>th</sup> Street and come through the back side of the property at entrance, drop off along the back side of the property, and exit out onto 21<sup>st</sup> Street.

Commissioner Chandler asked to clarify that there would be no signs.

Mr. Chromy added that the school can put signs on their property, but they cannot put City signs out there. Therefore, their plan will be typical to what they have done in the past when changing a traffic flow pattern, including having staff out there to help direct traffic in the first few days.

Commissioner Chandler asked for further detail regarding what is on the existing sign that will be removed from the existing building, and where the additional verbiage that is not on the new sign will go.

Devin Kack, Plunkett Raysich Architects, 209 S. Water Street, Milwaukee, WI, explained that the existing sign says Cedar Hills Elementary, and includes the four-digit address for the property. The new signage will replace the Cedar Hills Elementary, but added that the building address will need to be provided somewhere. Mr. Kack believes the other schools' addresses have typically been adhered via vinyl decal on the window.

Commissioner Chandler asked Planner Papelbon if vinyl signage is added to the window, will staff need to provide additional information to the applicant in order for them to meet the requirements or standards.

Planner Papelbon responded that addressing is a standard for the Fire Department and emergency services, but the Code does include a minimum height as well as the need to include the address on the building. However, that is deferred to the Fire Department to ensure that emergency services can accurately locate it. She added that since this is an existing building, she would defer to Assistant Fire Chief Havey if there are any concerns for having vinyl on the entryway as opposed to mounted on the building.

Assistant Fire Chief Havey replied that usually the Fire Department does not have any concerns going in, and as they go through the review process with the Inspection Department, that will help locate those signs to serve the emergency services as best as they can with those numbers and where they are located.

Commissioner Siefert asked how long and how high the fence is that the applicant will be installing.

Mr. Christensen responded that the fencing that they will be installing is going to be eight feet tall. He added that there will be some fencing that goes around the chiller pad and the new electrical transformer, but they also have fencing around the intersection of 24<sup>th</sup> Street and West Sycamore Avenue. The purpose of the fencing there is to keep the balls within that lawn play area rather than going out onto the street, so they will have an eight-foot tall fence there as well. He believes the fence on the north property line will call out a six-foot-tall fence. There is a wood fence that exists there now, but the applicants are looking to replace that with something nicer, cleaner, and in better shape.

Alderman Loreck stated that as a former parent of a Cedar Hills student, he believes it looks like a vast improvement for drop-offs in the morning and afternoon. He thanked the School District for communicating and working with all the area residents there.

Commissioner Sullivan noted that the Engineering Department has been aware of the requests for "no parking" signs. He stated that in other locations throughout the City they have considered installing "no parking" during the pick-up and drop-off times, and have basically gone to a "no parking, stopping, or standing" style to eliminate a car sitting there with a person in it. That is a more legal stance. Engineering is considering that, and the Design Engineer, along with the Traffic and Safety Commission, is looking to have those items on an agenda in the near future. All of the residents that are along 21<sup>st</sup> Street or Wood would be invited to that meeting, and asked to participate with questions or comments. In regard to the traffic flow, Commissioner Sullivan stated that it is supported with their Safe Routes to School Action Plan that was adopted as a City and

that the School District participated in. Therefore, the Engineering Department is very pleased. Commissioner Sullivan asked if the School District has considered reversing the traffic flow, in thoughts of the driver on the left-hand side of a vehicle and passengers exiting to the right. That way they do not have to cross in front of other cars.

Mr. Christensen responded that such had been considered and discussed; however, they chose to not go that route for several reasons. It is an Elementary School, so most of the students that are getting dropped off are in car seats in the rear of the vehicle. There will be times where there will be a student in that front seat, but the vast majority are in the rear of the vehicle and can exit from either side. The other aspect of that is the location of the building on the site is further to the east. If they did switch that traffic flow around, they would only be able to queue a quarter of the vehicles onsite as compared to coming in from the west side. They have that whole west paved playground area, as well as the driveway, in order to stack up vehicles on-site, and getting them off with a public roadway, which is why they decided to direct traffic in a west-to-east fashion.

Commissioner Sullivan replied that was understandable. With thoughts on pavement markings, generally they are all correct. Commissioner Sullivan encouraged the consultants to look at the Manual on Uniform Traffic Control Devices (MUTCD). As far as color, they should only be using yellow to separate opposite traffic flow or anything to the left of the driver, and to consider that as it could get confusing.

Commissioner Hanna asked the consultant if there is a way to redesign the exit on to 21<sup>st</sup> Street to be angled to enforce the right turn only.

Mr. Christensen responded that they are looking to make the exit onto 21<sup>st</sup> Street a left turn only, so exiting traffic will go north on 21<sup>st</sup> Street in order to avoid Wood.

Commissioner Hanna stated that she misspoke: her question, again, is will they be redesigning from what she sees on the exhibit to be angled to be left turn only to enforce that.

Mr. Christensen replied no, because that is still an entrance for the staff parking lot behind the building addition. So that does still need to accommodate two-way traffic in and out. It is just during traffic circulation during the drop-off and pick-up - parents will only be exiting there, not entering. That access still needs to be available for staff parking.

Commissioner Hanna stated that it is confusing that it is being used both ways, but during other times the access point is only one way.

Mr. Christensen explained that the driveway is a two-way driveway, but the traffic flow during drop-off and pick-up times will only be in one direction.

Commissioner Hanna stated that she understood what he was saying, and reiterated that it is a two-way driveway, however, during different times it is used as one-way.

Mr. Christensen explained that even during the drop-off or pick-up times it will still remain two-way traffic. The school will not be opening up both lanes to exit from - traffic will only be exiting from the typical right-hand lane to get out. The school does not anticipate a lot of traffic coming in as the teachers are usually at the school prior to students being dropped off and parents exiting. The staff is also always at the school while the students are being discharged in the afternoon, so they do not anticipate a lot of two-way traffic at the same time, but as parents are exiting they will only be using that right lane.



Commissioner Hanna added that it is confusing that it is a two-way driveway, yet they are saying that it should be used as one-way for exiting and not to the right, but to the left. Commissioner Hanna asked what preventions there are to prevent someone from using it both directions.

Mr. Christensen answered that the prevention is signing onsite, as well as parents being made aware from the School District of the traffic circulation and how they are supposed to utilize this traffic circulation option. The driveway in the rear is really for staff and maintenance purposes only.

Commissioner Chandler asked the applicant if there will be a sign at the entrance saying it is not for parents.

Mr. Christensen responded that it is reasonable to add a sign at that entrance indicating staff only. There should not be any other vehicles entering from that side. They will discuss that with the School District.

Commissioner Chandler asked the applicant to provide some feedback on Planner Papelbon's suggestion of potentially removing one parking space and adding some landscaping to increase the setback.

Mr. Chromy stated that the School District will take it into consideration, but it is important to note that the addition is already removing three spots from the staff parking lot on a location with minimal parking as it is. But it is something that will be taken into consideration.

Mayor Bukiewicz stated that he agreed that it is a good addition to the school, as the district has had a lot of problems on Sycamore pertaining to traffic. Therefore, this seems to be a safer alternative. He added that getting correct signage is important on the two-way street. Mayor Bukiewicz then addressed the parking on the north lot, stating that he concurred with staff that now would be the time to get it correct as they have the opportunity to do it. The two spaces that are removed could be added to the eastern end of the parking lot. Mayor Bukiewicz would like the School District to work at the goal of getting the setback proper. He also noted that signage will go through Traffic and Safety, and encouraged the applicants to work with City staff. Mayor Bukiewicz asked if a fence or a barrier would be needed along the basketball courts in that play area to protect the kids from the vehicles in the roadway.

Mr. Chromy responded that the traffic pattern is only designed for drop-off and pick-up times. At times during the school day where parents would be picking a student up they would still use the front loop as they do now. The School District is only expecting traffic in that area around drop-off and pick-up times, and everything else would continue to operate as it does now.

Mayor Bukiewicz asked if there would ever be a time where a School District vehicle would arrive through that path midday.

Mr. Chromy added that the expectation is that is not going to happen, and the school would communicate that with their maintenance staff as well. The driveway is not to be used as a driveway to circle around the building.

Mayor Bukiewicz asked if the staff had any concerns since it is a play area.

Mr. Chromy responded that the School District did talk about that, but since it is only being used for drop-off and pick-up, they did not see the need for it. If students are playing on the playground or the basketball hoops before school, the staff would have to make sure that is not happening.

Mayor Bukiewicz then asked City staff if they had any concerns.

Commissioner Sullivan responded that this type of looping has been done at other Oak Creek elementary schools, and that has not been an issue at those locations.

Mayor Bukiewicz added that he would trust their judgment on that one.

Commissioner Hanna echoed Mayor Bukiewicz's concerns, and added that during the snow season the roads can be slippery - cars or vehicles that are going through can easily slip off of the driveway or pathway, so the play area should be protected unless there is proper elevation.

Commissioner Sullivan stated that the area there is flat, but he assumed that with the removal of snow, the school would push that to the south or other areas where they could make sure they had good vision to the playground - for not only the teachers and children, but for drivers as well as they have done at Cedar Hills Elementary.

A representative for the project added that Commissioner Sullivan was correct, the snow would be pushed off of the playground to the south and southeast to create a clear vision path upon entering into the driveway off of 24<sup>th</sup> Street, and throughout the asphalt areas.

Commissioner Hanna added that the other schools that were mentioned have grade separation, and so it is not identical to this school. Commissioner Hanna asked why there is an issue adding a chain link fence to be proactive rather than waiting for something to happen.

Mr. Chromy explained that putting a chain link fence along the basketball hoops does have some hindrances to snow removal, as far as trying to entirely remove snow and leave it wide open from a sightline standpoint. The School District has considered it, but ultimately the decision was made based on several factors to not put a fence there.

Commissioner Chandler asked the applicant if there is after care or extended after-school hours.

Mr. Chromy replied that there is before- and after-school care.

Commissioner Chandler asked if the children play outside during after care.

Mr. Chromy responded that they will, but will not be allowed out there during the pickup time, and after-school care pick-up will be taken care of in the front loop as well.

Commissioner Carrillo asked if it would be a good idea to place a barricade or cones there so that no one turns into that [driveway] during after-school hours or during the school day, so parents know not to go that way for any other reason than pick-up and drop-off.

Mr. Chromy responded that the School District can consider that and figure out how to make that suggestion work.

Mayor Bukiewicz replied that he trusts the applicants will work closely with staff on that. Mayor Bukiewicz added that he would like them to sort out the setback that is on the north lot.

Director Seymour added that he believes it is an improvement for the neighborhood, and appreciates the work the School District has put on with the neighborhood. Director Seymour agreed with Mayor Bukiewicz in regard to the parking lot losing one space - it would be something that is not seen in any parking lot anywhere else in the City. He added that it is a great time to modify that for a reasonable cost, and thanked the School District for considering that as they progress with the plans.

Mayor Bukiewicz asked if adding something like a brick wall or divider to separate the parking spaces from the sidewalk be sufficient.

Director Seymour responded that changing a nine-foot stall into grass with a shrub or two accomplishes the same thing at a smaller cost.

Mayor Bukiewicz asked Assistant Fire Chief Havey if he had anything to add.

Assistant Fire Chief Havey replied he had nothing to add. Assistant Fire Chief Havey stated he met with them earlier to review some of the access while they are doing the construction.

Mayor Bukiewicz asked if any residents would like to speak.

Mayor Bukiewicz asked Ben Lewandowski if the Plan Commission had gotten to his questions.

Ben Lewandowski, 6636 S. 21<sup>st</sup> St.:

*"Yeah, you did, and a few more concerns came up. When I am looking at these plans, you know, in the summer time you get a lot of kids play on these basketball courts. What is to keep people from using that drive as they come down at night, you know, they park along the basketball courts and they have a good time. What is going to keep kids from doing that? You know, I see that all the time, whether they are driving mini bikes around the bike paths or through the school. How are you going to control that new road now?"*

Mayor Bukiewicz referenced Commissioner Carrillo's comment about cones, and suggested maybe a gate.

Alderman Guzikowski pointed out that the additional road that is being put through is only new for that site, but has been tested on all of the other elementary schools. It is not exactly the same as the other schools, but it is not the first school that they are doing it at.

Mayor Bukiewicz agreed with Alderman Guzikowski, and added that it is not being widened.

Planner Papelbon asked the applicant if the basketball courts were going to be lit.

Mr. Chromy replied that there is no proposed lighting for that paved playground. He also pointed out that there already is access off of 21<sup>st</sup> Street to that paved playground during the summer months. Currently, there is nothing to stop someone from driving his or her vehicle on to that paved playground, and now the school is just adding another access point. But that is not anything new. Mr. Chromy stated that he is not sure if that has been a concern or not.

Mayor Bukiewicz asked if there would be an issue if parents parked on that path during the youth football practice at Cedar Hills Park, as well as during little league tournaments.

Mr. Chromy responded that as long as they stay on the driving path, and as long as the public has access to the other parts of the hard surface for playing, he does not see a reason why the School District would have concerns.

Mayor Bukiewicz stated that he agreed with Director Seymour that it will be much better than what is currently going on there, as it is a congested roadway right now.

Planner Papelbon stated, on behalf of Paul Dietenberger who entered a comment in the Q&A function, that he is not seeing driving on the playground right now, but if parents do get used to driving there they may start. Mr. Dietenberger has an experience with his daughter's old school, and is wondering if a chain across the drive would be a reasonable solution to the issue.

Mayor Bukiewicz answered that enforcement is the best policy, getting the Police Department involved would probably be the correct thing to do. If it turned into a problem the School Board could address it with a chain, gate, or barrier. Mayor Bukiewicz referred to Commissioner Sullivan to give more information.

Commissioner Sullivan responded that he saw a gate at Deerfield Elementary placed in the north and south access points, but he was not sure if that is a solution that is acceptable. Commissioner Sullivan added that he would prefer a gate over chain.

Mayor Bukiewicz added that they have to see how it goes.

Commissioner Carrillo asked if football practice takes place in the open area next to the playground.

Mayor Bukiewicz stated that it is actually south of the pathway that will become the drop-off road. Mayor Bukiewicz mentioned issues with parking in that area. He asked Alderman Loreck if he has received complaints regarding parking in that area.

Alderman Loreck responded that he has not heard any complaints.

Mayor Bukiewicz, seeing no questions, asked for a motion.

Alderman Loreck moved that the Plan Commission approves the site, building, and sign plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 2225 W. Sycamore Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the exterior brick veneer meets the minimum 4-inch requirement per Code.
3. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities (conference center, ground, building, etc.).
4. That permits are obtained for new wall signs.
5. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:18 p.m.

ATTEST:

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

5-5-20  
\_\_\_\_\_  
Date

DRAFT



The Appellant is requesting the following variances:

- Two (2) variances from Section 17.0706(a), which states, in part, that wall signs “shall not exceed 20% of the wall area on which the sign is located, but shall be no more than 100 square feet for buildings less than 300 feet from the right-of-way.”
- A variance from Section 17.0706(i)(1), which states, in part: “Single and two (2) tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage.”
- Variances from Section 17.0706(d), which states, in part: “Ground signs shall not exceed eight (8) feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides for any premises.”

Three (3) wall signs are proposed on the west elevation of the building: one (1) 18’ 8-1/4” x 22” (34.26 square-foot) sign on the canopy for the service area, one (1) 13’ 5-9/16” x 22” (24.68 square-foot) sign for ownership (All Star), and one (1) 12’ 1” x 9’ 4” (112.78 square-foot) backer plate with the GMC and Buick logo signs. The size of the sign on the canopy for the service area exceeds the allowed 20% of the wall area maximum. The backer plate with the logo signs exceeds the maximum allowed square footage (100 square feet). Since there is only one tenant for the building, the number of signs on the west elevation exceeds the maximum number allowed (1 per street frontage). Finally, one (1) 8’ 8-1/4” x 12’ (104.25 square-foot/side) monument sign is proposed. Although the proposed location appears to meet required setbacks, both the height and square footage exceed the maximums allowed by Code.

In deliberation of a variance, the Plan Commission may consider the following:

- location of the proposed sign
- height
- overall size
- appearance
- number
- location of other signs in the vicinity of the proposed sign
- any other factor the Plan Commission deems appropriate, excluding content

Staff does not make recommendations regarding sign appeals. However, decisions to approve a sign variance must be made utilizing the following criteria:

1. There shall be no public harm and there shall be a public benefit.
  2. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
  3. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
  4. The effect a proposed sign may have on depreciating property values of a neighborhood.
-

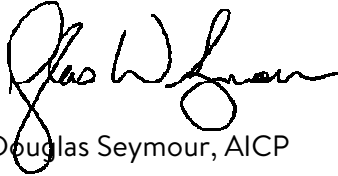
**Motion for consideration:** That the Plan Commission approves sign variances allowing the installation of one (1) 12' 1" x 9' 4" (112.78 square-foot) wall sign, one (1) 13' 5-9/16" x 22" (24.68 square-foot) wall sign, and one (1) 18' 8-1/4" x 22" (34.26 square-foot) wall sign on the west elevation of the single-tenant building; and one (1) 8' 8-1/4" x 12' (104.25 square-foot/side) ground sign on the property at 7020 S. 27<sup>th</sup> St.

(Note: if the Plan Commission does not determine that the variances are acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based. Should the Plan Commission wish to do so, each variance can be considered separately, in which case there could be up to 6 motions.)

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of the request. Should the variances not be granted, the Appellant will be required to comply with current Code for all signs.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

---

**Attachments:**

- Hearing Notice
- Location Map
- Letter dated February 10, 2020 (1 page)
- Sign Graphics (7 pages)
- L100, Landscape Plan (1 page)
- Conditions and Restrictions (8 pages)
- Sec. 17.0329(c)(3)(e) Signage for 27<sup>th</sup> St. Overlay district (1 page)



Publish April 29, 2020

CITY OF OAK CREEK  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION

IMPORTANT NOTICE

This meeting will be held by video conference only. The City Hall remains **CLOSED** to the public. Persons wishing to participate, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 5:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

A public hearing for a sign appeal will be held:

**Date:** May 12, 2020  
**Time:** 6:00 p.m.  
**Place:** Online video conference only (see above)  
**Appellant:** Timothy Grayman, GCMS on behalf of Boyland Properties Oak Creek  
**Tax Key No.** 737-9094-000  
**Property location:** 7020 S. 27<sup>th</sup> St.

**To Request:** Two (2) variances from Section 17.0706(a), which states, in part, that wall signs "shall not exceed 20% of the wall area on which the sign is located, but shall be no more than 100 square feet for buildings less than 300 feet from the right-of-way."

A variance from Section 17.0706(i)(1), which states, in part: "Single and two (2) tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage."

Variances from Section 17.0706(d), which states, in part: "Ground signs shall not exceed eight (8) feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides for any premises."

If granted, the variances would allow the applicant to install one (1) 12' 1" x 9' 4" (112.78 square-foot) wall sign, one (1) 13' 5-9/16" x 22" (24.68 square-foot) wall sign, and one (1) 18' 8-1/4" x 22" (34.26 square-foot) wall sign on the west elevation of the single-tenant building; and one (1) 8' 8-1/4" x 12' (104.25 square-foot/side) ground sign on the property at 7020 S. 27<sup>th</sup> St.

**Zoning of Property:** B-4 (CUP), Highway Business District; RRO, Regional Retail Overlay District

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

Dated this 22<sup>nd</sup> Day of April, 2020.

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

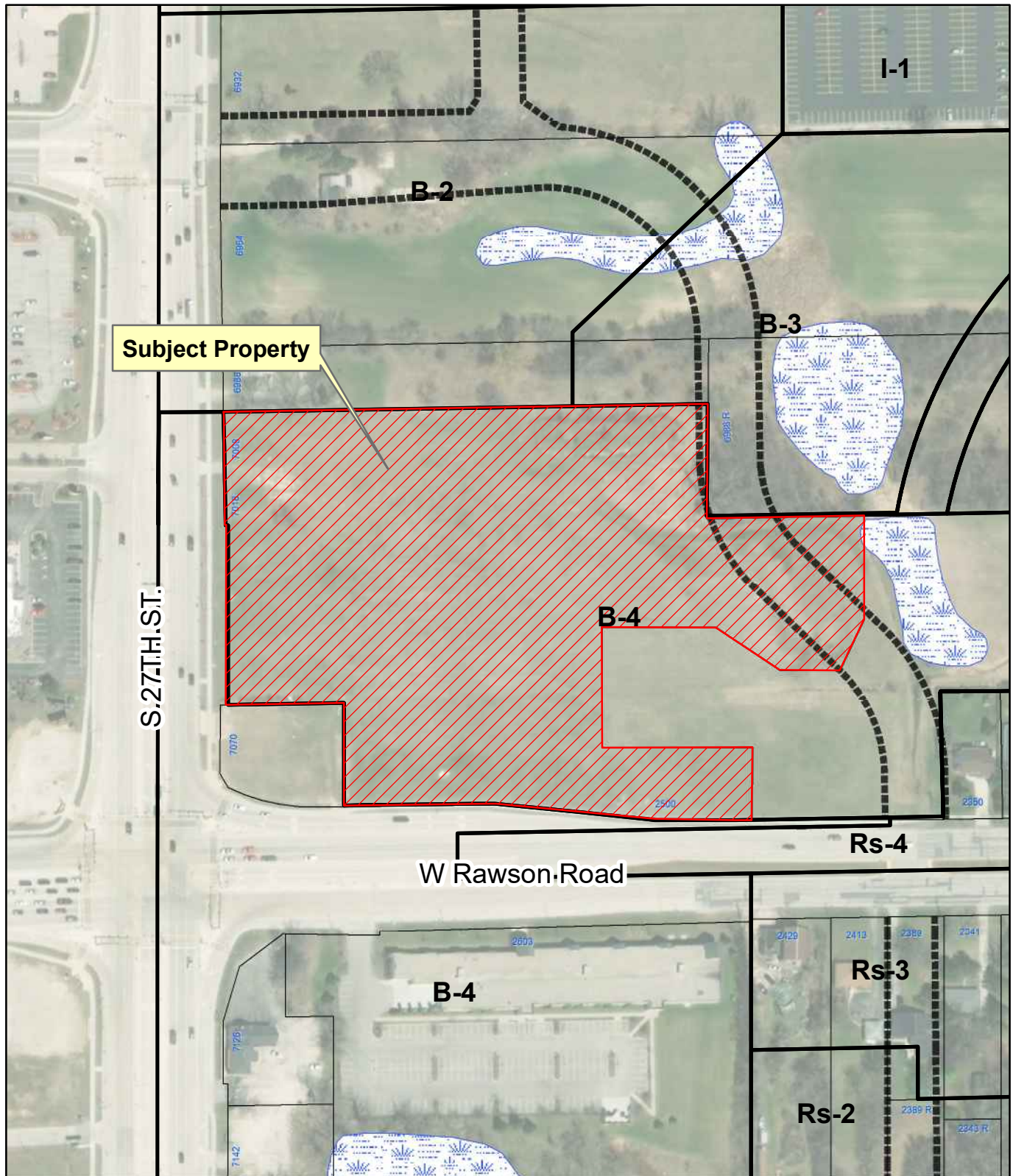
/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

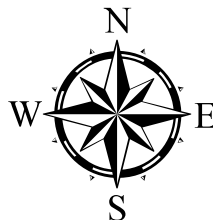
PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should 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 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

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




# Location Map 7020 S 27th St.



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



### Legend

-  7020 S 27th St.
-  DNR Wetlands Inventory
-  Officially Mapped Streets



CITY OF OAK CREEK

FEB 20 2020

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General CGC 1517300  
State Licensed & Insured

February 10, 2020

**Grayman Construction is submitting this letter along with the required documentation for approval of the attached sign appeal variance request. We are requesting this variance on behalf of the Owner who believes that additional signage is needed in order to increase visibility in this location, and ultimately encourage business.**

**Therefore, we are requesting a variance to the current zoning ordinance in order to allow for additional sign square footage.**

**Ownership believes the ordinance is in place to protect the public interest and to ensure businesses adhere to a standard that is tasteful in both design and aesthetic. In consideration of this request, please note the proposed signage will not endanger public safety, nor will it otherwise detract from, deface, or demean the existing building landscape. Likewise, the proposed signage shall not encroach upon or interfere with any adjacent structure, building or any other business in the immediate vicinity. Additionally, all proposed signage shall be in keeping with the overall design intent of the building itself and will not appear gaudy or otherwise out of place.**

**Thank you.**

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General Motors Facility Image  
Dealer Signage Package



## General Motors Facility Image

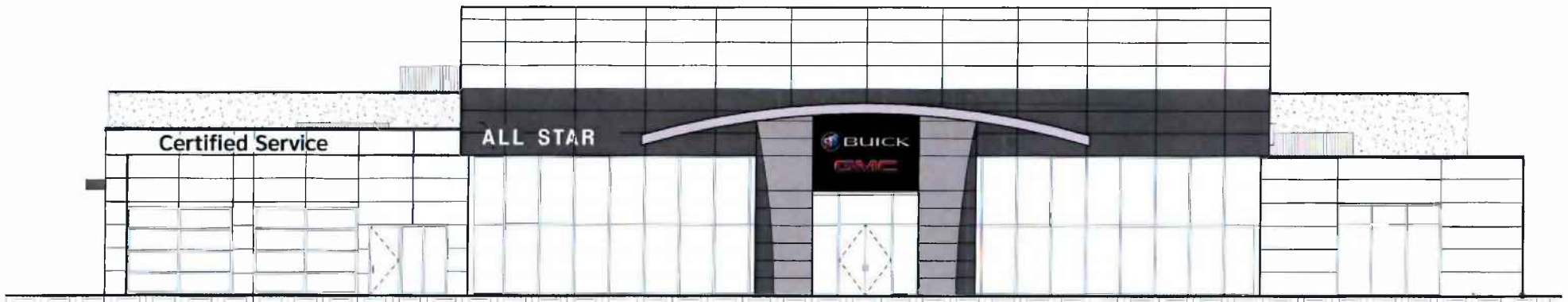


Dealer Signage Package

ALL STAR BUICK GMC  
OAK CREEK, WI



## General Motors Facility Image Dealer Signage Package



### PACKAGE

The Dealer Signage Package is issued to the Dealer Principal for review and approval. This document outlines the proposed FI signage for the Dealership.

### APPROVAL

Dealer Principal is to review sign placement, sign size and enclosed quote. Once the Dealer Principal approves the sign package, Dealer Principal is to sign off on each enclosed rendering showing sign placement as well as the enclosed quote. Dealer Principal is to return to Architectural Graphics, Inc. copies of the approved renderings as well as signed quote and issue the 50% deposit payment.

### NEXT STEPS

Upon receipt of the deposit payment, Architectural Graphics Inc. will proceed with permitting the signs. Once all signs are permitted, AGI will coordinate manufacturing, shipping and installing the signs based on FI building readiness.



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SITE MAP



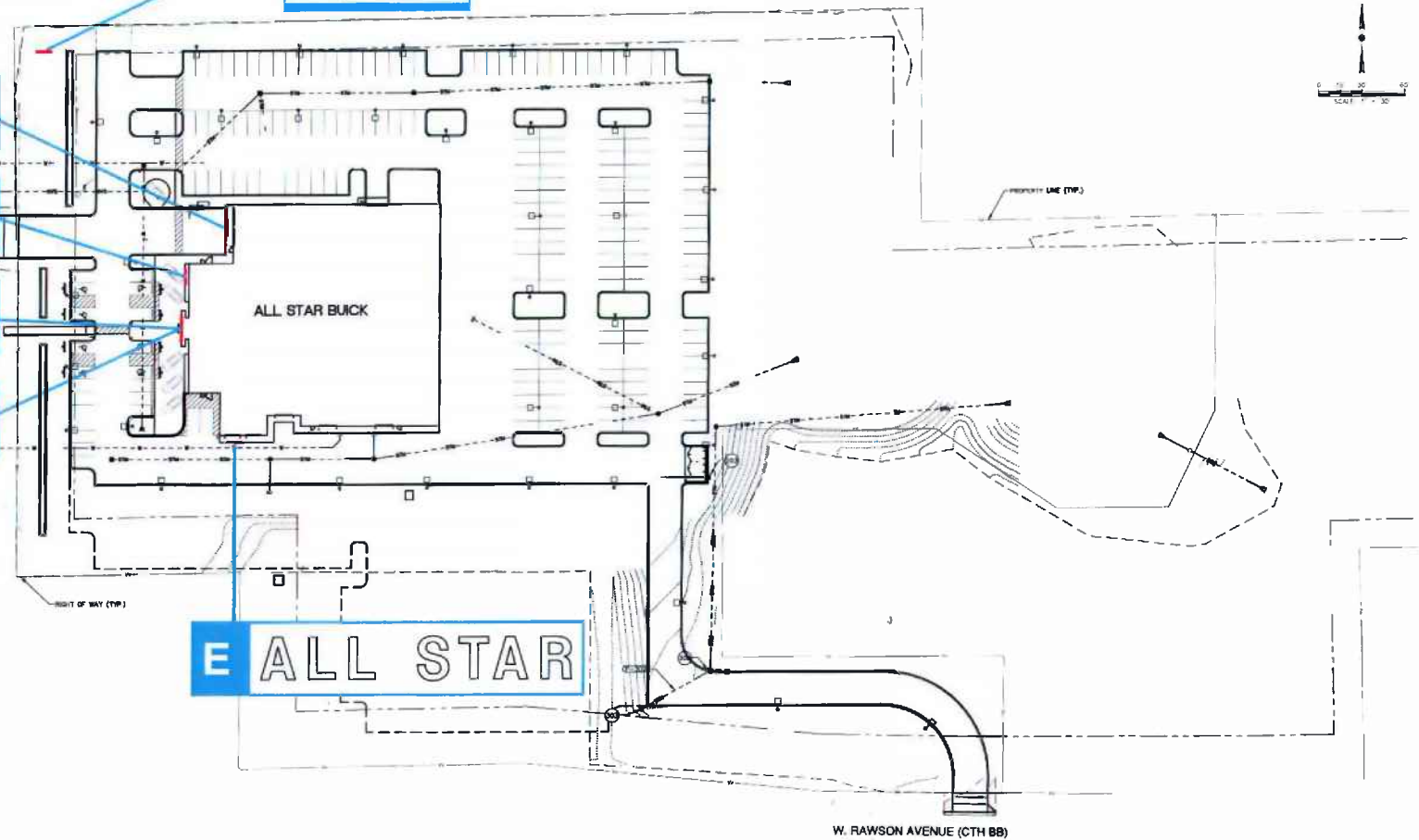
D Certified Service

C ALL STAR

A BUICK

B GMC

E ALL STAR



Drawn by: jer

Scale:

Project Mgr: M.Morgan

Date Created: 08/23/2019

Sheet Number: 4

Date Revised:

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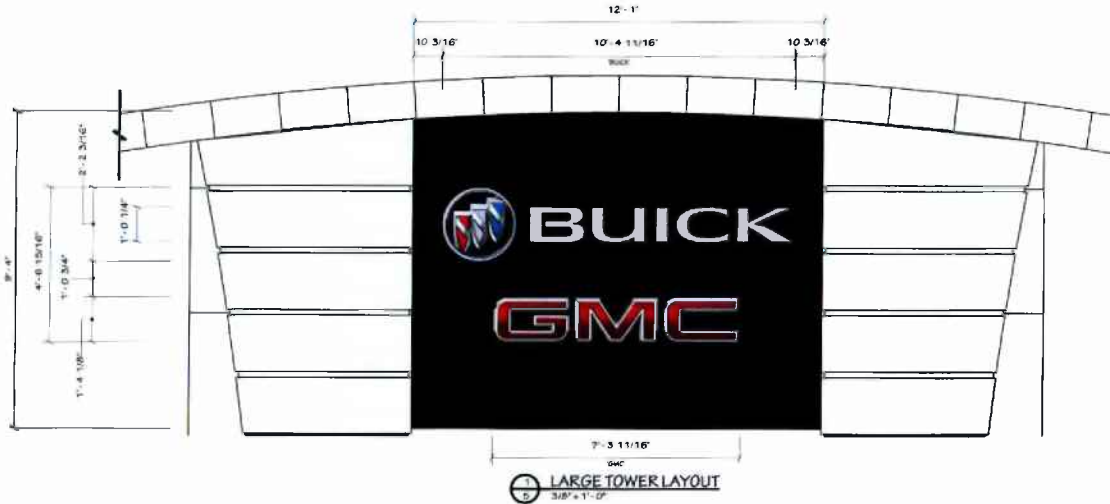
Dealer Approval: \*\*\*Signature Required\*\*\*

Date: \_\_\_\_\_

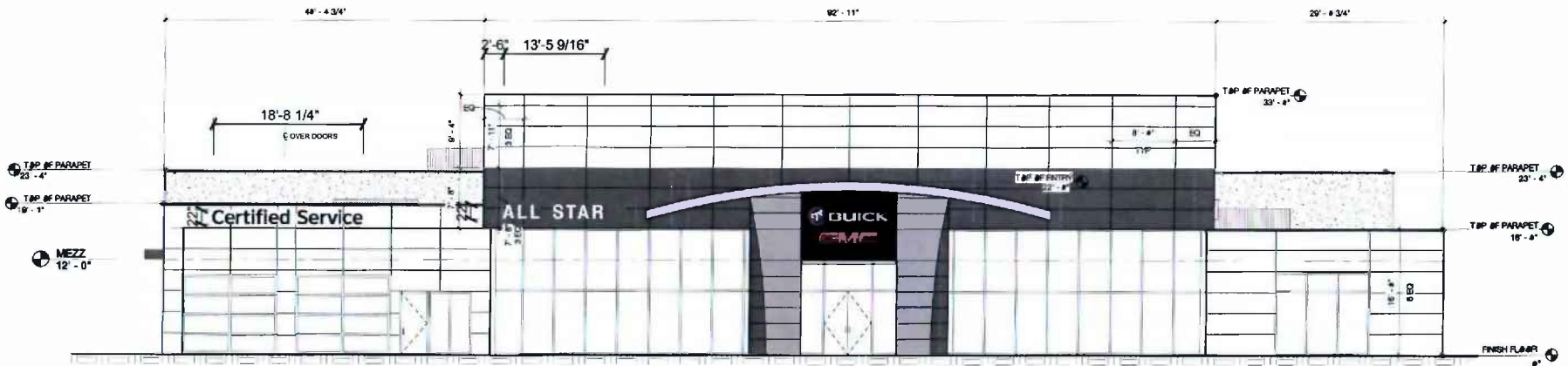
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ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



Large Buick Emblem				
A. Height	B. Length	Square Ft.	Weight	Electrical
2'-2 3/16"	2'-2 3/16"	4.76	22 lbs.	1 amp
Large Buick Wall Sign				
A. Height	B. Length	Square Ft.	Weight	Electrical
1'-0 1/4"	7'-6 5/16"	7.68	41.25 lbs.	1 amp
Large GMC Wall Sign				
A. Height	B. Length	Square Ft.	Weight	Electrical
1'-4 1/8"	7'-3 11/16"	9.82	20 lbs.	1 amp



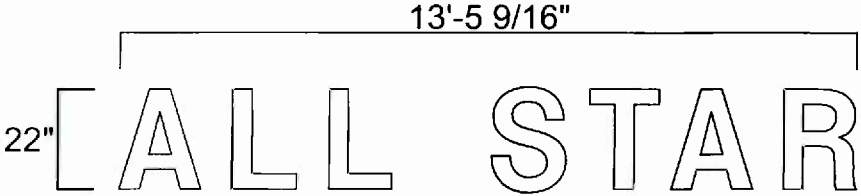
**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



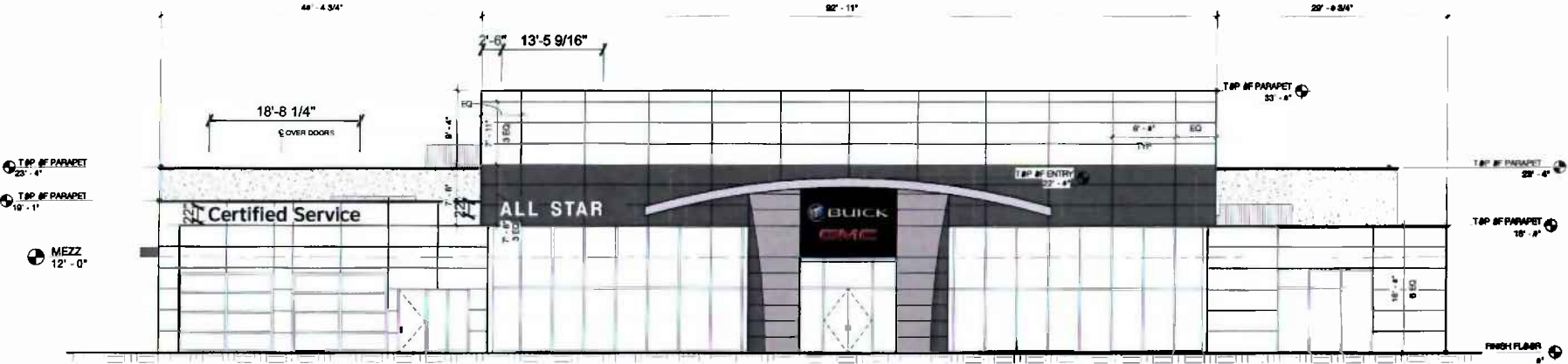
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ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



Dealer Name Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	13'-5 9/16"	25.97	8 lbs/ltr	2.8 amps



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

Drawn by: JER  
Project Mgr: M. Morgan  
Date Created: 08/23/2019  
Date Revised:

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\*\*\*Signature Required\*\*\*

CITY OF OAK CREEK

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ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

18' - 8 1/4"  
22" **Certified Service**

Certified Service Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	18' - 8 1/4"	33.8	80 lbs	1 amp



4 WEST ELEVATION  
SCALE: 1/16" = 1'-0"

Drawn by: jer

Scale:

Project Mgr: M Morgan

Date Created: 08/23/2019

Sheet Number: 7

Date Revised:

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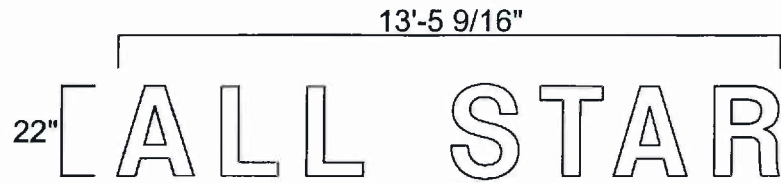
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\*\*\*Signature Required\*\*\*

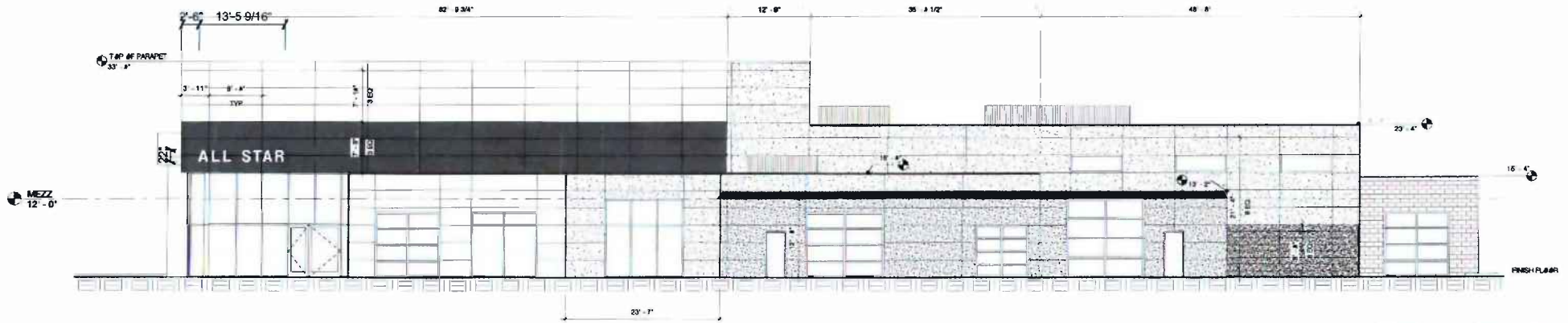
FEB 20 2020

RECEIVED

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



Dealer Name Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	13'-5 9/16"	25.97	8 lbs/ltr	2.8 amps



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

Drawn by: jef

Scale:

Project Mgr: M.Morgan

Date Created: 08/23/2019

Sheet Number: 5

Date Revised:

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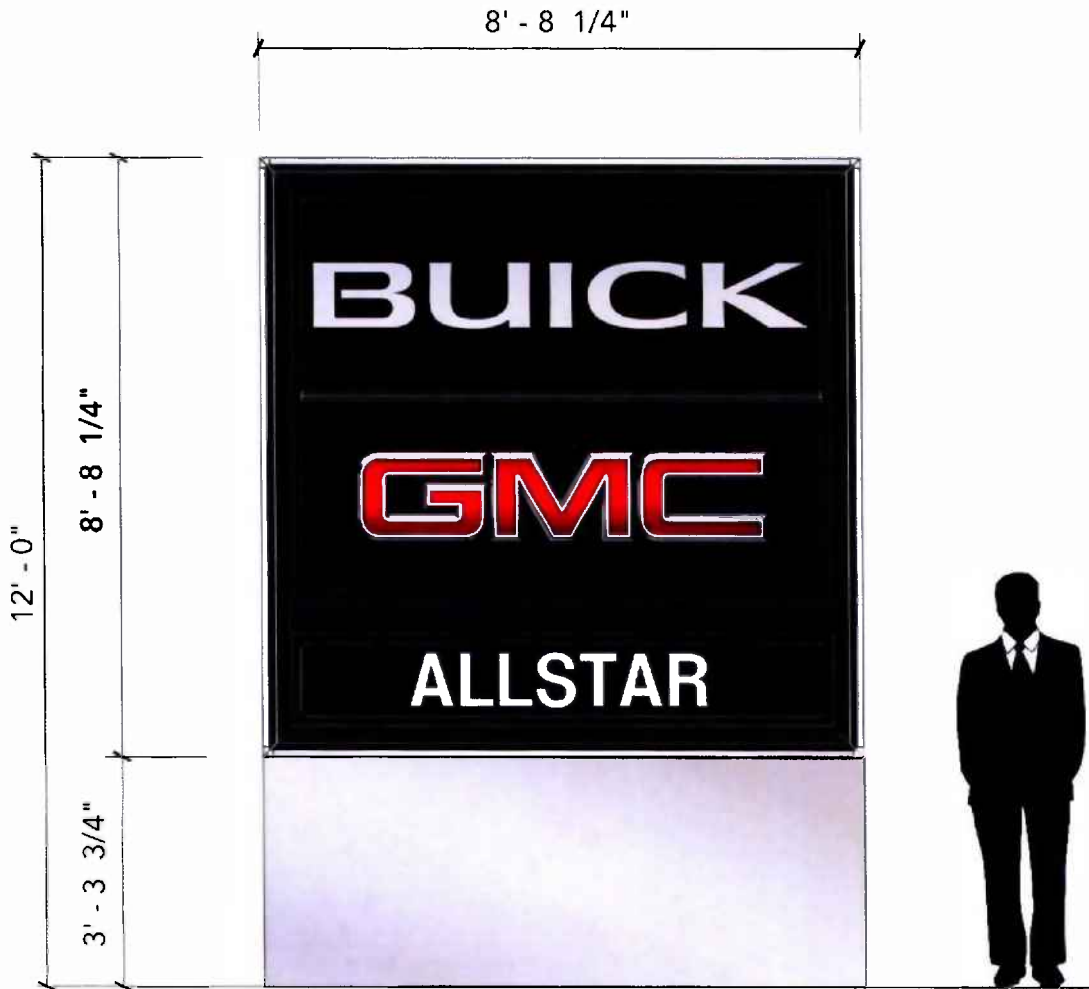
Dealer Approval: \_\_\_\_\_  
\*\*\*Signature Required\*\*\*

Date: \_\_\_\_\_

CITY OF OAK CREEK

FEB 20 2020

RECEIVED



Drawn By: SMN  
P.M: M. MORGAN  
Sign Type: 564 @ 12'  
Date: 01.06.2020  
Location: \_\_\_\_\_  
Scale: 3/8" = 1' - 0"

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2655 International Parkway  
Virginia Beach, VA 23452

Phone: 757.301.7008  
Fax: 866.418.9462



**LANDSCAPE REQUIREMENTS:**

PER CITY OF OAK CREEK MUNICIPAL ZONING CODE REQUIREMENTS

**PARKING LOT SCREENING REQUIREMENTS**

- SCREENING FOR PARKING AREAS ADJACENT TO PUBLIC RIGHT-OF-WAYS SHALL PROVIDE PLANTINGS WITH AN AVERAGE HEIGHT OF THREE FEET.
- PARKING LOT SCREENING REQUIRES ONE ORNAMENTAL DECIDUOUS TREE FOR EVERY 35 LINEAR FEET OF PUBLIC STREET FRONTAGE.
  - 11 TREES REQUIRED ALONG SOUTH 27TH STREET / 11 PROVIDED
  - 18 TREES REQUIRED ALONG WEST RAWSON AVENUE / 18 PROVIDED

**TOTAL GREEN SPACE AREA REQUIREMENTS**

- AT LEAST 25% OF THE TOTAL GREEN SPACE AREA SHALL BE LANDSCAPED UTILIZING PLANT MATERIALS, OTHER THAN MAINTAINED TURF, THAT CONTRIBUTE TO GROUND COVERAGE.
  - TOTAL GREEN SPACE AREA: 158,114.7 S.F.
  - AREA OF COVERAGE OTHER THAN MAINTAINED TURF = 75,940 S.F.
  - 48% LANDSCAPE AREA PROVIDED (UTILIZING PLANT MATERIALS OTHER THAN MAINTAINED TURF).

**PLANT MATERIAL REQUIREMENTS**

- PLANT DIVERSITY REQUIREMENT: PLANT MATERIAL SHALL CONTAIN A MINIMUM OF 24% AND MAXIMUM OF 75% EVERGREEN PLANTINGS. LANDSCAPE PLAN PROVIDES 39% EVERGREEN PLANTINGS.

**INTERIOR LANDSCAPE AREA REQUIREMENTS**

- PARKING AREAS GREATER THAN 50,000 S.F. REQUIRE MIN. 10% INTERIOR LANDSCAPE AREAS.
  - PARKING LOT PAVEMENT = 164,254.9 S.F.
  - INTERIOR PARKING LOT LANDSCAPE AREA = 17,793.1 S.F. (10.83%)
- ONE SHADE TREE IS REQUIRED FOR EVERY 300 S.F. OF INTERIOR LANDSCAPING.
  - INTERIOR PARKING LOT LANDSCAPE AREA = 17,793.1 S.F.
  - 59 SHADE TREES REQUIRED / 59 TREES PROVIDED

**PERIMETER LANDSCAPE AREA REQUIREMENTS**

- ONE TREE AND 5 SHRUBS TO BE PROVIDED FOR EVERY 35 LINEAR FEET OF PERIMETER PARKING. MINIMUM 5' WIDTH.
  - NORTH PERIMETER: 12 TREES & 60 SHRUBS REQUIRED / 16 TREES & 107 SHRUBS PROVIDED
  - NOTE: AT THE REQUEST OF THE PLAN COMMISSION, AN ADDITIONAL ROW OF EVERGREEN PLANTINGS HAS BEEN PROVIDED AS A LANDSCAPE BUFFER ALONG THE ADJACENT RESIDENTIAL DEVELOPMENT.
  - SOUTH PERIMETER: 11 TREES & 55 SHRUBS REQUIRED / 11 TREES & 71 SHRUBS PROVIDED
  - EAST PERIMETER: 9 TREES & 45 SHRUBS REQUIRED / 10 TREES & 55 SHRUBS PROVIDED
  - WEST PERIMETER: 11 TREES & 55 SHRUBS REQUIRED / 11 TREES PROVIDED TO MEET CODE. DRY-STACKED STONE PLANTER WALL AND PLANTINGS (BY OWNER) TO BE PROVIDED IN LIEU OF REQUIRED SHRUBS AS AGREED UPON BY CITY STAFF.

**LANDSCAPING NOTES:**

- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
- PLANT MATERIALS ARE TO BE FURNISHED FREE OF PESTS OR PLANT DISEASES. PLANTS ARE SUBJECT TO OWNER'S ACCEPTANCE PRIOR TO INSTALLATION.
- PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND ALL TREES NOT INSTALLED IN PAVED AREAS.
- MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND TREES IN MANICURED TURF AREAS. MULCH TREE RING WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH.
- UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
- PLANTING AREAS, INCLUDING PREPARED BEDS, SHALL RECEIVE AMENDED PLANTING SOIL.
- SEPARATE PLANTING BEDS FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING.
- PLANT MATERIAL SOURCE REQUIREMENT: ALL B&B STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 60 MILES OF OAK CREEK TO THE NORTH OR WEST OR, 90 MILES TO THE SOUTH, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5B. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN THESE SPECIFIED DISTANCES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- PROVIDE TREE STAKING FOR ALL SHADE TREES.
- MAINTAIN 30" CLEAR BARK MULCH AREA ALONG ALL PARKING LOT PERIMETER AREAS.

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>SHADE TREES</b>					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' BB	as shown	40'-50'h x 35'-40'w
COG	Cornus occidentalis 'Chicago Land'	Chicago Land Hackberry	2.5' BB	as shown	50'-60'h x 40'-50'w
CPS	Cornus occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	2.5' BB	as shown	45'h x 12'w
GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male seedless only)	2.5' BB	as shown	40'h x 15'w
GDE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5' BB	as shown	50'h x 50'w
GTD	Gleditsia triacanthos inermis 'Draves'	Street Keeper Honeylocust	2.5' BB	as shown	35'-45'h x 15'-20'w
GTW	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2.5' BB	as shown	45'h x 35'w
QBC	Quercus bicolor	Swamp White Oak	2.0' BB	as shown	50'h x 50'w
QMC	Quercus macrocarpa	Bur Oak	2.0' BB	as shown	60'h x 80'w
QCS	Quercus robur x Quercus alba 'Crimschmidt'	Crimson Spire English Oak	2.0' BB	as shown	45'h x 15'w
ULR	Ulmus x 'Rasp'	Rasp Elm	2.5' BB	as shown	55'-65'h x 45'w
ULT	Ulmus 'Morton Gateway'	Triumph Elm	2.5' BB	as shown	55'h x 45'w
<b>ORNAMENTAL TREES</b>					
COM	Cornus mas	Comelanherry Dogwood	6' clump BB	as shown	20'-25'h x 10'-15'w
CVW	Cotoneaster viciis 'Winter King'	Winter King Hawthorn	8'-10' BB	as shown	20'h x 25'w
MRJ	Malus 'Red Jewel'	Red Jewel Crabapple	6'-8' clump BB	as shown	15'-18'h x 12'w
<b>DECIDUOUS SHRUBS</b>					
AMI	Aronia melanocarpa 'Morton'	Inopala Beauty Black Chokeberry	24" ht	5'	2'-3'h x 4'-5'w
FHC	Forsythia x 'Happy Centennial'	Happy Centennial Forsythia	18" ht	5'	3'h x 5'w
FRS	Forsythia x 'Sunrise'	Sunrise Forsythia	36" ht	7'	5'-6'h x 8'w
RAG	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	5'	2'h x 7'w
SJA	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	18" ht	4'	2'-3'h x 3'-4'w
VDR	Viburnum dentatum 'Ralph Senor'	Autumn Jazz Viburnum	48" ht	6'	10'h x 8'w
<b>EVERGREEN SHRUBS</b>					
JOB	Juniperus chinensis 'Blaauw'	Blaauw's Juniper	30" ht	5'	4'-6'h x 5'-6'w
JCI	Juniperus chinensis 'low'	low Juniper	48" ht	5'	10'-15'h x 4'-5'w
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	18" ht	4'	2'-3'h x 5'w
TMT	Taxus x media 'taurora'	Taunton Spreading Yew	18" ht	5'	3'-4'h x 4'-6'w
<b>PERENNIALS</b>					
EPK	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower	1 gal	18"	18"h x 18" w
HRR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal	18"	18"h x 18"-20" w
<b>ORNAMENTAL GRASSES &amp; SEDGES</b>					
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	30"	3'h - 30" w
SCT	Schizanthus scoparium 'Couscous'	Couscous Little Bluestem	1 gal	24"	30'h x 30" w
SPT	Sporobolus heterolepis 'Tara'	Tara Dwarf Prairie Dropseed	1 gal	24"	18"h x 24" w

**RECOMMENDED SEASONAL ANNUAL PLANTINGS BY OWNER:**

- GERANIUM
- PTUNIA
- CHOLEUS
- FALL MUMS
- SNAPDRAGONS
- FANSIES
- ORNAMENTAL GRASSES
- WINTER EVERGREEN BOUGHS & COLORED TWIGS

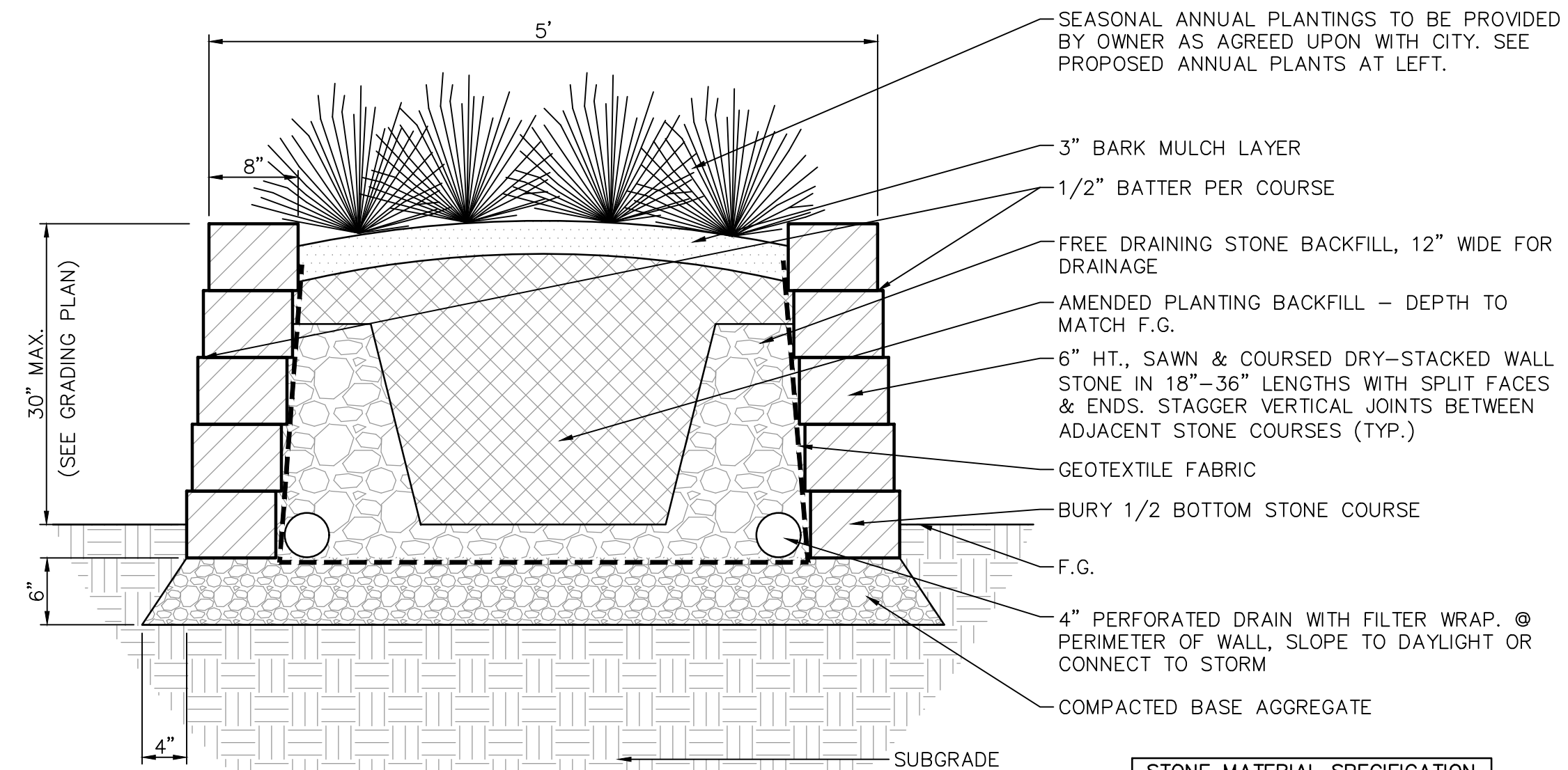
**PROVIDE SHOP DRAWINGS:**

- INDICATE LAYOUT AND DIMENSIONS OF ALL STONE WALL. INCLUDE AT LEAST ONE CROSS SECTION VIEW SHOWING ALL PIECES OF THE WALL SYSTEM, INCLUDING COMPACTED BASE AGGREGATE AND PERFORATED DRAIN.
- SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

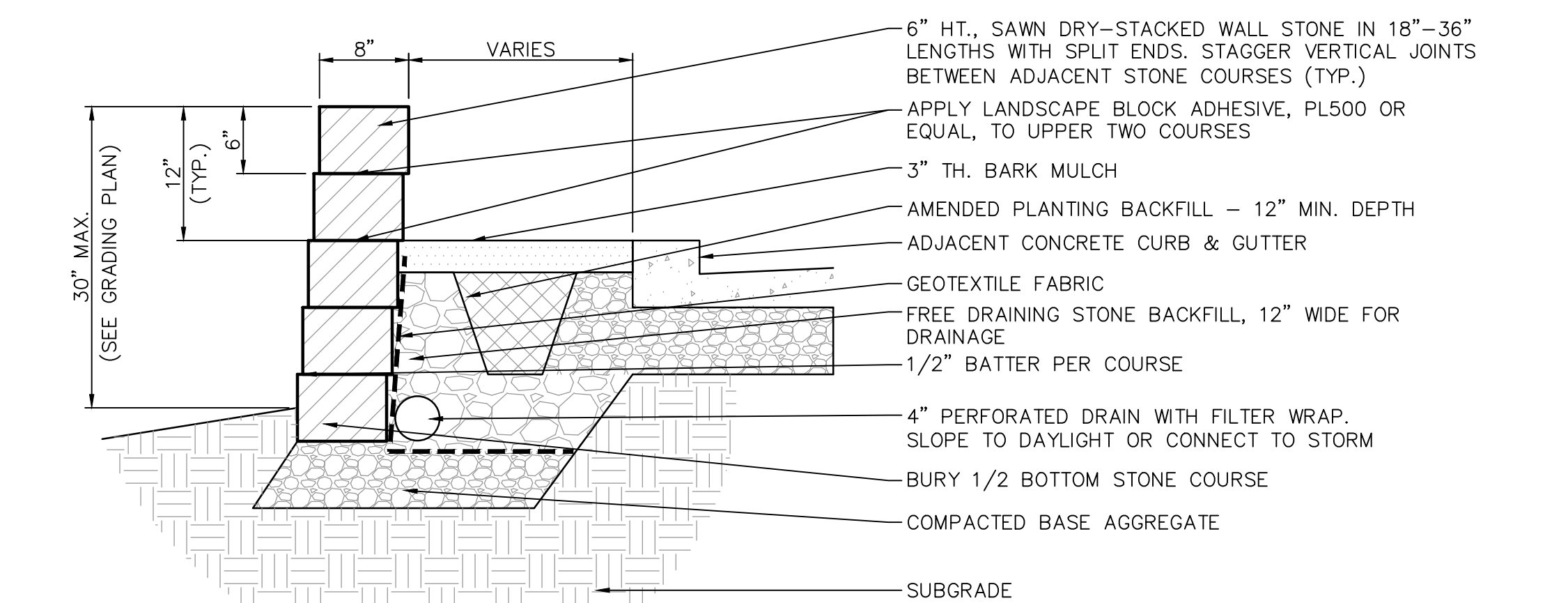
**Wisconsin Department of Transportation Highway Seed Mix #10**

SPECIES	PURITY (minimum %)	GERMINATION (minimum %)	MIXTURE PROPORTIONS (in %)
Kentucky Bluegrass	95	85	40
Red Fescue	97	85	25
Redtop	92	85	5
Perennial Ryegrass	97	90	20
White Clover	95	90	10

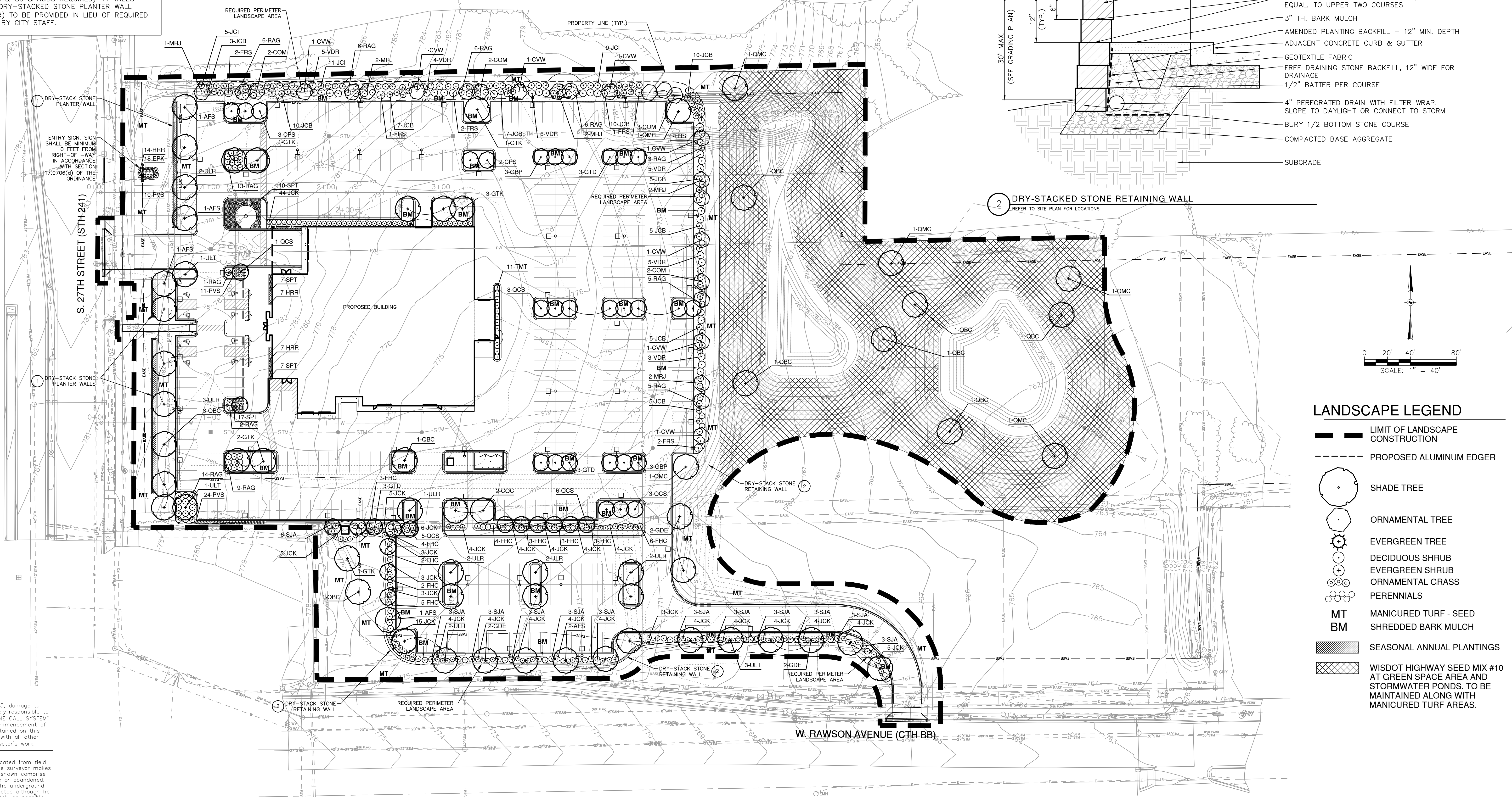
Note: See written specifications for seeding rate.  
See current edition of Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction for further planting detail.



1 DRY-STACKED STONE PLANTER WALL  
REFER TO SITE LAYOUT PLAN FOR LOCATIONS.



2 DRY-STACKED STONE RETAINING WALL  
REFER TO SITE PLAN FOR LOCATIONS.



**LANDSCAPE LEGEND**

- LIMIT OF LANDSCAPE CONSTRUCTION
- PROPOSED ALUMINUM EDGER
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- MANICURED TURF - SEED
- SHREDDED BARK MULCH
- SEASONAL ANNUAL PLANTINGS
- WISDOT HIGHWAY SEED MIX #10 AT GREEN SPACE AREA AND STORMWATER PONDS. TO BE MAINTAINED ALONG WITH MANICURED TURF AREAS.

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

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:  
OAK CREEK BUICK GMC

OAK CREEK, WISCONSIN

NO.	DATE	REVISIONS	BY
1	03-09-20	UPDATED LANDSCAPE PLAN	

ISSUE:  
1 03-09-20

PLAN COMMISSION UPDATE

PROJECT INFORMATION:  
PROJECT NUMBER: 20160053.00  
DATE: 03/22/2019  
DRAWN BY: JAC  
CHECKED BY: JPH  
APPROVED BY: JPH  
SCALE: AS NOTED

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:

**L100**

X:\M\2016\20160053\CAD\Sheets\dwg\001\_00\_100\_Landscape Plan\_With South Lot\_063 3/9/2020 1:41 PM

NOTICE: In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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

**Applicant:** Dorian Boyland, Boyland Properties

**Property Address(es):** 7008 & 7018 S. 27<sup>th</sup> St.  
2500 W. Rawson Ave.

**Tax Key Number(s):** 737-9989-001, 737-9988-001,  
737-9037-001

**Conditional Use:** **Automobile Sales & Service and Private Car Wash Facility**

**Approved by Plan Commission:** 3-27-18

**Approved by Common Council:** 4-17-18  
(Ord. # 2900)

1. LEGAL DESCRIPTION

Parcel 1, 7008 S. 27<sup>th</sup> St.:

Part of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 534.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 90 feet to a point; thence West and parallel to said South line 726 feet to a point in the said West line; thence South along said West line 90 feet to the place of beginning, except that part thereof conveyed to Milwaukee County by deed recorded in Volume 1308 of Deeds, Page 23, Document No. 1753937.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

Parcel 2, 7018 S. 27<sup>th</sup> St.:

Part of the Southwest 1/4 of Section 6, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 474.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section, 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 60 feet to a point; thence West and parallel to said South line, 726 feet to a point in the said West line; thence South along said West line, 60 feet to the place of beginning, excepting therefrom the West 80 feet.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

Parcel 3, 2500 W. Rawson Ave.:

Lot 1 of Certified Survey Map No. 7626, recorded on July 1, 2005, Reel 6126, as Document No. 9041308, being a consolidation of Parcels 1 and 2 of Certified Survey Map No. 3052, Parcel 1 of Certified Survey Map No. 2828, and unplatted lands, located in a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

## 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, including all Sections of the 27<sup>th</sup> Street and Regional Retail Overlay Districts unless otherwise amended in these Conditions and Restrictions, are in effect.

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

**1) General Development Plan**

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

**2) Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

**3) Building Plan**

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

**4) Lighting Plan**

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

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

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

**6) Fire Protection**

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

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

D. For any new buildings, additions, structures, and site modifications, 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.

E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

F. Prior to the approval of site and building plans for the development the applicant shall prepare and submit a certified survey map combining the properties. The right-of-way for any public street as illustrated on the Official Map within these properties shall be dedicated, and the public improvements installed unless a variation or exception is granted by the Common Council pursuant to Section 14.180 of the Municipal Code.

- G. The applicant, their heirs, successors or assigns, shall establish an escrow in accordance with City Development Agreements for the purchase of the 0.4-acre parcel on the corner of 27<sup>th</sup> St. and Rawson Ave. (7070 S. 27<sup>th</sup> St., Tax Key # 737-9984-001) at such time as it becomes available for purchase.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. One (1) automobile sales & service facility and one (1) private car wash facility in accordance with these Conditions and Restrictions is allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed on the property.
- B. Hours of operation shall be between 6:30 AM and 9:00 PM Monday through Saturday.
- C. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, or supplies. Outdoor display areas shall be limited to those for the display of vehicles for sale as approved by the Plan Commission as part of the site plan review process.
- D. There shall be no storage of flammable or hazardous materials except those minimum quantities necessary for the operation of the permitted principal use. All materials shall be stored inside the building or in an area approved by the Plan Commission and Fire Department.
- E. No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this development.
- F. Solid waste collection and recycling shall be the responsibility of the owner.
- G. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended).
- B. Access to West Rawson Avenue (CTH BB) in accordance with executed agreements and access management plans is subject to the review and approval of Milwaukee County. Such approval shall be provided to the City prior to the issuance of any building permits.
- C. Access to South 27th Street (STH 241) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.

5. 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 (as amended).



6. SETBACKS\*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	50 ft	30 ft	20 ft
Accessory Structure**	50 ft	30 ft	20 ft
Parking	30 ft	0 ft	0 ft

*\*\* This property is located within the 27<sup>th</sup> Street / Regional Retail Overlay District.*

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

7. TIME OF COMPLIANCE

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

8. OTHER REGULATIONS

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

9. VIOLATIONS & PENALTIES

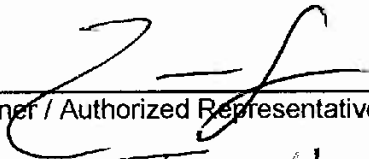
Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other city ordinances.

10. REVOCATION

Should an applicant, their 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 (as amended).

11. ACKNOWLEDGEMENT

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

  
\_\_\_\_\_  
Owner / Authorized Representative Signature  
Timothy N Grayman  
(please print name)

4/24/18  
Date



**EXHIBIT B: CONCEPT BUILDING DESIGN**

**ALL-STAR  
BUICK GMC**



1000 Avenue B, Suite 100  
Baltimore, MD 21202  
Tel: 410.528.1100  
Fax: 410.528.1101

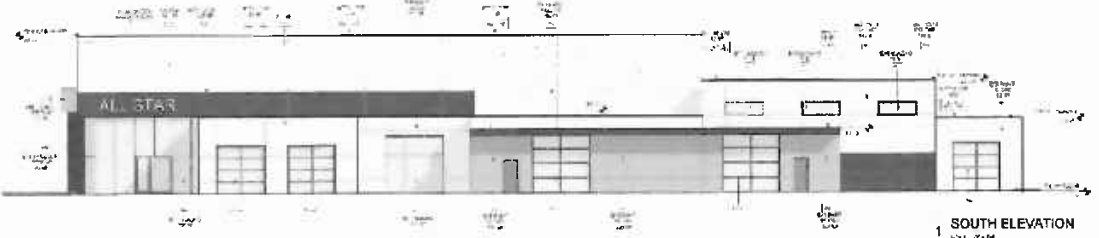
ALL-STAR BUICK GMC  
1000 AVENUE B, SUITE 100  
BALTIMORE, MD 21202

EXTERIOR ELEVATIONS

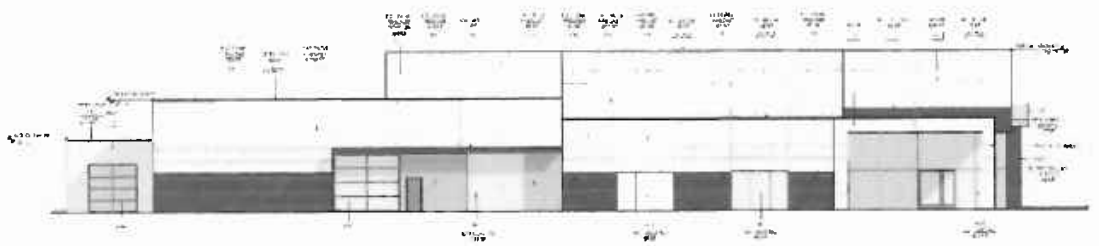
DATE	DESCRIPTION

A4-1

- ELEVATION NOTES**
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  3. ELEVATIONS ARE SHOWN AS CONCEPTUAL DESIGN ONLY.
  4. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
  5. SEE SITE PLAN FOR BUILDING ORIENTATION.
  6. SEE SECTION DRAWINGS FOR VERTICAL DIMENSIONS.
  7. SEE MECHANICAL DRAWINGS FOR ROOF AND CEILING DETAILS.
  8. SEE ELECTRICAL DRAWINGS FOR LIGHTING AND POWER DETAILS.
  9. SEE PLUMBING AND MECHANICAL DRAWINGS FOR SERVICE AREAS.
  10. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR FINISHES.



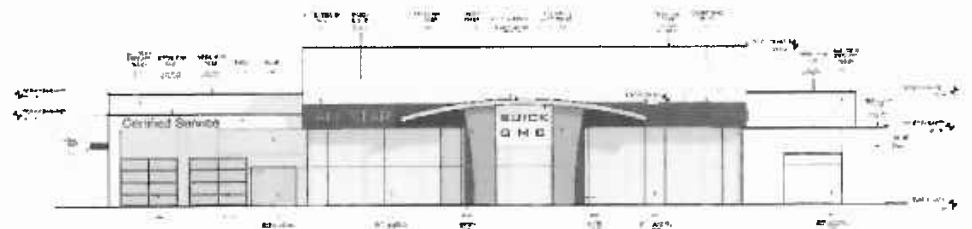
**1 SOUTH ELEVATION**



**2 NORTH ELEVATION**



**3 EAST ELEVATION**



**4 WEST ELEVATION**

**EXHIBIT B: CONCEPT BUILDING DESIGN (CONT'D)**



NORTHWEST



SOUTHWEST



NORTHEAST



SOUTHEAST

ALL-STAR  
BUICK GMC



KrM  
ARCHITECTURE



KrM  
ARCHITECTURE


ALL-STAR Buick GMC  
RENDERINGS


A1000

### **Sec. 17.0329(c)(3)(e) Signage**

Building signage shall fit with and enhance the character of a building and the overall environment of the 27th Street corridor. The 27th Street area shall be designated a special signage district to ensure well-designed and cohesive signage in the gateway corridor into the cities of Oak Creek and Franklin and Milwaukee County.

- 1) Preferred sign types include signs integrated into the design of the building, along a sign band, window signs, awning signs, projecting signs, and monument signs of six (6) to eight (8) feet in height.
- 2) Natural landscaping features shall be used in conjunction with monument signs.
- 3) Signs shall be simple and easy to read and include street names and addresses prominently.
- 4) Sign colors shall relate to and complement the primary colors of the building façade.
- 5) Sign design and placement shall fit the character of the building and not obscure architectural details.
- 6) Signage shall be centered within the prescribed signage area of the building.
- 7) Large pylon or post mounted box signs are prohibited on 27th Street.
- 8) Plastic, internally illuminated signs are not allowed.
- 9) Window signs shall not exceed fifty (50) percent of the total window area.
- 10) Billboards or signs on roofs, dormers, and balconies are not allowed.
- 11) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.



## PLAN COMMISSION REPORT

Proposal: Sign Appeal – Emerald Row Fitness Facility

Description: Request for variances allowing the applicant to install 48-inch-tall vinyl panels on the inside of each portion of the clear glazing on the south and east elevations, and one (1) 102” x 38” white vinyl sign each on the exterior of the clear glazing on the south and east elevations of the fitness facility on the property at 7971 S. 6<sup>th</sup> St.

Applicant(s): Sarah Bruns, Lincoln Property Company, for Emerald Row LLC

Address(es): 7971 S. 6<sup>th</sup> St.

**Suggested Motion:** Staff does not provide recommendations for sign appeals. See staff report for options.

Owner(s): Barrett Visionary Development LLC

Tax Key(s): 813-9062-000

Lot Size(s): 3.4537 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s):

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Mixed Use

### Background:

The Appellant is requesting variances from Section 17.0334, part of the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan (“the Plan”). The proposal, which has already been installed, is for the placement of 48-inch-tall vinyl panels on the inside of each portion of the clear glazing on the south and east elevations, and one (1) 102” x 38” white vinyl sign each on the exterior of the clear glazing on the south and east elevations of the fitness facility.

Within the Plan are the following restrictions:

- Commercial buildings are limited to one (1) eye-level sign/graphic per 12 linear feet of tenant space frontage on an entry façade.
- The text/graphic/pattern of eye-level signs cannot cause more than 10% of the clear glazing to become opaque.
- Eye-level signs are not included as allowed signage on residential buildings.

Emerald Row's fitness facility is connected to and part of the residential apartment building. Only residents and Emerald Row staff have access to the facility, which excludes it from the commercial tenant signage allotments within the Plan. However, even if the facility were to be considered a commercial tenant space, the proposed signs exceed the number of allowed eye-level signs per tenant frontage, and the proposed signs exceed the maximum 10% coverage of the clear glazing requirement for commercial tenant spaces.

In deliberation of a variance, the Plan Commission may consider the following:

- location of the proposed sign
- height
- overall size
- appearance
- number
- location of other signs in the vicinity of the proposed sign
- any other factor the Plan Commission deems appropriate, excluding content

Staff does not make recommendations regarding sign appeals. However, decisions to approve a sign variance must be made utilizing the following criteria:

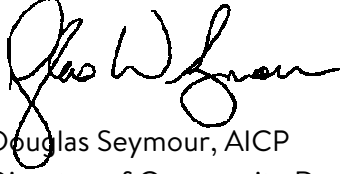
1. There shall be no public harm and there shall be a public benefit.
2. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
3. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
4. The effect a proposed sign may have on depreciating property values of a neighborhood.

**Motion for consideration:** That the Plan Commission approves sign variances allowing the installation of 48-inch-tall vinyl panels on the inside of each portion of the clear glazing on the south and east elevations, and one (1) 102" x 38" white vinyl sign each on the exterior of the clear glazing on the south and east elevations of the Emerald Row fitness facility located at 7971 S. 6<sup>th</sup> St. (Note: if the Plan Commission does not determine that the variances are acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based).

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of the request. Should the variances not be granted, the Appellant must remove the existing signs and graphics, and will not be allowed to install any signage on the fitness facility.

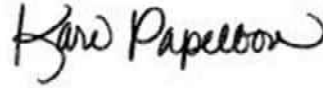


Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

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Attachments:

Hearing Notice

Location Map

Request for Variance (1 page)

Proposed Sign Graphics (1 page)

Publish April 29, 2020

**CITY OF OAK CREEK  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

**IMPORTANT NOTICE**

This meeting will be held by video conference only. The City Hall remains **CLOSED** to the public. Persons wishing to participate, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 5:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

A public hearing for a sign appeal will be held:

**Date:** May 12, 2020  
**Time:** 6:00 p.m.  
**Place:** Online video conference only (see above)  
**Appellant:** Sarah Bruns, Lincoln Property Company, for Emerald Row LLC  
**Tax Key No.** 813-9062-000  
**Property location:** 7971 S. 6th Street

**To Request:** Variances from Section 17.0334, part of the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan, which states that commercial buildings are limited to one (1) eye-level sign/graphic per 12 linear feet of tenant space frontage on an entry façade, and that the text/graphic/pattern of eye-level signs cannot cause more than 10% of the clear glazing to become opaque.

If granted, the variances would allow the applicant to install the following on the Emerald Row Apartments fitness facility building: 48-inch-tall vinyl panels on the inside of each portion of the clear glazing on the south and east elevations, and one (1) 102" x 38" white vinyl sign each on the exterior of the clear glazing on the south and east elevations. Eye-level signs are not included as allowed signage on residential buildings, the proposed signs exceed the number of allowed eye-level signs per tenant frontage, and the proposed signs exceed the maximum 10% coverage of the clear glazing requirement for commercial tenant spaces.

**Zoning of Property:** DTSMUPDD, Drexel Town Square Mixed Use Development District

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

Dated this 22nd day of April, 2020.

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN  
/s/ Mayor Daniel J. Bukiewicz, Chairman

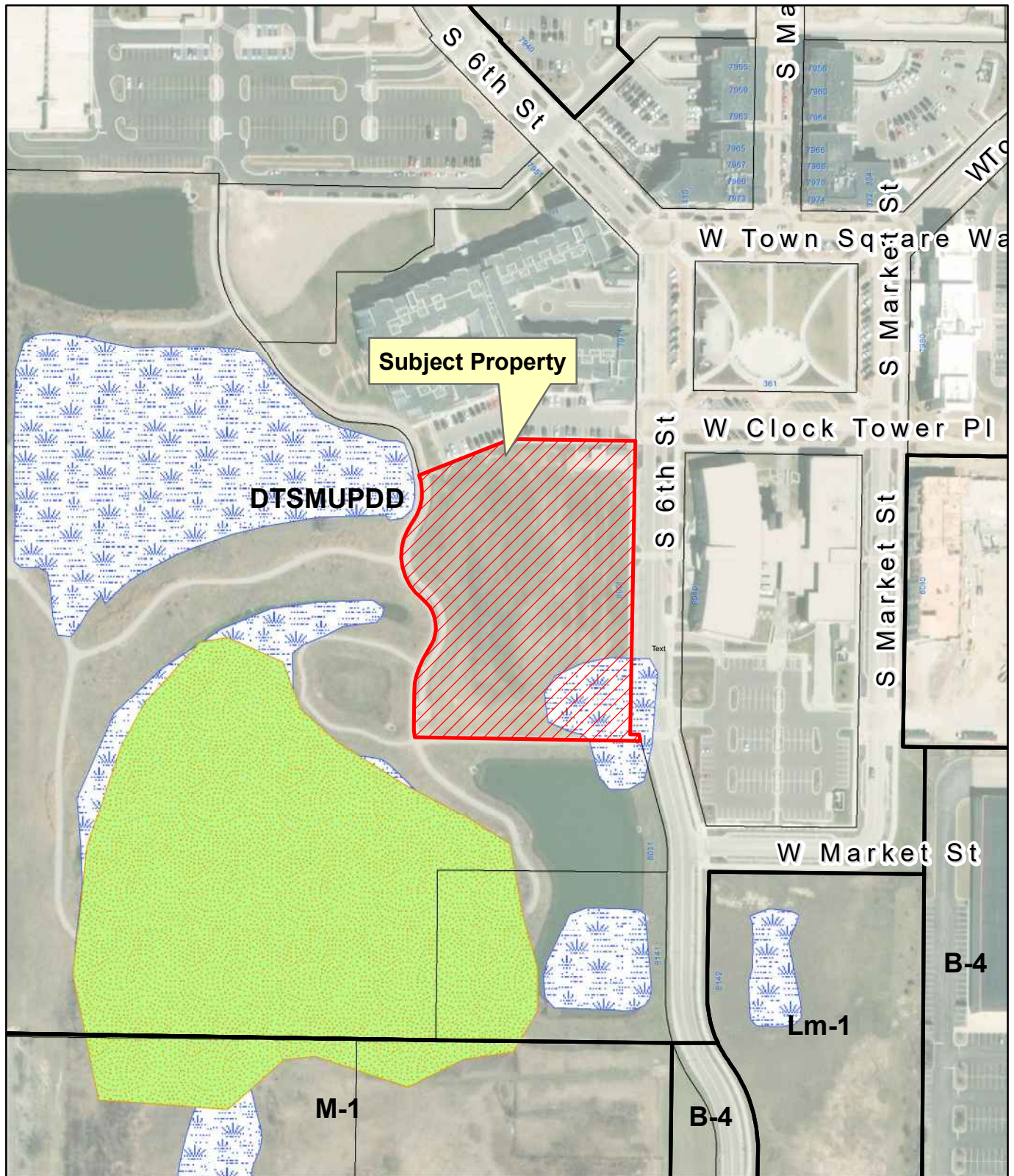
**Public Notice**

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 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

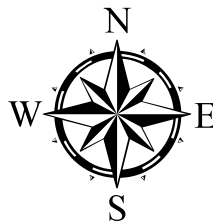
It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically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

# Location Map

## 7971 S. 6th Street



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



Legend	
	7971 S. 6th Street
	DNR Wetlands Inventory
	Environmental Corridor

**CITY OF OAK CREEK**

**APR 28 2020**

**RECEIVED**

Letter of Request of Variance

7971 S 6<sup>th</sup> Street, Oak Creek, WI 53154

This letter is to support our request for variance for our property facing Drexel Town Square and its need of privacy frosting of the fitness center.

The fitness center located at Emerald Row Apartments is made of windows and faces 6<sup>th</sup> street along with Drexel Town Square and at the main property entrance. This is a very high-traffic area, so there is no privacy for any resident that uses this fitness center. The fitness center is available to our residents 24/7 and an issue with privacy was originally raised in early 2019. We heard from several of our residents that privacy was a general concern when using the fitness center, especially if they are working out on their own. And in the early morning or late evening hours they feel particularly vulnerable.

Here are some excerpts from a few of our residents:

“When working out at night, I feel like I am in a glass box and exposed to the world” Gina Virmiglio (a resident of Emerald Row) wrote in a review.

“If there is an event in Drexel Town Square and you have the lights on in the fitness center, you are literally under a spotlight” Jordanna Kammerud wrote as a reason for leaving Emerald Row.

There is a band of frosting added to the windows to create the needed privacy. The logo has been added to be consistent with our property branding. We feel this logo is crucial as there are a total of 4 phases planned, and the 2<sup>nd</sup> phase is currently under construction. These phases will have distinct names, distinct partnership groups and distinct amenities. In other words not all amenities will be available to all residents.

We respectfully request approval of this signage/privacy screening.



*Each frosted vinyl panel is 48" tall including top stripe - inside glass / 102" x 38" white vinyl logo on outside of glass*



Customer: Emerald Row Apartments  
Sales Rep: Debi Johnstone  
Proof Date: 8-29-19

PLEASE CHECK ALL PROOFS FOR SPELLING, PUNCTUATION, AND LAYOUT. SignARama will not be held responsible for correcting mistakes for approved artwork.

CITY OF OAK CREEK

MAR 03 2020

RECEIVED



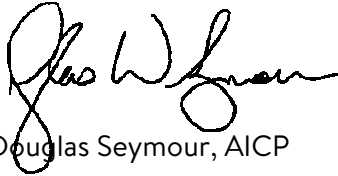
road that was part of the property at 9540 S. 13<sup>th</sup> St. (Lot 6), and amendments to the Special Flood Hazard Areas. Wetlands have been delineated and are shown on Lots 5 & 7.

With respect to the amendments to the Special Flood Hazard Area, the Wisconsin DNR has issued a letter stating subsequent review steps that will be necessary prior to completion of that project. One of the requirements includes rezoning the portions to be removed from the Special Flood Hazard Area, which will be scheduled for Plan Commission and Common Council review in the very near future. The Applicant is aware of this requirement. Future dedication of the public right-of-way through Lot 6 is also forthcoming.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval will affect the anticipated sale and development of the lots.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

---

Attachments:

Location Map

Proposed CSM (10 pages)

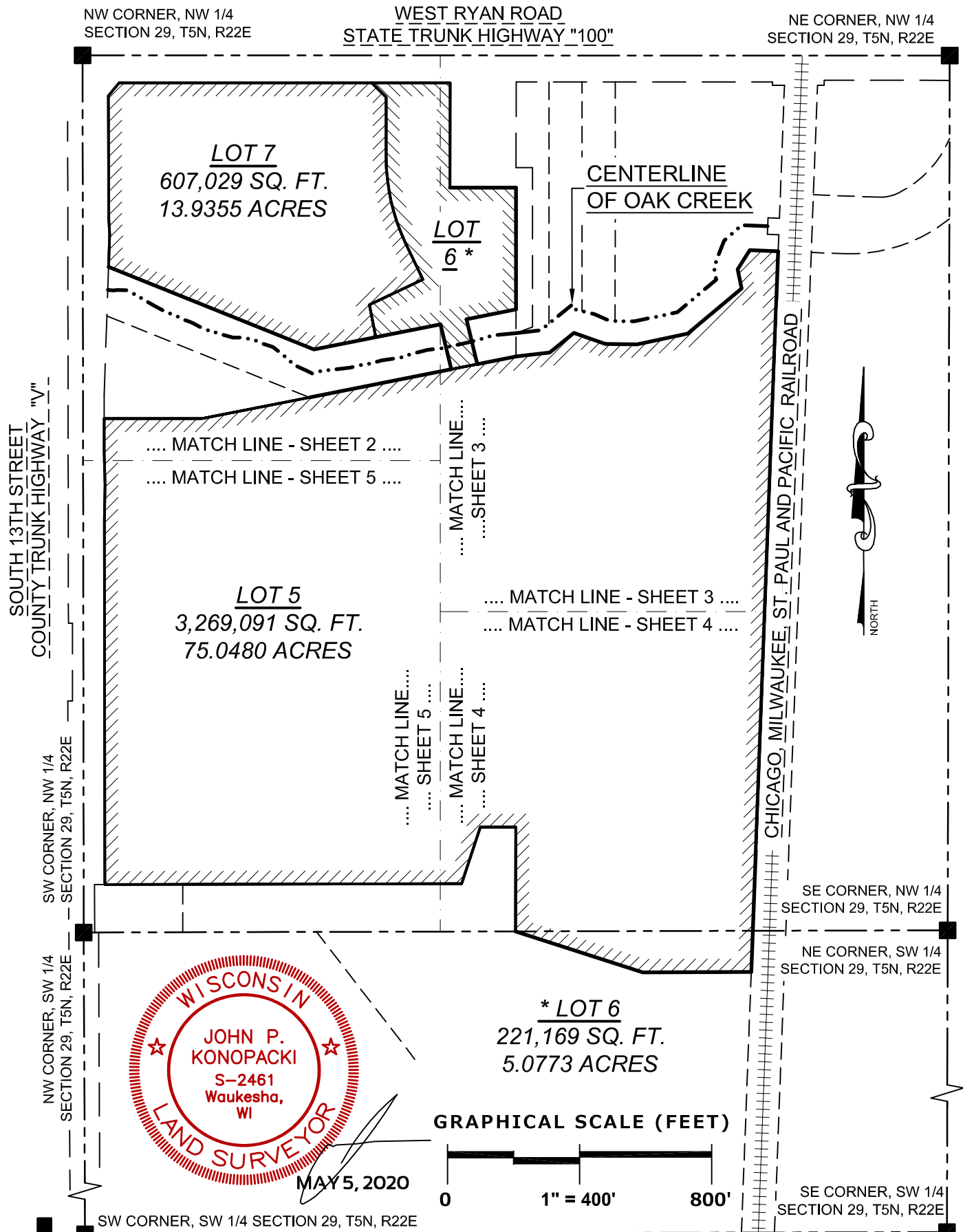




# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## .... OVERVIEW ....



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

Prepared for:  
 Capstone Development Company - c/o Mike Faber  
 N17 W24222 Riverwood Drive, Suite 160  
 Waukesha, WI 53188

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

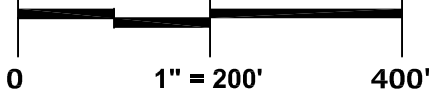
PEG JOB#146.00  
 SHEET 1 OF 10

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

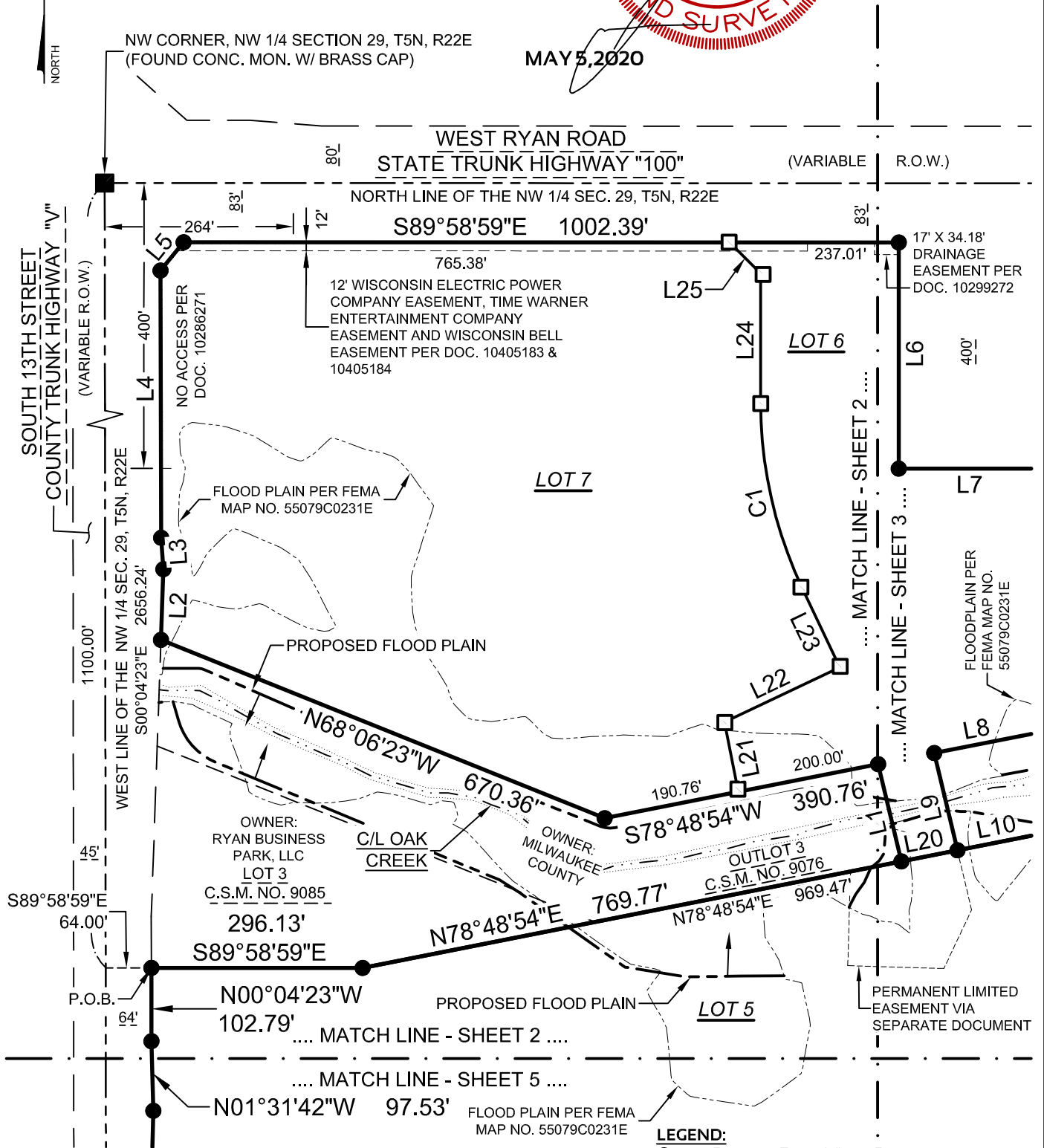
Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



## GRAPHICAL SCALE (FEET)



MAY 5, 2020



- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - ⊙ - Denotes Sanitary Sewer Manhole
  - (R) - Denotes "Recorded As"
  - ||||| - Denotes No Access

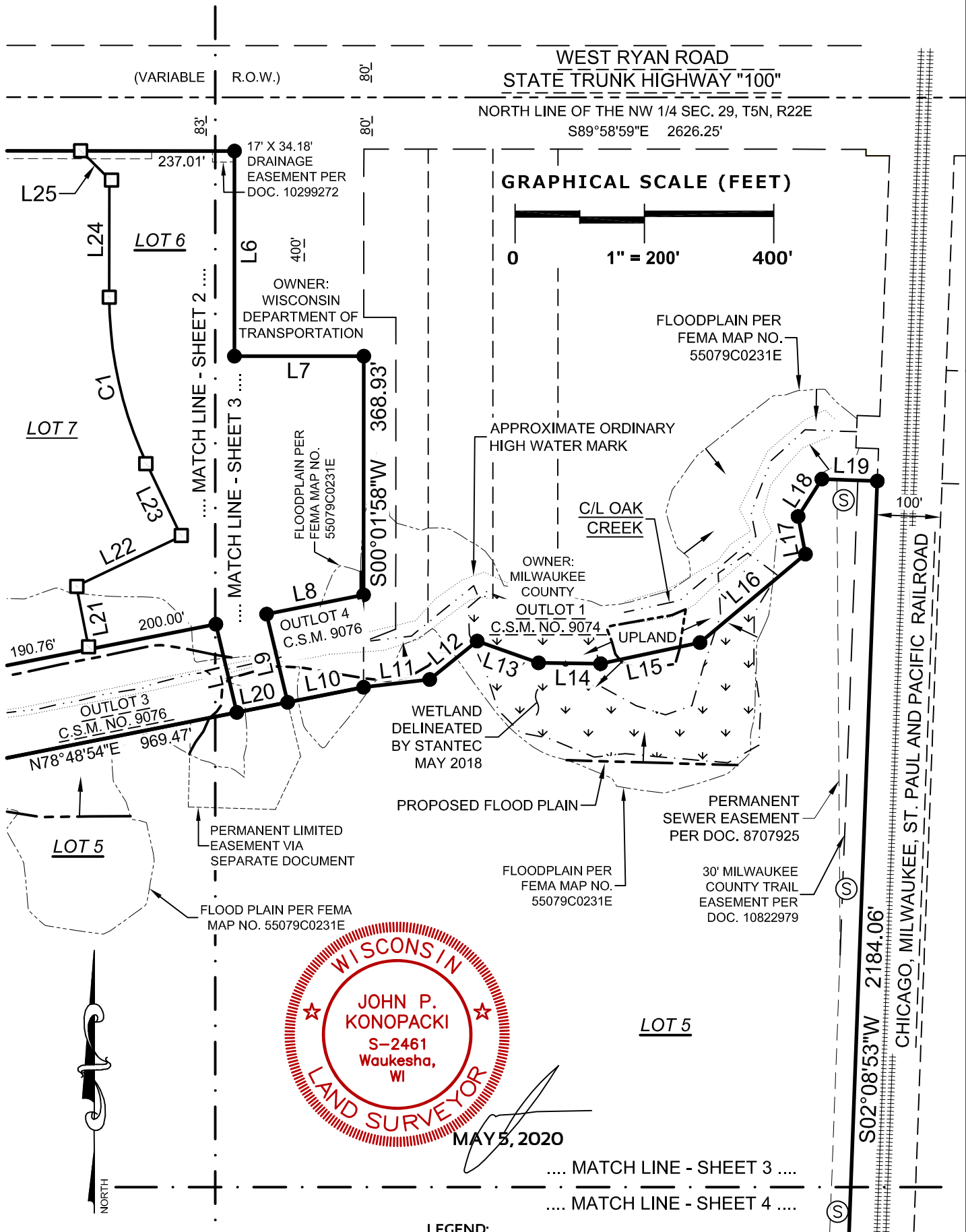
Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
**SHEET 2 OF 10**

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

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



MAY 5, 2020

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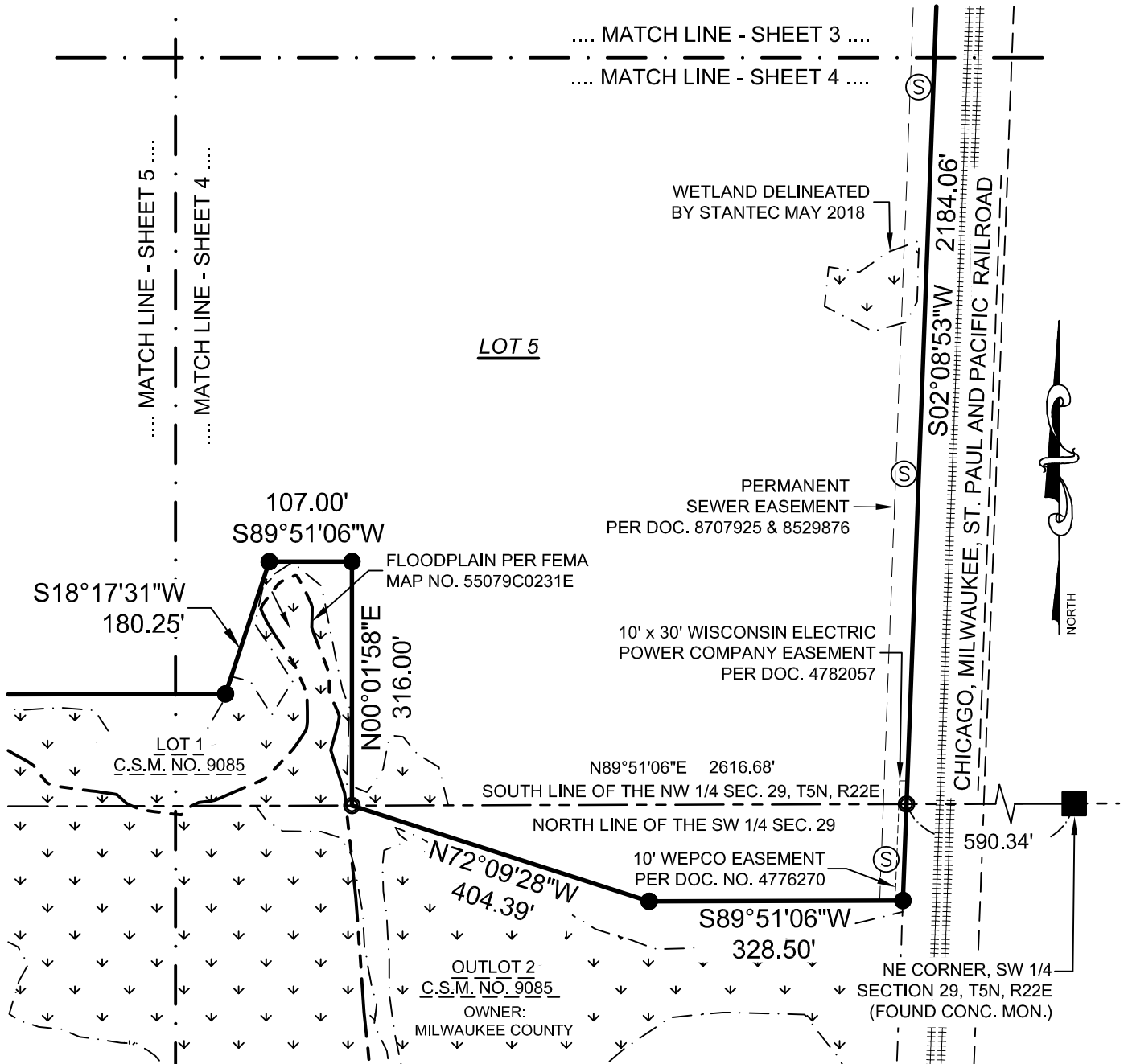
Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
 SHEET 3 OF 10

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

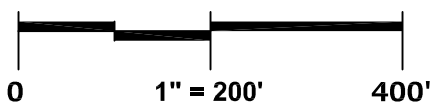
Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



**LEGEND:**

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- (R) - Denotes "Recorded As"

**GRAPHICAL SCALE (FEET)**



MAY 5, 2020

Prepared By:

**PINNACLE ENGINEERING GROUP**

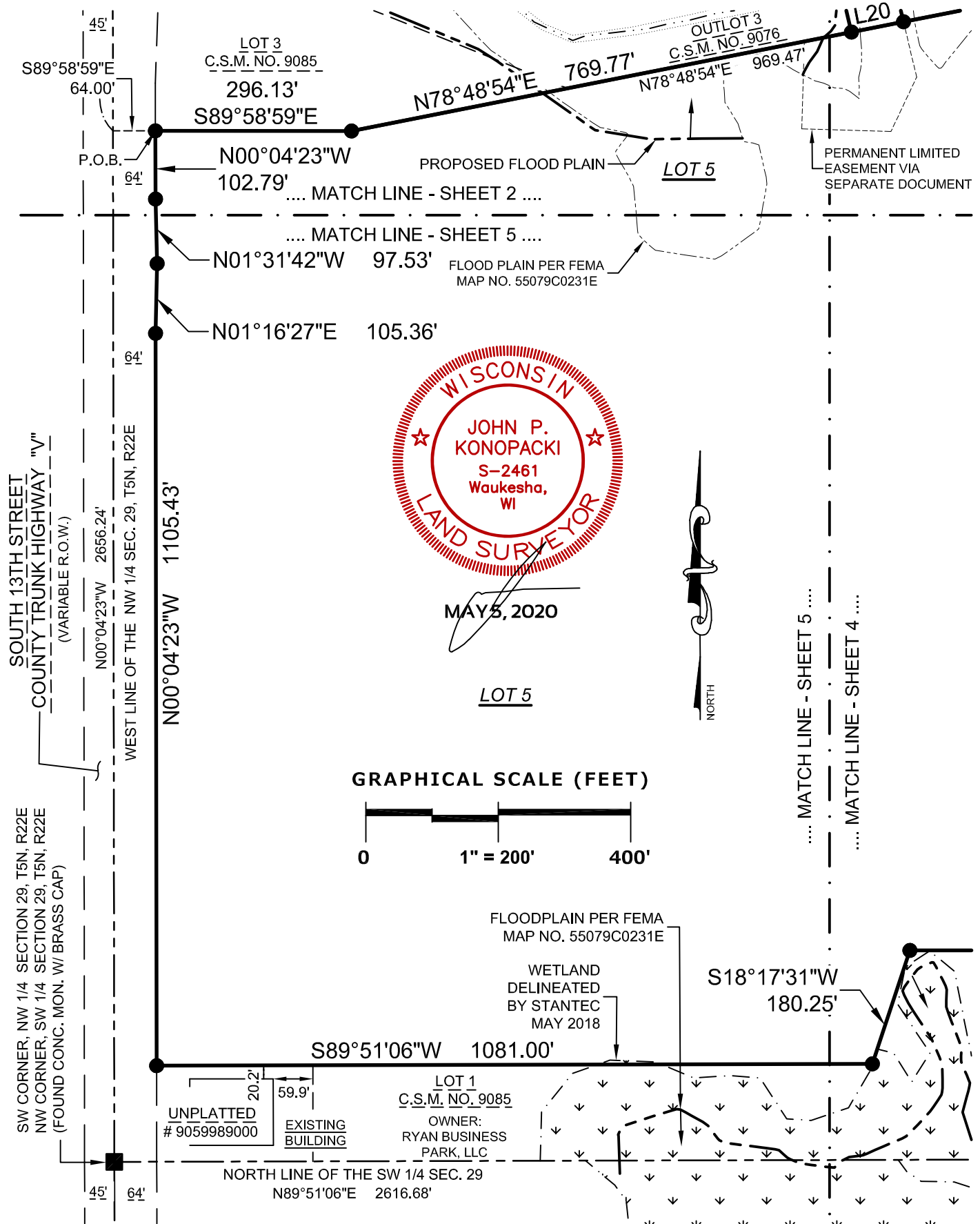
15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
 SHEET 4 OF 10

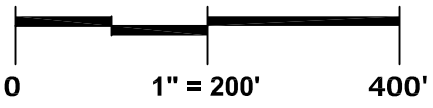
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 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



MAY 5, 2020

GRAPHICAL SCALE (FEET)



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

- LEGEND:**
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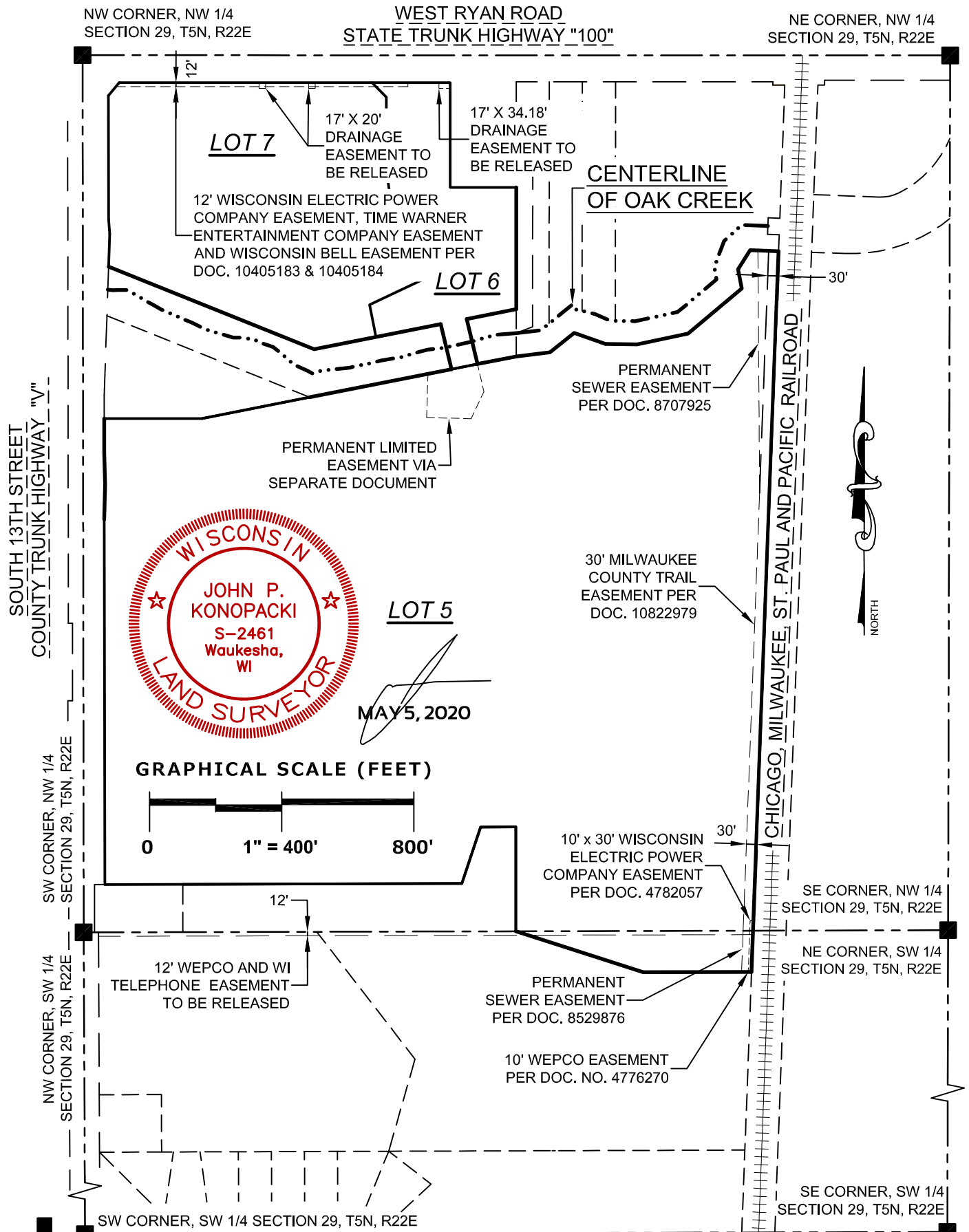
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
**SHEET 5 OF 10**

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

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## .... EASEMENT DETAIL ....



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
**SHEET 6 OF 10**

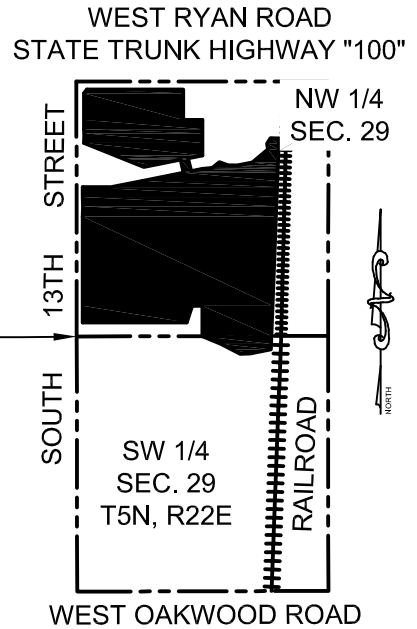
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
 Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
 Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N13° 24' 20"W	140.11'
L2	N02° 00' 01"E	99.07'
L3	N04° 13' 37"W	44.31'
L4	N00° 06' 45"W	374.36'
L5	N39° 09' 32"E	51.26'
L6	S00° 01' 58"W	317.00'
L7	S89° 58' 59"E	200.00'
L8	S78° 48' 54"W	152.84'
L9	S13° 24' 20"E	140.11'
L10	N78° 48' 54"E	119.65'
L11	N83° 15' 55"E	102.90'
L12	N51° 03' 50"E	94.29'
L13	S70° 33' 49"E	100.64'
L14	S89° 14' 30"E	96.01'
L15	N78° 00' 53"E	157.11'
L16	N50° 01' 25"E	212.65'
L17	N11° 02' 26"W	59.30'
L18	N32° 20' 21"E	68.51'
L19	S87° 51' 11"E	86.00'
L20	S78° 48' 54"W	80.06'
L21	N11° 11' 06"W	99.63'
L22	N64° 36' 06"E	179.13'
L23	N25° 23' 54"W	121.90'
L24	N00° 01' 58"E	180.68'
L25	N44° 58' 02"W	61.54'

**VICINITY SKETCH  
SCALE 1"=2000'**

SW CORNER, NW 1/4, SEC. 29, T5N, R22E  
 (FOUND CONC. MON. W/ BRASS CAP)  
 N=322,185.58; E=2,554,251.37  
 (WISCONSIN STATE PLANE CO-  
 ORDINATE SYSTEM, SOUTH ZONE)  
 REFERENCE BENCHMARK:  
 EL.=711.26 (NGVD29)  
 EL.=130.70 (CITY)



**NOTES:**

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southwest 1/4 of Section 29, Township 5 North, Range 22 East has a reference bearing of N00°14'55"W.
- The property lies within Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55079CO231E dated SEPTEMBER 26, 2008. Zone "AE" areas have Base Flood Elevations determined.
- Vertical Datum: City of Oak Creek (City of Oak Creek Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.56).  
Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 29, Town 5 North, Range 22 East, Elevation = 711.26 (NGVD29) = 130.70 (CITY).



MAY 5, 2020

CURVE DATA							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	269.87'	608.00'	025°25'52"	N12°40'58"W	267.66'	N25° 23' 54"W	N00° 01' 58"E

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#146.00  
**SHEET 7 OF 10**

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

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided part of Lot 2 and part of Lot 4 of Certified Survey Map No. 9085, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10823469, and additional lands all located in the Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 29;  
Thence South 00°04'23" East along the west line of said Northwest 1/4, 1100.00 feet;  
Thence South 89°58'59" East, 64.00 feet to the east right of way line of South 13th Street -  
County Trunk Highway "V" and the Point of Beginning;  
Thence South 89°58'59" East along the south line of Lot 3 of Certified Survey Map No. 9085, 296.13 feet;  
Thence North 78°48'54" East along said south line of Lot 3 and then along the south line of Outlot 3 of  
Certified Survey Map No. 9076, 769.77 feet to the east line of said Outlot 3;  
Thence North 13°24'20" West along said east line, 140.11 feet to the north line of said Outlot 3;  
Thence South 78°48'54" West along said north line, 390.76 feet;  
Thence North 68°06'23" West along said north line, 670.36 feet to the aforesaid east right of way line of South 13th Street;  
Thence North 02°00'01" East along said east right of way line, 99.07 feet;  
Thence North 04°13'37" West along said east right of way line, 44.31 feet;  
Thence North 00°06'45" West along said east right of way line, 374.36 feet;  
Thence North 39°09'32" East along said east right of way line, 51.26 feet to the south right of way line of  
West Ryan Road - State Trunk Highway "100";  
Thence South 89°58'59" East along said south right of way line, 1002.39 feet;  
Thence South 00°01'58" West along said south right of way line, 317.00 feet;  
Thence South 89°58'59" East along said south right of way line, 200.00 feet;  
Thence South 00°01'58" West along said south right of way line, 368.93 feet to the north line of Outlot 4  
of Certified Survey Map No. 9076;  
Thence South 78°48'54" West along said north line, 152.84 feet to the west line of said Outlot 4;  
Thence South 13°24'20" East along said west line, 140.11 feet to the south line of said Outlot 4;  
Thence North 78°48'54" East along said south line, 119.65 feet to the south line of Outlot 1 of Certified Survey Map No. 9074;  
Thence the following courses along said south line of Outlot 1:  
North 83°15'55" East, 102.90 feet;  
North 51°03'50" East, 94.29 feet;  
South 70°33'49" East, 100.64 feet;  
South 89°14'30" East, 96.01 feet;  
North 78°00'53" East, 157.11 feet;  
North 50°01'25" East, 212.65 feet;  
North 11°02'26" East, 59.30 feet;  
North 32°20'21" East, 68.51 feet;  
South 87°51'11" East, 86.00 feet to the west right of way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad;  
Thence South 02°08'53" West along said west right of way line, 2184.06 feet to the north line of Outlot 2 of  
Certified Survey Map No. 9075;  
Thence South 89°51'06" West along said north line, 328.50 feet;  
Thence North 72°09'28" West along said north line, 404.39 feet to the south line of said Northwest 1/4;  
Thence North 00°01'58" East along the east line of Lot 1 of Certified Survey Map No. 9085, 316.00 feet  
to the north line of said Lot 1;  
Thence South 89°51'06" West along said north line, 107.00 feet;  
Thence South 18°17'31" West along said north line, 180.25 feet;  
Thence South 89°51'06" West along said north line, 1081.00 feet to the aforesaid east right of way line of South 13th Street;  
Thence North 00°04'23" West along said east right of way line, 1105.43 feet;  
Thence North 01°16'27" East along said east right of way line, 105.36 feet;  
Thence North 01°31'42" West along said east right of way line, 97.53 feet;  
Thence North 00°04'23" West along said east right of way line, 102.79 feet to the Point of Beginning.

Containing 4,097,289 square feet (94.0608 acres) more or less.

That I have made such survey, land division and map by the direction of RYAN BUSINESS PARK LLC and COMMERCE 94 PROJECT, LLC, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying, mapping and dividing the land with in the subdivision / certified survey map.

Date: MAY 5, 2020


Prepared By:

**PINNACLE ENGINEERING GROUP**

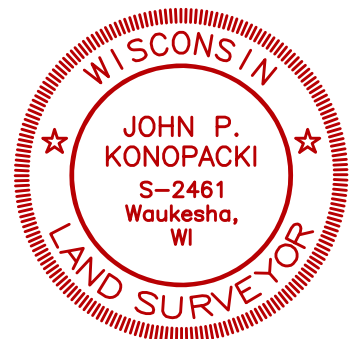
15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

  
John P. Konopacki  
Professional Land Surveyor S-2461

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



PEG JOB#146.00  
SHEET 8 OF 10



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

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## OWNER'S CERTIFICATE

RYAN BUSINESS PARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, and COMMERCE 94 PROJECT, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

RYAN BUSINESS PARK LLC and COMMERCE 94 PROJECT, LLC, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Oak Creek

IN WITNESS WHEREOF, the said **RYAN BUSINESS PARK LLC** has caused these presents to be signed by Michael Faber, Principal, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

In the presence of: Ryan Business Park LLC  
by: Capstone Development Company, Manager  
by: Michael Faber, Principal

\_\_\_\_\_  
(signature)

IN WITNESS WHEREOF, the said **COMMERCE 94 PROJECT, LLC** has caused these presents to be signed by (name- print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, (State) \_\_\_\_\_, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

In the presence of: COMMERCE 94 PROJECT, LLC

\_\_\_\_\_  
(signature)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Michael Faber, Principal, of the above named **RYAN BUSINESS PARK LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such Principal of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

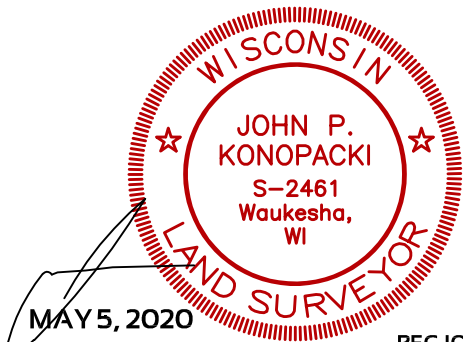
\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named **COMMERCE 94 PROJECT, LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
15850 BLUEMOUND ROAD | SUITE 210  
BROOKFIELD, WI 53005  
OFFICE: (262) 754-8888



MAY 5, 2020

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

Being a part of Lot 2 and a part of Lot 4 of Certified Survey Map No. 9085 and additional lands  
Northeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4, Southeast 1/4,  
Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range  
22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Bukiewicz, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Douglas W. Seymour, Secretary or Clerk

## COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approval and acceptance of dedication of land as indicated above by the Common Council of the City of Oak Creek, per Plan  
Commission recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Resolution No. \_\_\_\_\_

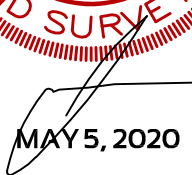
\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk



  
MAY 5, 2020

Prepared By:

**PINNACLE ENGINEERING GROUP**

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB# 146.00  
SHEET 10 OF 10