



PLAN COMMISSION

June 23, 2020

6:00 P.M.

Common Council Chambers

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

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
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

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 the City Hall, (414) 766-7000, before 4:00 PM on the day of the meeting (June 23, 2020) to obtain a meeting call-in number. 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.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – June 9, 2020
4. Significant Common Council Actions - NONE
5. New Business
 - a. CONDITIONAL USE PERMIT – Review a request submitted by Doctors Brad and Brett Osgood, Brentwood Animal Hospital, for a Conditional Use Permit for an animal hospital with kennel and boarding facilities on the property at 318 W. Ryan Rd. (Tax Key No. 875-9994-001).
ZoningHub: <https://s.zoninghub.com/N5F28YR15S>; Twitter @OakCreekPC#OCPCBrentwood

Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

- b. **CONDITIONAL USE PERMIT** – Review a request submitted by Eric Ogden, Oak Creek Industrial, LLC, for a Conditional Use Permit for freight yard / freight terminal / trans-shipment depot facilities on the property at 102 W. Oakview Parkway. (Tax Key No. 955-1040-000).
ZoningHub: <https://s.zoninghub.com/UR5GP4MMA3>; Twitter @OakCreekPC#OCPCOIndustrial
- c. **LIGHTING PLAN REVIEW** – Review lighting and photometric plans submitted by David DiSanto, Modhome, LLC, for the Residences at Oak View internal roadways at 10730 S. Howell Ave. (Tax Key No. 973-9997-000).
ZoningHub: <https://s.zoninghub.com/7OEZB77L6V>; Twitter @OakCreekPC#OCPCResOV
- d. **TEMPORARY USE PERMIT** - Review a request for a temporary use permit submitted by Mark Gramz, Marcus Theatres Corp./B&G Realty, for the temporary operation of an outdoor/drive-in theater in the South Shore Cinema parking lot located at 7241 and 7261 S. 13th St. (Tax Key Nos. 763-9018-000 and 763-9006-000).
ZoningHub: <https://s.zoninghub.com/QFRC5W47WM>; Twitter @OakCreekPC#OCPCMarcus
- e. **ZONING CODE UPDATE DISCUSSION ITEM** – Staff will provide information on the status of the updates to the Zoning Code. No official action will be taken.

Adjournment.

Dated this 17 day of June, 2020

Posted 6/17/20 (AA)

Public Notice

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

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

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, June 9, 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, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Assistant Fire Chief Mike Havey. IT Manager, Kevin Koenig, facilitated the video conference.

Planner Papelbon read the following into the record:

The City of Oak Creek is authorized to hold this public meeting remotely during the COVID-19 public health emergency under the March 16 and March 20 advisories from the Office of Open Government in the Wisconsin Department of Justice and subsequent Common Council approvals. Per the advisories and approvals, this meeting being conducted via Zoom video conference with telephone conferencing capabilities was duly noticed per the City of Oak Creek Municipal Code and Statutory notice requirements more than 24 hours in advance of the meeting. Members of the public have been advised of the options for participation via direct mailing to property owners within 300 feet of a proposal, via the COVID-19 information page on the City's website, via social media, and via the information contained on the meeting agenda. This meeting may also be viewed at the City's YouTube page, the link for which was contained in all aforementioned notice methods. The meeting recording will also be accessible on the City's YouTube page within 48 hours.

Plan Commissioners and participants are initially muted upon joining the meeting. Plan Commissioners and staff have the ability to mute and unmute their microphones throughout the meeting. Please mute at all times except for roll call, motions, voting, and when recognized by the Chair. Roll call and voting will occur per the usual and customary procedure, starting from Plan Commissioner seating positions south to north in the Common Council Chambers (e.g., Hanna, Sullivan, Carrillo, Loreck, Bukiewicz, Guzikowski, Oldani, Siepert, Chandler). The Chair will facilitate questions and comments by calling on each Plan Commissioner, or by requesting the use of the "raise hand" function in the Zoom webinar control panel. Only speak once you have been recognized by the Chair or moderator.

Applicants, their representatives, and all other participants who wish to speak will be unmuted

- When there is a direct request for information from the Plan Commission or staff;
- When the participant utilizes the "raise hand" function within the Zoom webinar control panel, and the moderator verbally indicates that they are unmuted;
- When a phone participant dials *9 to indicate they wish to speak, and the moderator verbally indicates that their line is open.

When unmuted, all participants must state their name and address for the record, then proceed with comments or questions.

Questions and comments may also be entered into the Q&A function within the Zoom webinar control panel. Staff and/or the moderator will monitor this function during the meeting, and provide the information requested. There shall be no private messages or side conversations during the meeting utilizing the chat or Q&A functions. Chat and Q&A messages are part of the public record.

Minutes of the May 26, 2020 meeting

Alderman Loreck moved to approve the minutes of the May 26, 2020 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Alderman Guzikowski, who abstained. Motion carried.

CONDITIONS AND RESTRICTIONS

APEX MOTORWERKS

8041 S. 13th ST.

TAX KEY NO. 811-9007-000

Planner Papelbon provided an overview of the draft Conditions and Restrictions for a Conditional Use Permit for automotive sales and service within a portion of the existing commercial building at 8041 S. 13th St. (see staff report for details).

Ben Hamdia, General Manager Apex Motorwerks, 8041 S. 13th St, Oak Creek, WI, explained that one of their top concerns was bothering the neighbors or the residences across the street, so they conducted sound testing. The loudest tool that they use is an impact wrench, which is 96 Decibels (dB). After conducting tests with the garage door closed, even up to ten feet away from the garage door they found that the loudest impact noise they would be making could barely be heard. With the garage door closed at the end of their driveway before 13th Street, they conducted an airhorn test, and that was also barely heard. None of the tools that they tested were heard from the middle of their parking lot, or to the end of their parking lot. Mr. Hamdia concluded that, for buffering or anything to sound, nothing would bother the neighbors, and offered to demonstrate the sound test to anyone that would like to see. As far as the hours and changes in the Conditions and Restrictions, they agree with everything.

Commissioner Hanna asked Planner Papelbon if there is going to be a public information meeting prior to going to the Common Council.

Planner Papelbon responded that there will be no other meeting, aside from this Plan Commission meeting, before it goes to a public hearing before Council.

Commissioner Hanna then asked if, at the public hearing, they will share with adjacent neighbors what is happening at that location, and allow them the opportunity to give feedback.

Planner Papelbon answered that property owners within 300 feet of this particular address were given notice for both the prior meeting on May 26, 2020, this Plan Commission meeting, and will also be given notice for the public hearing once it is scheduled.

Commissioner Hanna followed up by asking if they were given information regarding the type of business going in, the signage, parking, and the hours of operation in order to give feedback on that.

Planner Papelbon stated that the notice included basic information, as well as how to obtain additional information. The plans were also put up on ZoningHub, which was included in the notice for people to access. Planner Papelbon noted that the Department of Community Development did not receive any comments regarding this matter, but there will be an opportunity to provide those final comments at the public hearing before the Common Council.

Alderman Loreck added that he has yet to hear any comments regarding this, outside of what he had heard prior to the first meeting, and will stay up to date prior to the next meeting to see if any more concerns are brought up. Alderman Loreck then asked if the hours of operation that are listed in the conditions and restrictions include appointment hours. For example, if the hours are Monday through Friday 9:00 AM to 8:00 PM, then they cannot have an appointment at 10:00 PM.

Planner Papelbon answered that the intention is that all operations would be conducted within those particular hours, including by appointment only.

Alderman Loreck followed up by asking Mr. Hamdia if their plan within those hours is to open 9:00 AM to 8:00 PM, or if they will open 9:00 AM to 6:00 PM and only hold appointments from 6:00 PM to 8:00 PM on weekdays.

Mr. Hamdia responded that they are planning to be open from 9:00 AM to 6:00 PM for the modification portion, and 9:00 AM to 6:30 PM for sales. He stated that they could push it back for 8:00 PM, but do not have any plans to stay open later than that.

Alderman Loreck asked Planner Papelbon if that is something they could put in the Conditions and Restrictions, or if they are okay with putting 9:00 AM to 8:00 PM versus 9:00 AM to 6:00 PM or 6:30 PM, and then 6:00 PM to 8:00 PM by appointment.

Planner Papelbon answered that the current hours listed in the Conditions and Restrictions provides the most flexibility so that they can determine whether or not they need to stay open that late or if they want to do by appointment only. It also keeps them from having to come back to the Plan Commission and ask for that to be modified should they change their hours of operation; therefore, she recommends to leave it as-is.

Alderman Loreck asked if there had been any discussion with the applicant about retrofitting any landscaping.

Planner Papelbon responded that they have not had a direct conversation yet; however, the retrofitting standards are included as part of the Conditions and Restrictions that were provided for the Plan Commission's consideration. That would be to bring that property more in line with what current Code requires, and that is what is called for in the Comprehensive Plan as the uses are transitioning. It also provides deference to the residential neighborhood that is across the street. Planner Papelbon also noted that there is a noise ordinance that is in effect and needs to be followed at all times. Anything outside of 7:00 PM or 8:00 PM for usual and customary noises within a neighborhood would have to cease until 7:00 AM, and the usual and customary noise level at the property line is 56 dB. That is something for the applicant to keep in mind as they consider the work that is going to be done within the building itself. If the roll-up door has to be up during operations, the dB level has to be no greater than 56 at the property line.

Commissioner Siepert asked if all of the repairs and activities will be held inside the building.

Mr. Hamdia responded that all of the repairs and modifications will be conducted inside.

Planner Papelbon also responded by saying it would be a requirement for all of the repairs and service to be conducted inside the building. There would be no repairs allowed in the parking lot itself.

Commissioner Chandler asked the applicant if there were plans to add lighting to the property.

Mr. Hamdia replied that there are no plans to add additional lighting. There are lights where the sign is, there is also a light by the entrance and on top of their garage door. They do not see any need to add more lighting at this time.

Commissioner Chandler followed up by asking Planner Papelbon for clarification as to whether Section 3(B) prohibits automotive mechanical repairs or modifications.

Planner Papelbon responded that what is going to be allowed for this Conditional Use would be under the automotive sales and service definition from Code. What would be prohibited would be body repair and mechanical repair. She added that in the last meeting where that was discussed neither of those two options would be included in the services provided for the modifications that would occur on the custom cars.

Commissioner Chandler then asked the applicant if there would be any painting of these vehicles.

Mr. Hamdia responded that there would not be any painting of any vehicles onsite as they use a body shop in Illinois for custom paintwork, and there will be no painting done inside of the building either, as the building is not set up for that. Mr. Hamdia added that they have no intentions to do any painting, frame, or body work.

Mayor Bukiewicz asked Assistant Fire Chief Havey if the Fire Department had any concerns on any of the Conditions and Restrictions, and whether the building will need to be sprinkled since it is automotive.

Assistant Fire Chief Havey responded that they have not received any plans or modifications, but after the last meeting, the Code that they are following for an automotive shop meets the criteria.

Mayor Bukiewicz then asked Planner Papelbon whether they need to include the garden implements, trailers, boats and recreational vehicles that are listed on page two of five, number three item b, under automotive sales service.

Planner Papelbon responded that is the definition from Code of what is included in automotive sales and service. If the Plan Commission wishes to modify that to limit it to the sale of new or used automobiles, they can do so, and she would recommend striking everything after automobiles up to recreational vehicles and then keep the rest.

Mayor Bukiewicz replied that he does not think Apex Motorwerks intends to sell used lawnmowers, and that is not a part of their business. He stated that they should keep the business directed where it should be, and asked Mr. Hamdia if he had any problems with that.

Mr. Hamdia responded no problems at all. As far as recreational vehicles, sometimes they deal with motorcycles on rare occasion, but that is the only thing on the list that is under recreational vehicles. Everything else they do not deal with.

Mayor Bukiewicz asked if they deal dune buggies or anything similar.

Mr. Hamdia stated they do, but rarely.

Planner Papelbon added that the definition of recreational vehicles typically includes camper trailers, but if they wish to include motorcycles, and all-terrain vehicles (ATVs) they can include that but strike everything else.

Mayor Bukiewicz asked the commissioners to weigh in on that.

Commissioner Hanna stated that she agreed with Mayor Bukiewicz, as it would make it clear as to what is being done at the facility.

Planner Papelbon stated to incorporate Mayor Bukiewicz's comment, Section 3(B) would be modified to state "automotive sales and service includes the display and sale of new or used automobiles and motorcycles, and including any warranty repair work and any other repair service conducted as an accessory use."

Alderman Loreck asked if it mattered if they took out pickup trucks, or if they are selling any custom pickup trucks.

Mayor Bukiewicz responded that he thinks that would fall under automotive.

Mr. Hamdia added that they do deal with some pickup trucks on rare occasions, but they do have some customers that want pickup trucks. Under the modification side some people do ask for truck accessories such as truck wheels, and if a customer requests it they would like to offer the service for that. He also noted that the trucks are non-commercial.

Planner Papelbon stated that the revised section would state: "automotive sales and service includes the display and sales of new or used automobiles, motorcycles, and non-commercial pickup trucks, including any warranty repair work, etc."

Alderman Guzikowski stated that he was fine with the wording that they had prior to making the changes. He believes it is an honest business, and by making those changes they are inhibiting them from doing what they need to do. Alderman Guzikowski then recommended they leave the wording as it was.

Mayor Bukiewicz responded that he wanted to draw the Commissioners' attention to what Planner Papelbon had brought up - that staff went with the Comprehensive Plan, and it is important that they [Plan Commission] try to follow that Comprehensive Plan as it is laid out as they get properties like that that are transitioning and repurposing, to try to keep the integrity of the neighborhood. Mayor Bukiewicz went on to compliment staff for incorporating that Plan, and sticking to the City of Oak Creek's overall Plan, as they have been successful development-wise sticking to that long-term Plan. This is especially helpful in situations like this as the building is repurposing itself from one use to another, particularly with the zoning.

Planner Papelbon responded that staff would like to have the Plan Commission's full opinion on the rewording of Section 3(B) per Mayor Bukiewicz's recommendation. She acknowledged Alderman Guzikowski's previous objection to changing the wording.

Commissioner Hanna answered that she recommends they keep it with the latest revision in order to be more specific about what type of service is provided.

Commissioner Sullivan responded that he is in favor of the latest revision.

Commissioner Carrillo responded that she is in favor of the latest revision.
Alderman Loreck responded that he is in favor the change.

Commissioner Oldani added that he is thinking with the non-commercial trucks, they might as well keep the vans in there as well as it is a vehicle that can be customized as well. Aside that he is fine with the revision.

Mayor Bukiewicz responded that they would have to add vans in there as well.

Commissioner Siefert responded that he is in favor of the changes.

Commissioner Chandler responded that she agrees with the changes.

Mayor Bukiewicz added that he is also in favor, and a majority favored the revisions on the Code language as well.

Commissioner Chandler asked if they will be adding vans into the wording, or if they will be taking it out.

Mayor Bukiewicz asked Planner Papelbon if they would be able to keep the word “van” in.

Planner Papelbon responded that it is up to the Commission how they would like to modify the language.

Mayor Bukiewicz added that he would like to keep the word van in as it is still part of Code.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for automotive sales and service within a portion of the existing commercial building on the property at 8041 S. 13th St. after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW
TROIKORT, LLC
7940 S. 6th ST.
TAX KEY NO. 813-9054-000**

Planner Papelbon provided an overview of the proposed sign plan for the Tropical Smoothie Café tenant space located at 7940 S. 6th St. (see staff report for details).

Commissioner Chandler asked the applicant if he is planning to have any eye-level signs on the windows.

Michael Kort, owner of Tropical Smoothie Café, 7940 S. 6th St. Suite 104, Oak Creek, WI, responded that they have promotional window clings they put up on a couple of windows, and asked if that was allowed.

Planner Papelbon responded that window signs have to be included as part of a Plan Commission review, and as previously mentioned, there is a maximum allowed in the Master Sign Plan and PUD - no more than 10% of the glass can be covered. Planner Papelbon added that if they have one area where they will be changing out the window clings, they would just be looking at the area of that window, not the sign itself.

Mr. Kort asked how he would apply for that.

Planner Papelbon responded that it is the same application and the same review as they are currently doing.

Commissioner Siepert asked if the signs are the same as what was included in the Plan Commission packet.

Planner Papelbon responded that the signs that were included in the Plan Commission packet are the same signs that are on the building currently.

Commissioner Carrillo added that she drives past it every day, and it [the sign] looks very nice up there against the white background.

Alderman Loreck moved that the Plan Commission approves the sign plans submitted by Michael Kort, Tropikort, LLC, for the Tropical Smoothie Café tenant space located at 7940 S. 6th St. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:48 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

6-15-20

Date



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Animal Hospital with Kennel and Boarding Facilities

Description: Conditional Use Permit review for an expanded animal hospital with kennel and boarding facilities on the property at 318 W. Ryan Rd.

Applicant(s): Drs. Brad and Brett Osgood, Brentwood Animal Hospital

Address(es): 318 W. Ryan Rd.

Suggested Motion: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for an animal hospital with kennel and boarding facilities on the property at 318 W. Ryan Rd., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (July 14, 2020).

Owner(s): BAH Ventures, LLC

Tax Key(s): 875-9994-001

Lot Size(s): 2.164 ac

Current Zoning District(s): B-4, Highway Business

Overlay District(s): CCU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting recommendation of Conditional Use approval for an animal hospital with kennel and boarding facilities on the property at 318 W. Ryan Rd. Animal hospitals are Conditional Uses in the B-4, Highway Business district.

Brentwood Animal Hospital is seeking a Conditional Use Permit in anticipation of constructing a new facility on their property in the location of the existing home (to be razed). Plan Commissioners will note that the

property has a CCU, Conforming Conditional Use designation. Unfortunately, that CCU designation for the existing animal hospital and kennel did not extend to the whole property. Consequently, staff recommended that the Applicants submit the request prior to submission of site and building plans.

Per the submitted narrative, the new single-story with partial exposed basement facility will include all of the veterinary services, with storage and overflow boarding (if needed) located in the existing building. Staff will increase to seven (7) doctors from the current five (5), and associates will increase to 30 from the current 25. Hours of operation for the hospital will remain unchanged from existing operations, which are provided in the table below:

Monday - Thursday	7:00 AM – 7:00 PM
Friday	7:00 AM – 6:00 PM
Saturday	8:00 AM – 1:00 PM

Minimum parking requirements for animal hospitals are calculated at three (3) patron parking spaces per doctor, plus one (1) space per peak shift employee. This would equate to 51 parking stalls. Conceptual plans show a total of 57 parking stalls would be provided onsite; therefore, it appears that the minimum parking requirement is exceeded.

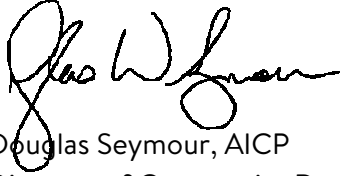
While staff have no objections to the proposed Conditional Use, there will be several requirements included in the Conditions and Restrictions for Plan Commission consideration should the proposal be recommended for approval. These may include, but are not limited to:

- Landscaping requirements for parking areas outside of all required easements.
- Stormwater Management / Green Infrastructure Requirements.
- Restrictions on outdoor storage and lighting.
- Outdoor kennel and dog run restrictions.

Should the Plan Commission determine that the request for an animal hospital with kennel and boarding facilities on the property is appropriate, staff will prepare Conditions and Restrictions that for review at the July 14th Plan Commission meeting.


Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map

Narrative dated May 18, 2020 (1 page)

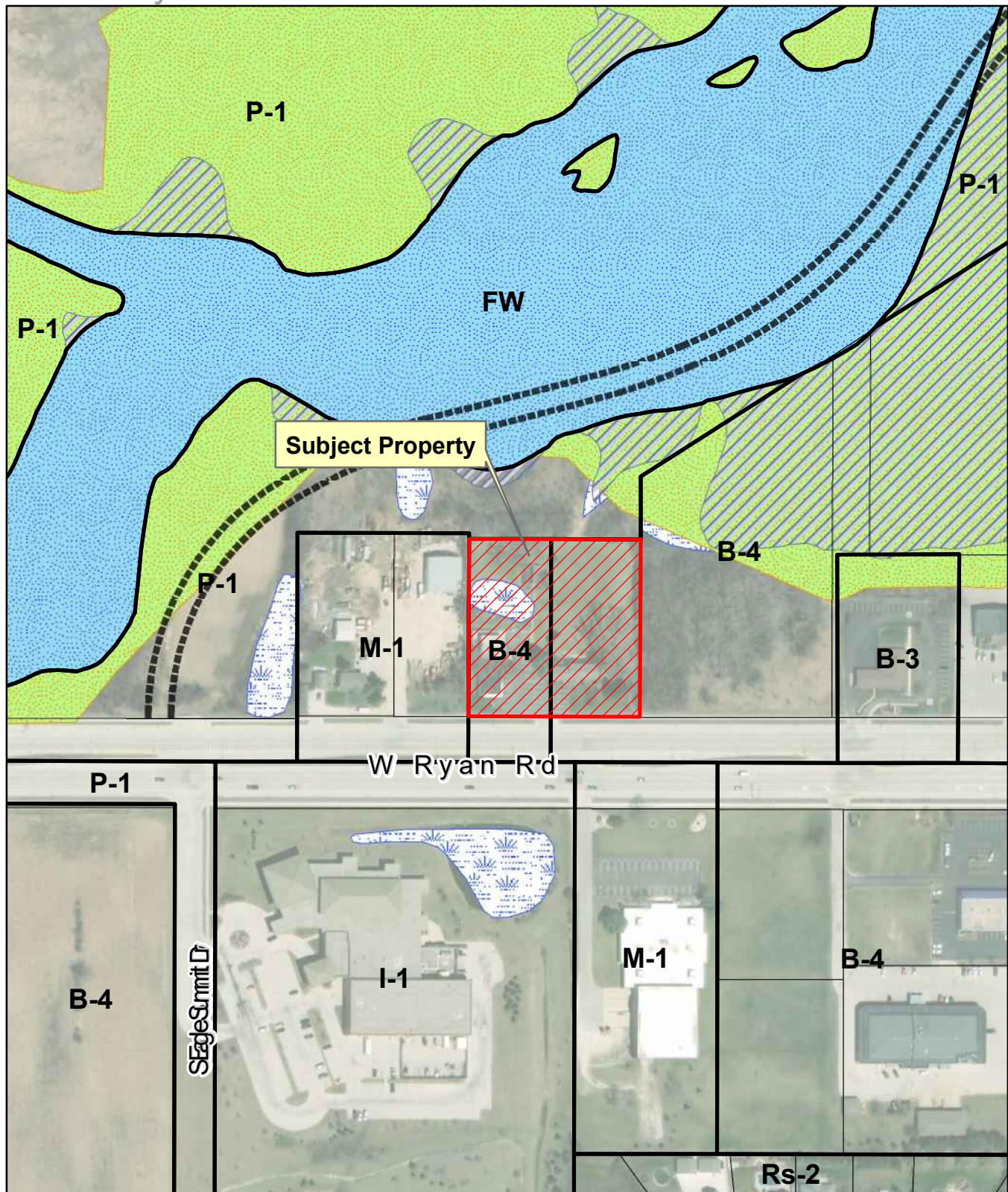
Conceptual Site Plan, Sheet C1.2 (1 page)

Conceptual Floor Plans, Sheets A1.0-A1.1 (2 pages)

Conceptual Building Elevations, Sheets A2.0-A2.1 (2 pages)

Location Map

318 W. Ryan Rd



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









OAKCREEK

— WISCONSIN —

Department of Community Development



Legend

- | | |
|--|---|
|  318 W. Ryan Rd |  Officially Mapped Streets |
|  Floodway (2008) |  Environmental Corridor |
|  Flood Plain (2008) |  DNR Wetlands Inventory |



Keller

Planners | Architects | Builders
*With Offices in the Fox Cities, Madison,
Milwaukee & Wausau*

May 18, 2020

City of Oak Creek
ATTN: Planning

RE: Brentwood Animal Hospital
318 W. Ryan Road
Oak Creek, WI 53154

Dear City of Oak Creek,

Brentwood Animal Hospital is an existing veterinarian clinic in Oak Creek since 1967. In 1971 a new clinic / boarding facility was built on the lot and the business has been a part of Oak Creek ever since. The original Vet's two sons now run the practice and are pursuing a new and larger facility to meet the growing demand for services. Once the new facility is occupied, the existing building will remain for storage and over-flow boarding if required.

Currently they have 5 Doctors and 25 associates. The practice will expand at the new facility adding 2 doctors and 5 more associates. The practice operates Monday through Thursday from 7:00 to 7:00, Friday from 7:00 to 6:00 and Saturday from 8:00 to 1:00.

To achieve the proposed development we are applying for:

1. Conditional Use Permit for Pet Boarding in B-4 Zoning

After Conditional Use we will be applying for:

2. Site Plan Review
3. Architectural Review

Keller, Inc & Brentwood Animal Hospital intend to be heard before the June 23rd Meeting.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

**Thank you,
Brad Egan, AIA
Keller**

ADDRESS

W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE

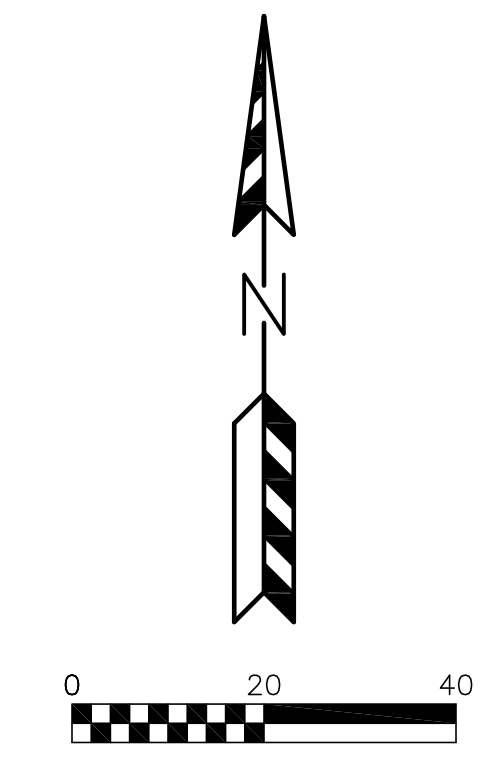
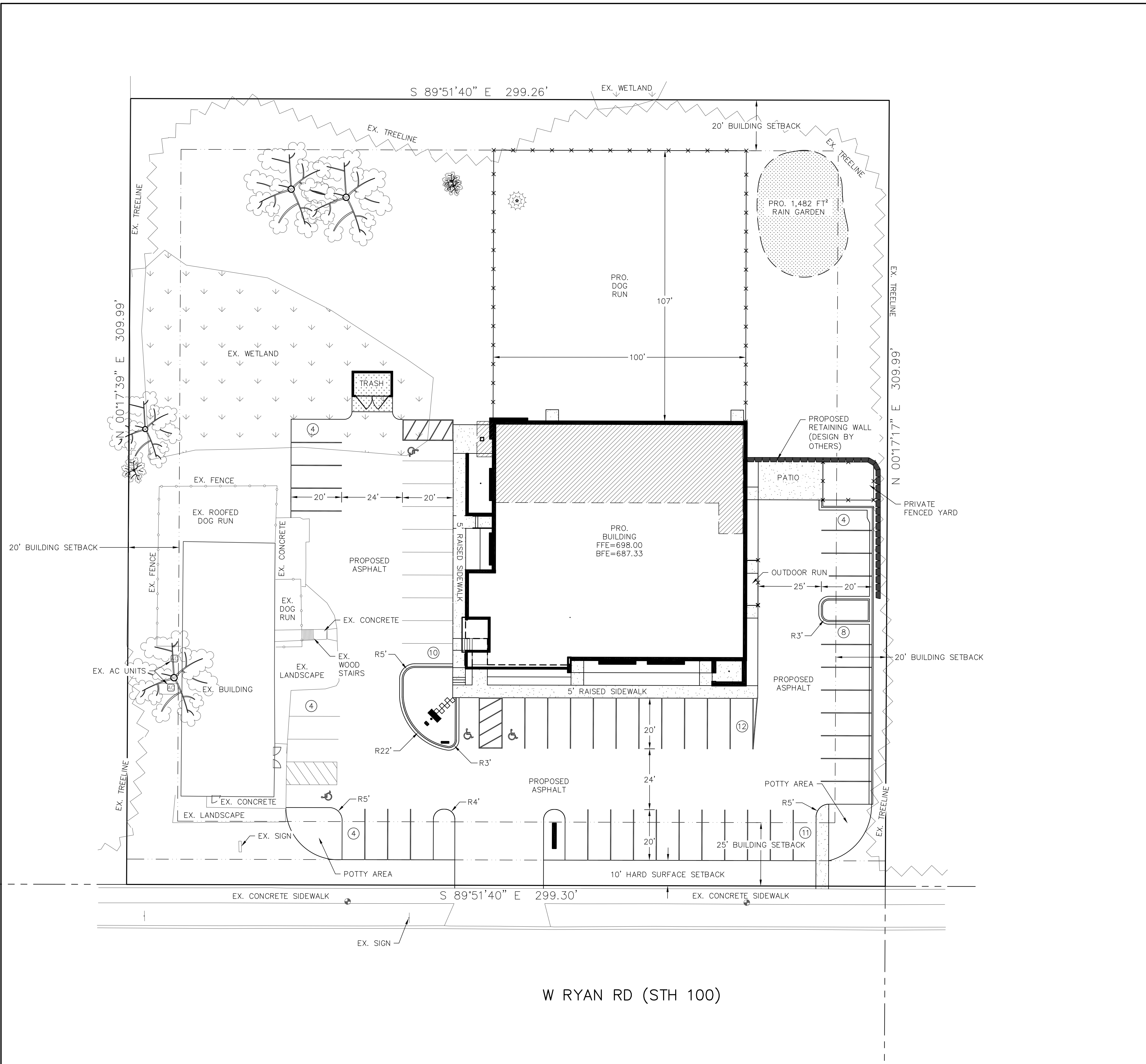
262.250.9710 1.800.236.2534

FAX

262.250.9740

WEB SITE

www.kellerbuilds.com



SITE INFORMATION BLOCK	
Site Address	318 W RYAN ROAD
Site acreage (total)	2.130 ACRES
Existing Impervious Area	20,352 SQ FT (0.467 ACRES)
Current Zoning	B-4
Setbacks Building/Pavement	
Front	20'
Side	20'
Rear	25'
Number of Parking stalls required:	2
Number of Parking stalls provided:	
	STALLS
Cars	53
Accessible	4
Total provided	57

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

	CONCRETE SIDEWALK
	4" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE
	TRASH CONCRETE
	6" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE
	3 1/2" LIGHT DUTY ASPHALT PAVEMENT (ALL OTHER PAVED SURFACES)
	1 3/4" ASPHALT SURFACE (5LT58-28S)
	1 3/4" ASPHALT BINDER (4LT58-28S)
	10" - 1 1/2" CRUSHED STONE BASE

BRENTWOOD ANIMAL HOSPITAL
PROPOSED SITE PLAN

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukaunoi, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Serranstown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Liloc Avenue
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
BRENTWOOD ANIMAL
CITY OF OAK CREEK
WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

PROJECT MANAGER: B. EGAN

DESIGNER: C. MANSKE

DRAWN BY: J.I.W.

EXPEDITOR: -----

SUPERVISOR: -----

PRELIMINARY NO: P19127

CONTRACT NO: -----

DATE: 01.17.2020

SHEET: **C1.2**



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 NE16 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MADISON
 711 Loh Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 1-800-318-2337

MILWAUKEE
 W204 N11509
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

WAUSAU
 5605 Lila Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

WISCONSIN

OAK CREEK,

PROPOSED NEW FACILITY FOR:

BRENTWOOD ANIMAL HOSPITAL

"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

R1	09.26.2019	ACM
R2	10.09.2019	ACM
R3	04.30.2020	ACM

PROJECT MANAGER: B. EGAN

DESIGNER: C. MANSKE

DRAWN BY: ACM

EXPEDITOR: -----

SUPERVISOR: -----

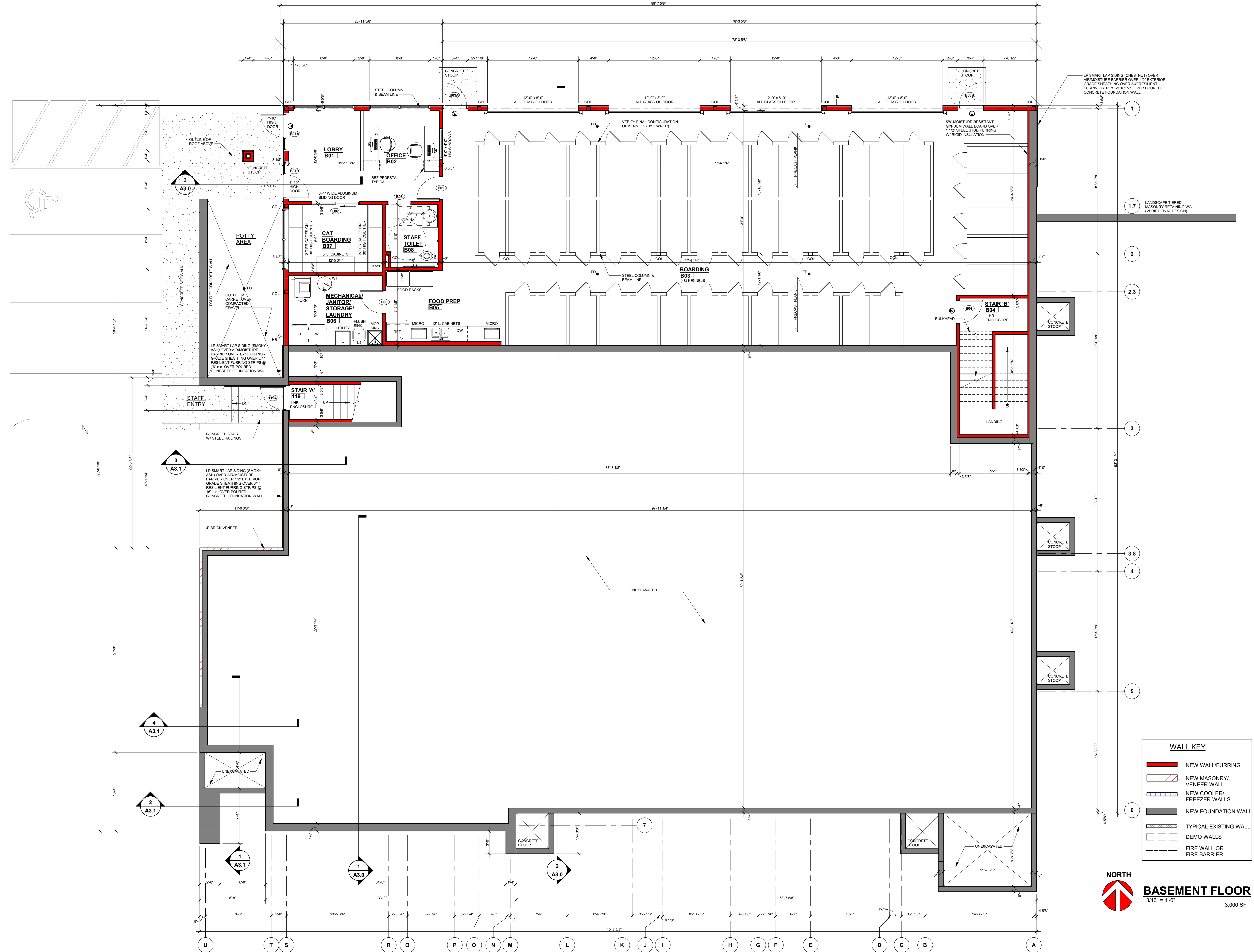
PRELIMINARY NO: P19196

CONTRACT NO: -----

DATE: 07.19.2019

SHEET: **A1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



NORTH

BASEMENT FLOOR
 3/16" = 1'-0"
 3,000 SF



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
FAX (920) 766-5004

MADISON
711 Loh Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Caledonia Rd
Carmelton, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

BRENTWOOD ANIMAL HOSPITAL

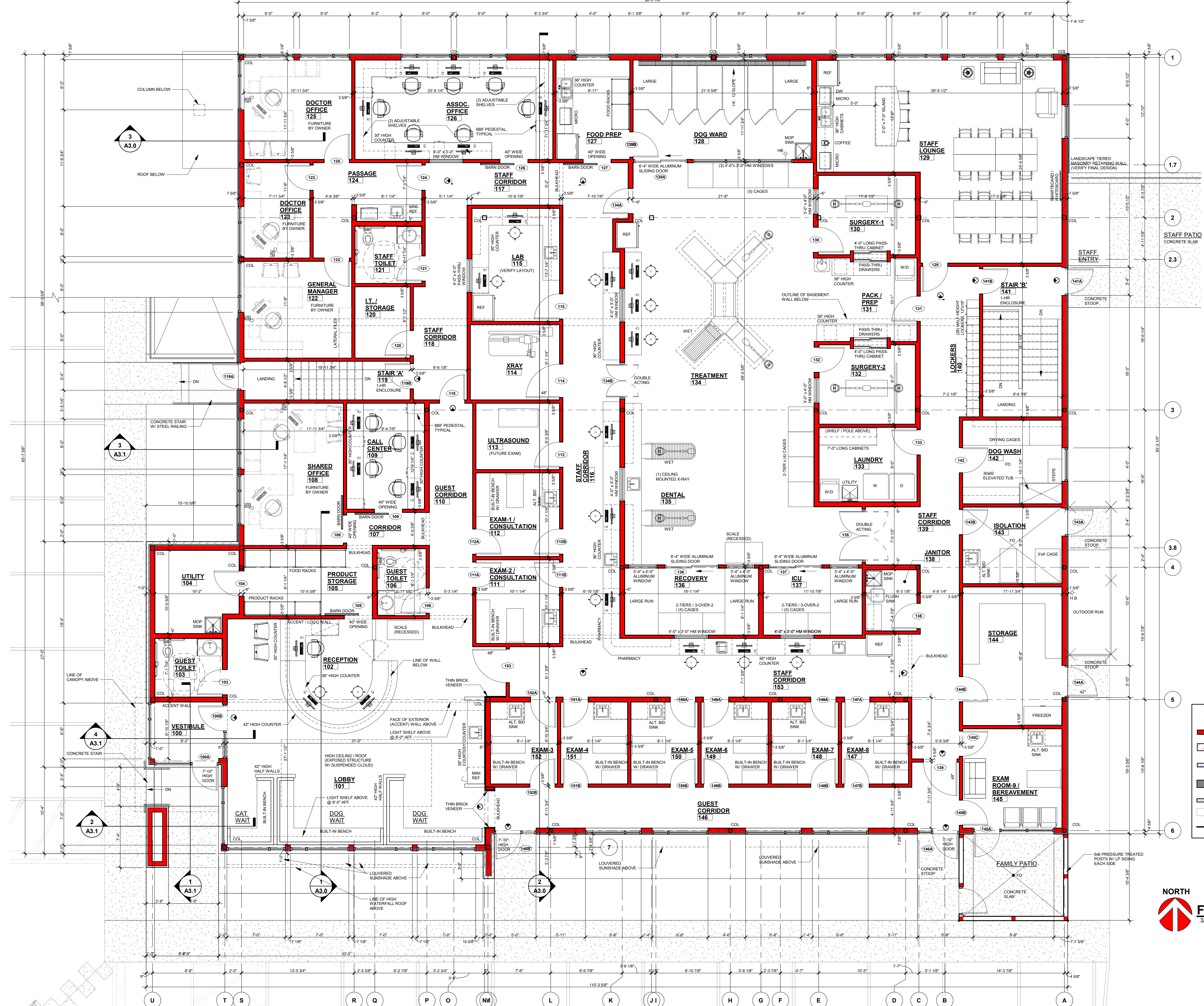
WISCONSIN
OAK CREEK

PROPOSED NEW FACILITY FOR:

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	R1 09.26.2019 ACM
	R2 10.09.2019 ACM
	R3 04.30.2020 ACM
PROJECT MANAGER:	B. EGAN
DESIGNER:	C. MANSKE
DRAWN BY:	ACM
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P19196
CONTRACT NO:	-----
DATE:	07.19.2019
SHEET:	A1.1



WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

NORTH

FLOOR PLAN
3/16" = 1'-0" 9,737 SF



Keller

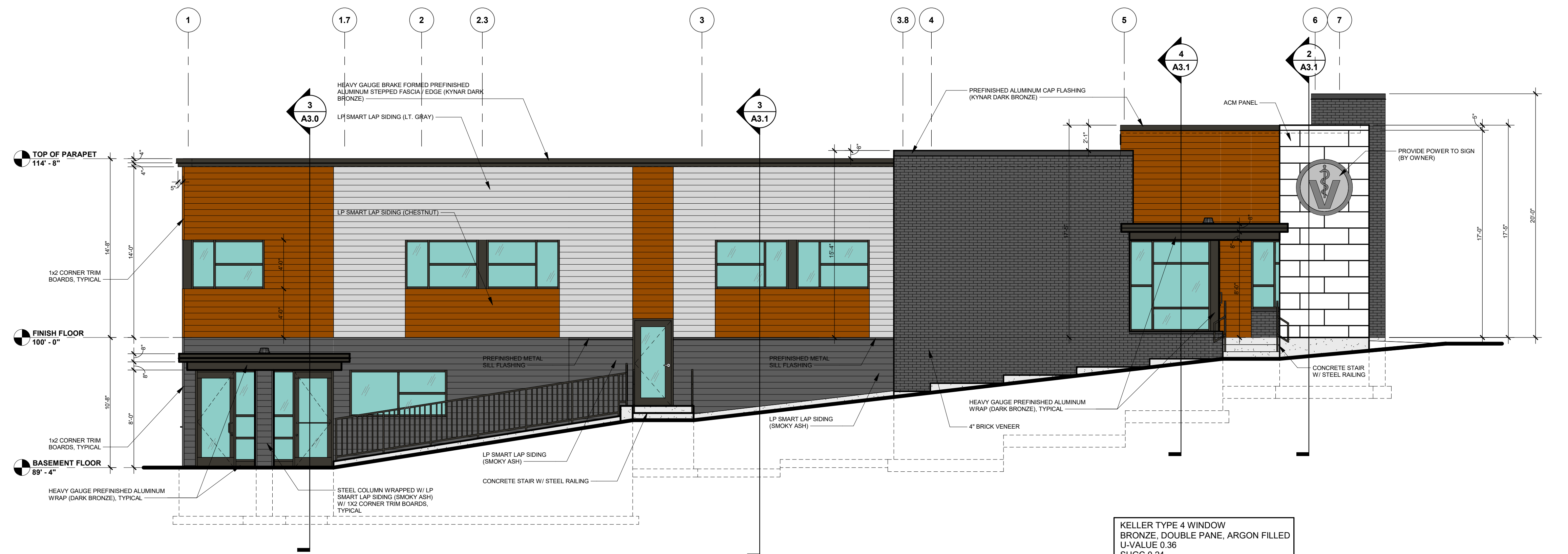
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MADISON
 711 Loh Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

www.kellerbuilds.com

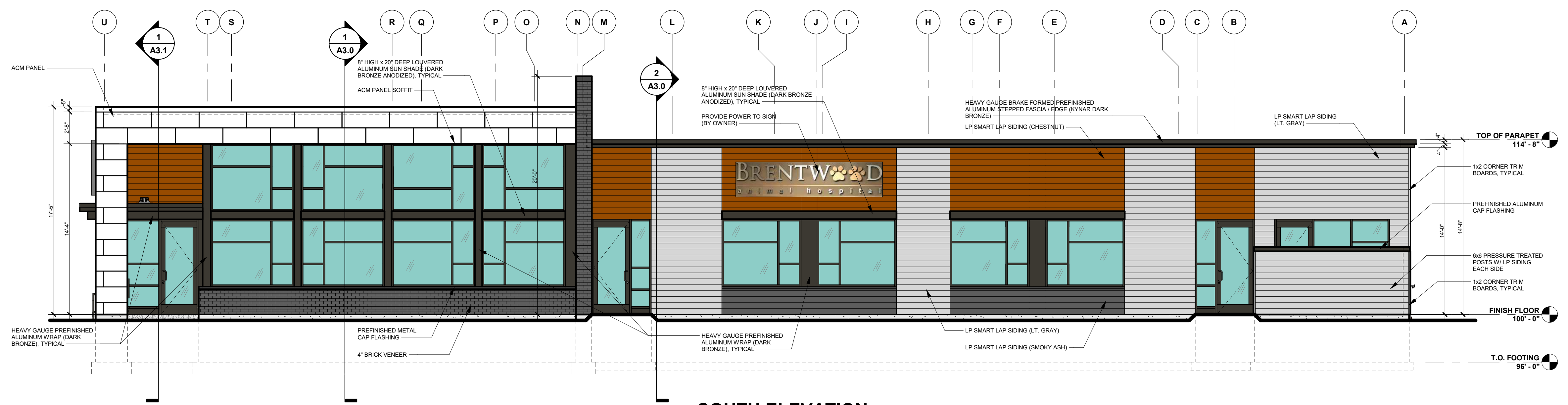
PROPOSED NEW FACILITY FOR:
BRENTWOOD ANIMAL HOSPITAL
 OAK CREEK,
 WISCONSIN



WEST ELEVATION
3/16" = 1'-0"

KELLER TYPE 4 WINDOW
 BRONZE, DOUBLE PANE, ARGON FILLED
 U-VALUE 0.36
 SHGC 0.24
 VT 0.38

KELLER TYPE 4 STOREFRONT - SINGLE
 BRONZE, DOUBLE PANE, ARGON FILLED
 U-VALUE 0.68
 SHGC 0.18
 VT 0.25



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

"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

R1	09.26.2019	ACM
R2	10.09.2019	ACM
R3	04.30.2020	ACM

PROJECT MANAGER:
B. EGAN

DESIGNER:
C. MANSKE

DRAWN BY:
ACM

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
P19196

CONTRACT NO.:

DATE:
07.19.2019

SHEET:
A2.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 /
 1-800-236-2534
 FAX (920) 766-5004

MILWAUKEE
 W204 N11509
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

MADISON
 711 Loh Dr.
 Sun Prairie, WI 53590
 PHONE (608) 318-2336
 FAX (608) 318-2337

WASAU
 5605 Lilac Ave
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED NEW FACILITY FOR:

BRENTWOOD ANIMAL HOSPITAL

WISCONSIN

OAK CREEK,

"COPYRIGHT NOTICE"
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

R1	09.26.2019	ACM
R2	10.09.2019	ACM
R3	04.30.2020	ACM

PROJECT MANAGER:
 B. EGAN

DESIGNER:
 C. MANSKE

DRAWN BY:
 ACM

EXPEDITOR:

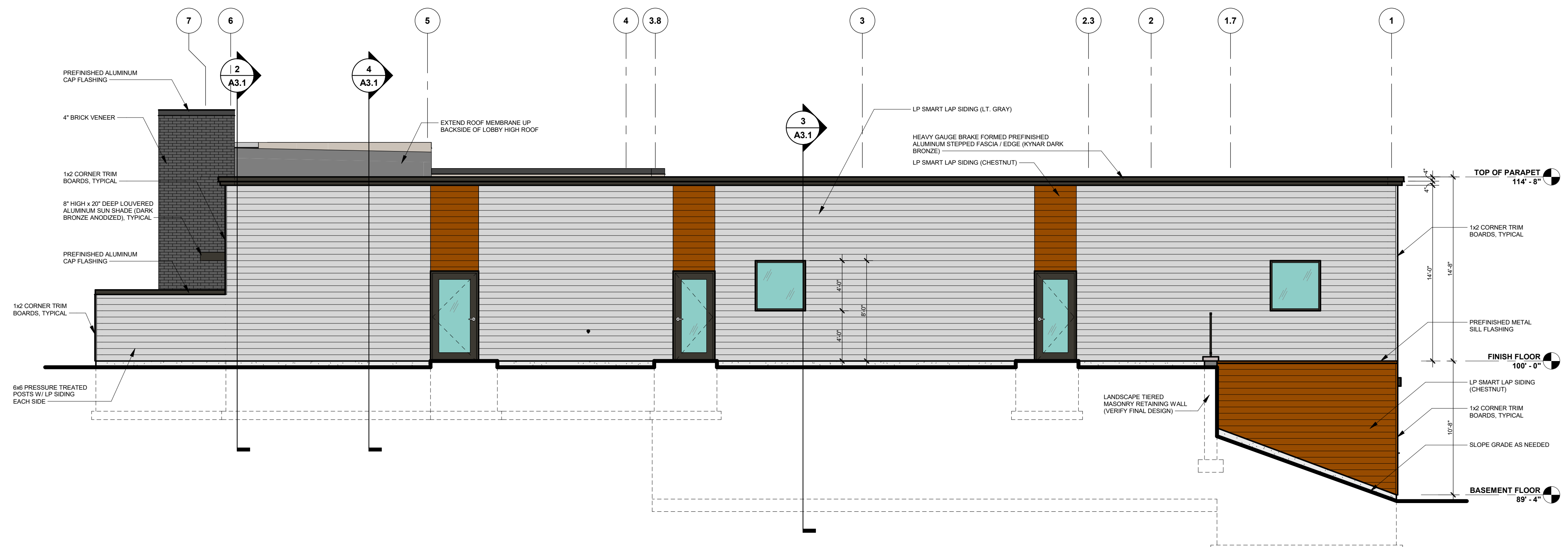
SUPERVISOR:

PRELIMINARY NO.:
 P19196

CONTRACT NO.:

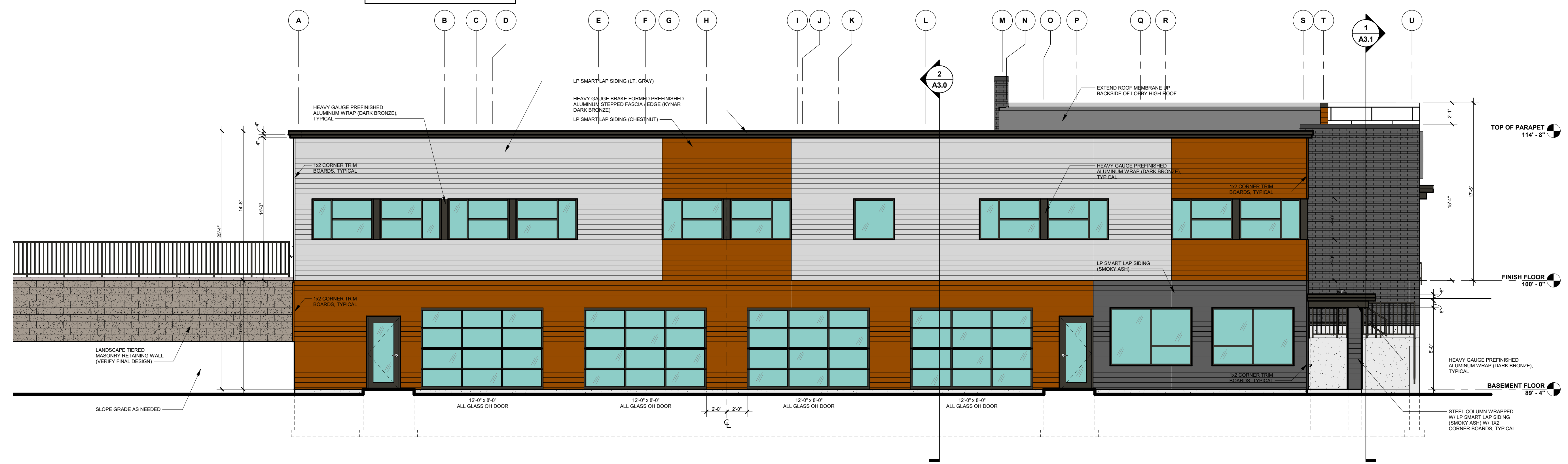
DATE:
 07.19.2019

SHEET:
 A2.1



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

KELLER TYPE 4 WINDOW BRONZE, DOUBLE PANE, ARGON FILLED U-VALUE 0.36 SHGC 0.24 VT 0.38
KELLER TYPE 4 STOREFRONT - SINGLE BRONZE, DOUBLE PANE, ARGON FILLED U-VALUE 0.68 SHGC 0.18 VT 0.25



NORTH ELEVATION
 3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – freight yard/freight terminal/trans-shipment depot facilities

Description: Conditional Use Permit review for freight yard/freight terminal/trans-shipment depot facilities for the property at 102 W. Oakview Parkway.

Applicant(s): Eric Ogden, Oak Creek Industrial, LLC

Address(es): 102 W. Oakview Parkway

Suggested Motion: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities on the property at 102 W. Oakview Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (July 14, 2020).

Owner(s): Oak Creek Industrial, LLC

Tax Key(s): 955-1040-000

Lot Size(s): 8.7386 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Business Park

Background:

The Applicant is requesting recommendation of Conditional Use approval for freight yard/freight terminal/trans-shipment depot facilities for the property at 102 W. Oakview Parkway. Freight yard/freight terminal/trans-shipment depot facilities are Conditional Uses in the M-1, Manufacturing district.

The proposal is for the existing multitenant industrial building approved by the Plan Commission December 13, 2016. Although tenants have not been specified in the submitted narrative, the Applicant does have a

potential lease for at least one of the tenant spaces. However, to allow for flexibility, the Conditional Use Permit would apply to the entire property, allowing any or all of the tenants to operate a freight yard/freight terminal/trans-shipment depot facility.

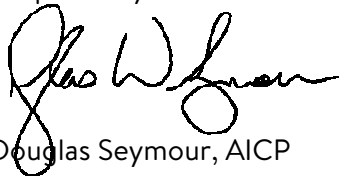
Approved plans included a total of 28 loading docks on the west, with nine (9) striped parking stalls on the northwest corner and twenty (20) striped stalls across on the west across from the loading docks for semi-trailers. Parking for employees and visitors are in separate lots on the south (22 stalls) and east (113 stalls). Based on information provided in the submitted narrative, only twelve (12) loading docks were installed with the initial construction, although it is anticipated that additional docks will be added for future tenants. Up to 135 employees could potentially be onsite for any shift for anticipated 24/7 operations. Primary activities are estimated between 5:30 AM and midnight. Hours and days of operation will likely change based on tenant operational needs. It will be the responsibility of the landowner and/or their management company to ensure that adequate parking is provided for all tenants. Outdoor storage would be limited to parking of trucks and trailers in the docks and stalls on the west.

No exterior or site modifications are being proposed as part of this request for a conditional use permit.

Should the Plan Commission determine that the request for freight yard/freight terminal/trans-shipment depot facilities for the property is appropriate, staff will prepare Conditions and Restrictions that for review at the July 14th Plan Commission meeting.

Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

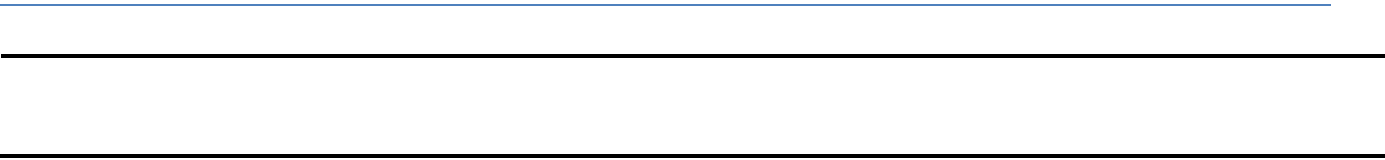
Prepared:



Kari Papelbon, CFM, AICP
Planner

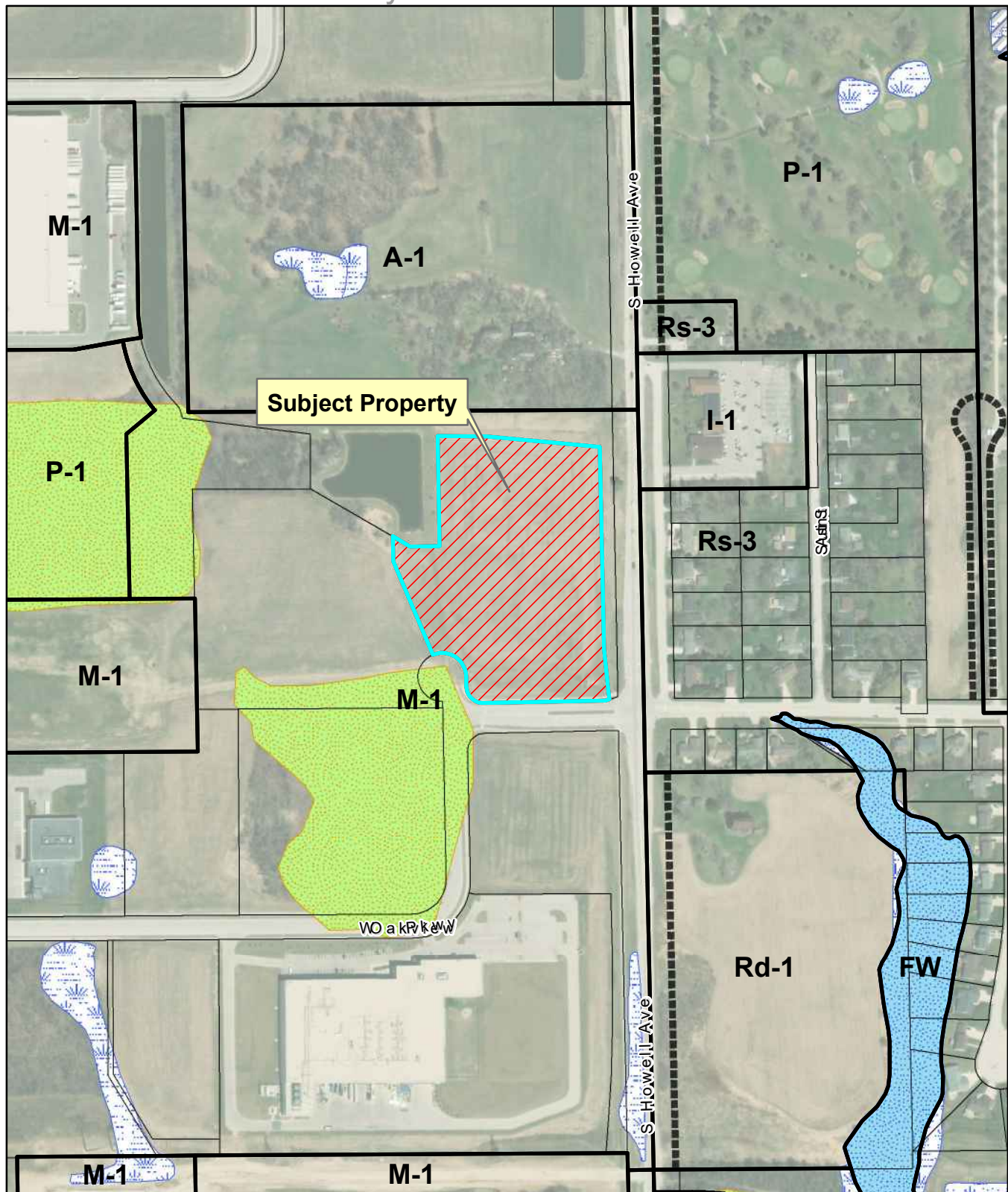
Attachments:

- Location Map
- Narrative dated May 26, 2020 (3 pages)
- Site Plan, Sheet C-101 (1 page)
- Floor Plan, Sheet A-101 (1 page)
- Existing Site Photos (3 pages)



Location Map

102 W Oakview Parkway



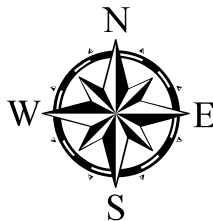
This map is not a survey of the actual boundary of any property this map depicts





OAKCREEK

— WISCONSIN —

Department of Community Development



Legend

-  102 W Oakview Parkway
-  DNR Wetlands Inventory
-  Environmental Corridor
-  Floodway (2008)
-  Officially Mapped Streets



100 S. Wacker Drive, Suite 950
Chicago, IL 60606



**Attachment to Plan Commission Application (Description of Project)
for a Conditional Use Permit
for a freight yard, freight terminal, and/or trans-shipment depot at
102 West Oakview Parkway**

May 26, 2020

Oak Creek Industrial, LLC, HSA Commercial Real Estate’s site ownership and development entity (collectively, “Applicant”), by their attorneys Davis | Kuelthau, s.c., submit this Attachment to this Plan Commission Application (Description of Project) in support of the Applicant’s Plan Commission Application for a Conditional Use Permit for 102 West Oakview Parkway (the “Property”), where a light industrial, manufacturing or warehouse distribution building has been constructed within the OakView Business Park (the “Project”).

I. The History of the Development Site

The Property is situated in the recently developed Oakview Business Park. The Property is located just east of Howell Avenue off of Oakview Parkway, and consists of approximately 8.747 acres.

The Plan Commission approved the Site and Building Plan application for this building on December 13, 2016, which was applied for by Jim Marriot, Marriot Oakview. A number of the key Plan Sheets from that application are filed with this submission.

HSA subsequently purchased the site in 2018 and is attempting to lease the space in the building to tenants.

II. Applicant's Project

A. Project Details

The Project has not materially changed since the Plan Commission approved it in late 2016, except that additional parking was added for employees and guests, and fewer dock doors were installed (although the construction allows for additional ones to be added up to the previously-approved total). *See* Site Plan (C-101), Floor Plan (A-101), and Photographs. The 132,000 square foot building was constructed out of 3 shades of gray precast concrete wall panels in contrasting but compatible colors on all sides of the building. Similarly, 1" thick insulated glass in clear, anodized aluminum frames were installed at various locations along all building elevations, with additional windows at pedestrian level per City staff's request.

B. Request for Conditional Use Permit

HSA has found that there is significant demand in the area for modern, flexible light industrial, manufacturing or warehouse distribution space for one or more tenants with loading docks. Already constructed, the Project is compatible and complementary with the surrounding uses which are also zoned M-1 Manufacturing District (PUD). The permitted uses in the City's M-1 Manufacturing District are – by definition – compatible and HSA also requests in this application a Conditional Use Permit for its tenant(s) for a freight yard, freight terminal, and/or trans-shipment depot at the Property.

This Conditional Use Permit will allow for certain tenants that meet the definition of a freight yard, freight terminal, and/or trans-shipment depot to be granted occupancy in a streamlined manner provided that they qualify with the terms of this Conditional Use Permit request.

HSA acknowledges that any tenant that does not qualify under the terms of this Conditional Use Permit request or as a permitted use will still need to apply for a Conditional Use Permit.

B. Terms of Conditional Use Permit

HSA requests a Conditional Use Permit for its tenant(s) for a freight yard, freight terminal, and/or trans-shipment depot at the Property pursuant to the following terms:

1. **Building Size:** 132,000 square feet
2. **Use:** A freight yard, freight terminal, and/or trans-shipment depot; Assembly, processing, manufacturing, storage, distribution, warehousing, delivery services, transportation and logistics, as well as ancillary office, professional and administrative uses consistent with the M-1 Manufacturing District.
3. **Number of Employees:** The number of full-time employees (full-time equivalents) based at the Property will not exceed 135 per shift.

4. **Hours of Operation:** The operations will include 24/7 operations, with primary activities between 5 am – 12 midnight, all of which are compatible with the surrounding uses which are also zoned M-1 Manufacturing District. Specific hours of operation will be based on tenant operational needs.
5. **Truck Parking:** The Property has approximately 12 loading docks (expandable to 30) located on the west side of the building, and 29 parking stalls for semi-trailers on the west (20) and northwest (9) of the building for direct access and maneuverability to the loading dock area. The building also has 4 drive-in doors for interior access to the building. The number of trucks and trailers parked on site will not exceed those for which there are parking stalls or loading dock spaces and area.
6. **Car Parking Stalls:** A total of 135 employee and visitor car parking stalls are located along the south and east sides of the building (22 on the south side, 113 on the east side).
7. **Outdoor Storage:** Despite the Conditional Use Permit including “freight yard” in the title of the ordinance, the only outdoor storage will be for truck parking, trailer parking, dumpsters, etc.
8. **Frequency of Deliveries:** The frequency of deliveries allowed under this Conditional Use Permit will not exceed 150 inbound and outbound truck trips.

V. CONCLUSION

In conclusion, HSA respectfully requests approval of the Conditional Use Permit so as to allow its tenant(s) to occupy the building provided the use is consistent with this Conditional Use Permit, any other permitted use, and/or other approval granted by the City.

Respectfully submitted this 26th day of May, 2020.

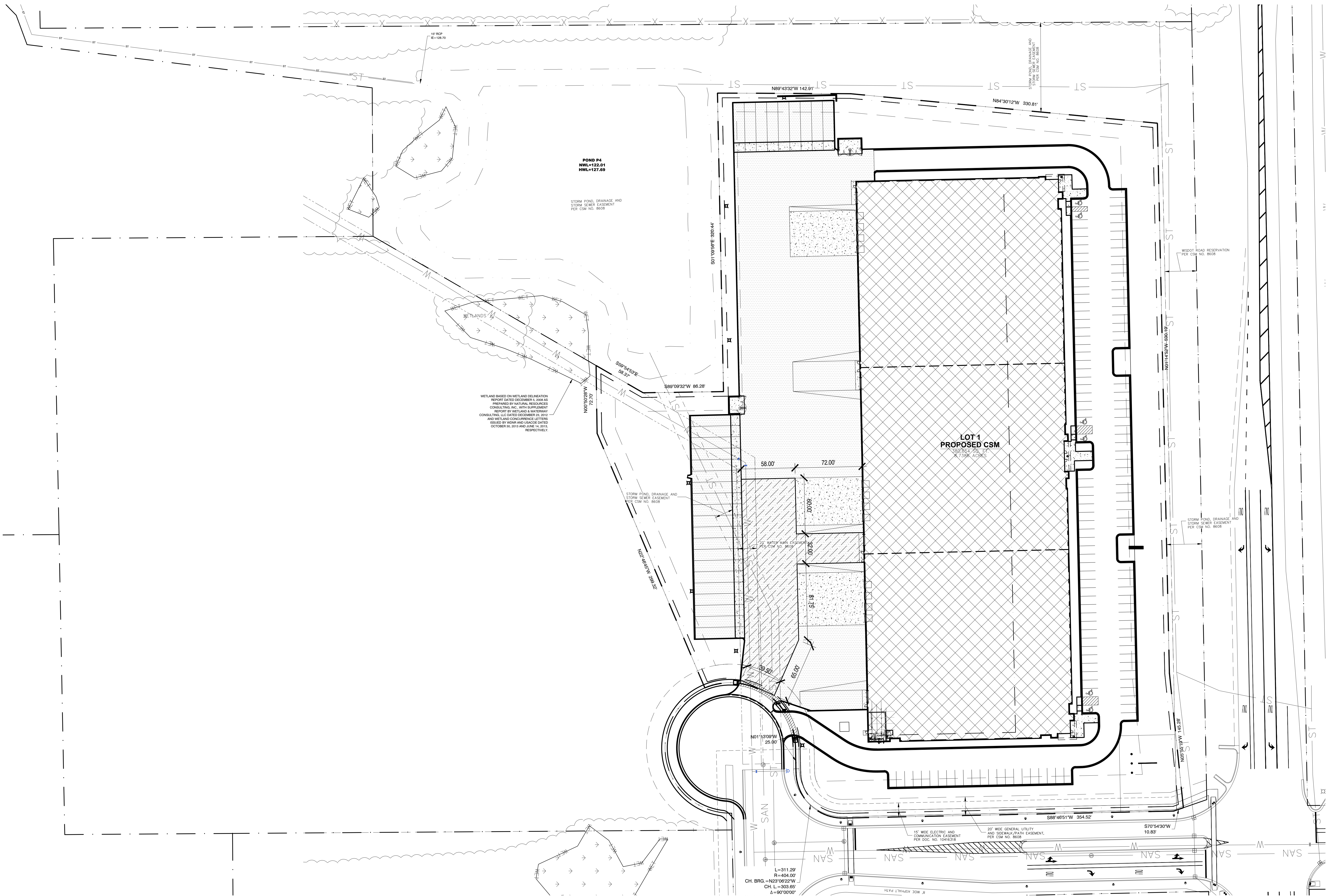
DAVIS & KUELTHAU, S.C.
Attorneys-in-Fact for Applicant



By: _____

Brian C. Randall
Ryan M. Spott

111 East Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202
(414) 225-1484
brandall@dkattorneys.com
rspott@dkattorneys.com



SITE	
ZONING	M-1 MANUFACTURING DISTRICT
LOT SIZE	8.7386 ACRES/ ± 380,654 SF
GREEN SPACE	97,104 SF / 380,654 SF = 25.51% (95,404 SF / 380,654 SF = 25.06% W/ PARKING)
BUILDING SETBACKS	40' FRONT/STREET, 20' SIDE, 20' REAR
PARKING SPACES	129 STANDARD STALLS + 6 ACCESSIBLE STALLS = 135 PARKING SPACES
BUILDING SF	132,107 SF

SITE PLAN 1" = 40'-0"



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	



PROJECT ADDRESS:
PROJECT NAME
Oak Creek Howell Industrial, LLC
STREET ADDRESS
102 W. Oakview Parkway
CITY/STATE / ZIP
Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BJJ
Engineer: -
Reviewed By: -
Sheet Title:
SITE PLAN
Sheet Number:
C-101
Project Number: P11728
P12817

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262-367-5661
 FAX: 262-367-7590

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:
 Bid:
 Contract:
 State Submittal / Permit:
 As-Built:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40



PROJECT ADDRESS:

PROJECT NAME
 Oak Creek Howell Industrial, LLC
 STREET ADDRESS
 102 W. Oakview Parkway
 CITY / STATE / ZIP
 Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

BJZ -- --

Sheet Title:

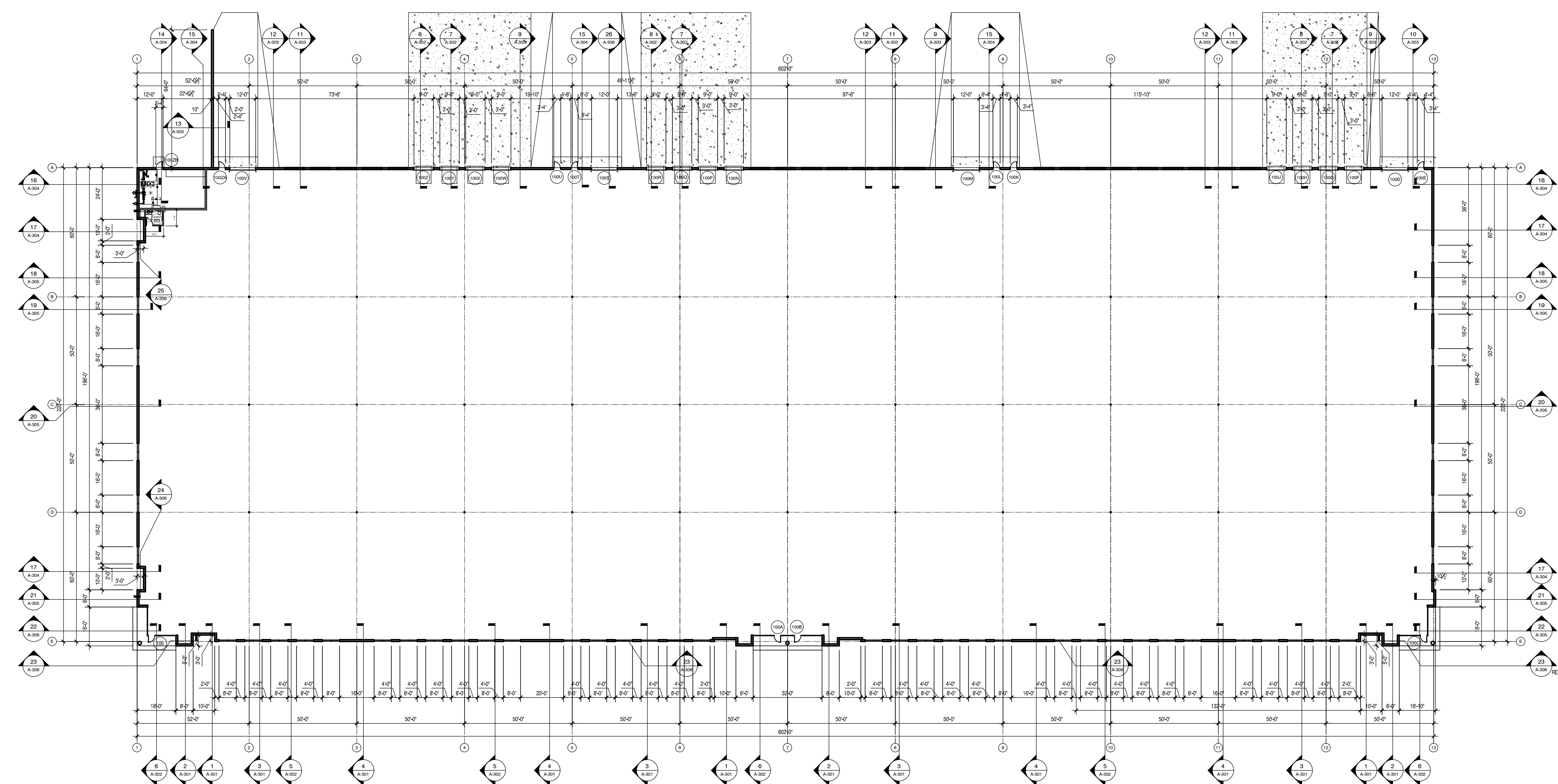
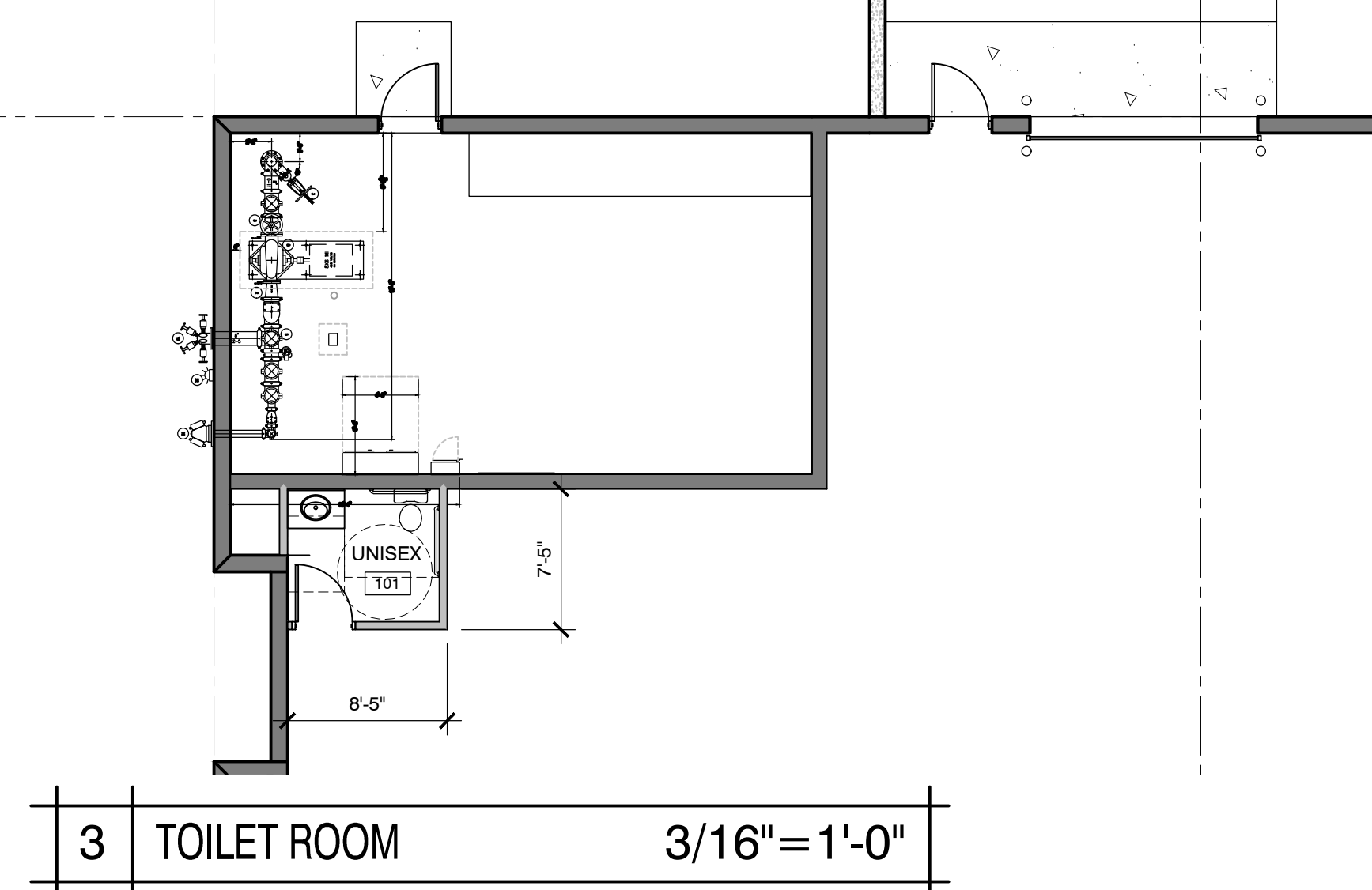
OVERALL FLOOR PLAN

Sheet Number:

A-101

Project Number: P11728

P12817



OVERALL FLOOR PLAN 1/32" = 1'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



100 S. Wacker Drive, Suite 950
Chicago, IL 60606

SITE & BUILDING PHOTOS

**for the Petition for Conditional Use at
102 West Oakview Parkway
Oak Creek, WI 53154**

May 26, 2020



Aerial View (South/East looking North/West)



Aerial View (West looking East)



Aerial View (North/East looking South/West)



Aerial View (North/East looking South/West)



PLAN COMMISSION REPORT

Proposal: Lighting Plan Review – Residences at Oak View

Description: Lighting Plan review for the single-family residential condo development.

Applicant(s): David DiSanto, ModHome, LLC

Address(es): 10730 S. Howell Ave.

Suggested Motion: That the Plan Commission approves the lighting plans submitted by David DiSanto, ModHome, LLC, for the property at 10730 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from the April 14, 2020 Plan Commission review are in effect.
3. That final lighting plans and photometrics are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): Residences at Oak View, LLC

Tax Key(s): 973-9997-000

Lot Size(s): 20 ac

Current Zoning District(s): Rd-1, Two-Family Residential FW, Floodway

Overlay District(s): PUD C-1, Shoreland Wetland

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Single Family Attached

Background:

At the April 14, 2020 meeting, the Plan Commission reviewed and approved site and building plans for the proposed clubhouse and monument sign for the Residences at Oak View single family residential condo

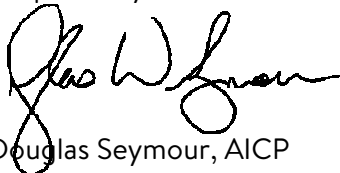
development at 10730 S. Howell Ave. Plan Commissioners may also recall that a PUD was approved for this development in May of 2019. Within the Conditions and Restrictions for that PUD was a requirement for all landscaping and lighting plans to be approved by the Plan Commission. Landscape plans for the common areas of the development are currently under revision, but will be submitted for review by the Plan Commission in the near future. The plans under review in this application are for the entrance, internal street, and clubhouse parking lot lighting for both phases of the development.

A total of twelve (12) light poles are proposed for Phase 1, which includes the development entrance (1 pole on the north) and clubhouse parking lot (2 poles on the south), and seven (7) light poles are proposed for Phase II. Poles are situated on the south sides of each of the internal east/west roads, and one (1) pole is situated on the west side of S. Superior Place just north of Unit 83. It may be necessary to relocate the S. Superior Place pole due to the presence of wetlands.

Gardco PureForm LED fixtures will be used on 22' 8" Valmont poles (1' 5" base). These are the same poles and fixtures used throughout the City, including Drexel Town Square. One (1) meter box location has been identified on the north portion of the entrance drive where it intersects S. Superior Place. This meter box and any other utility boxes must be screened with landscaping approved by the Plan Commission (unless otherwise designated).

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

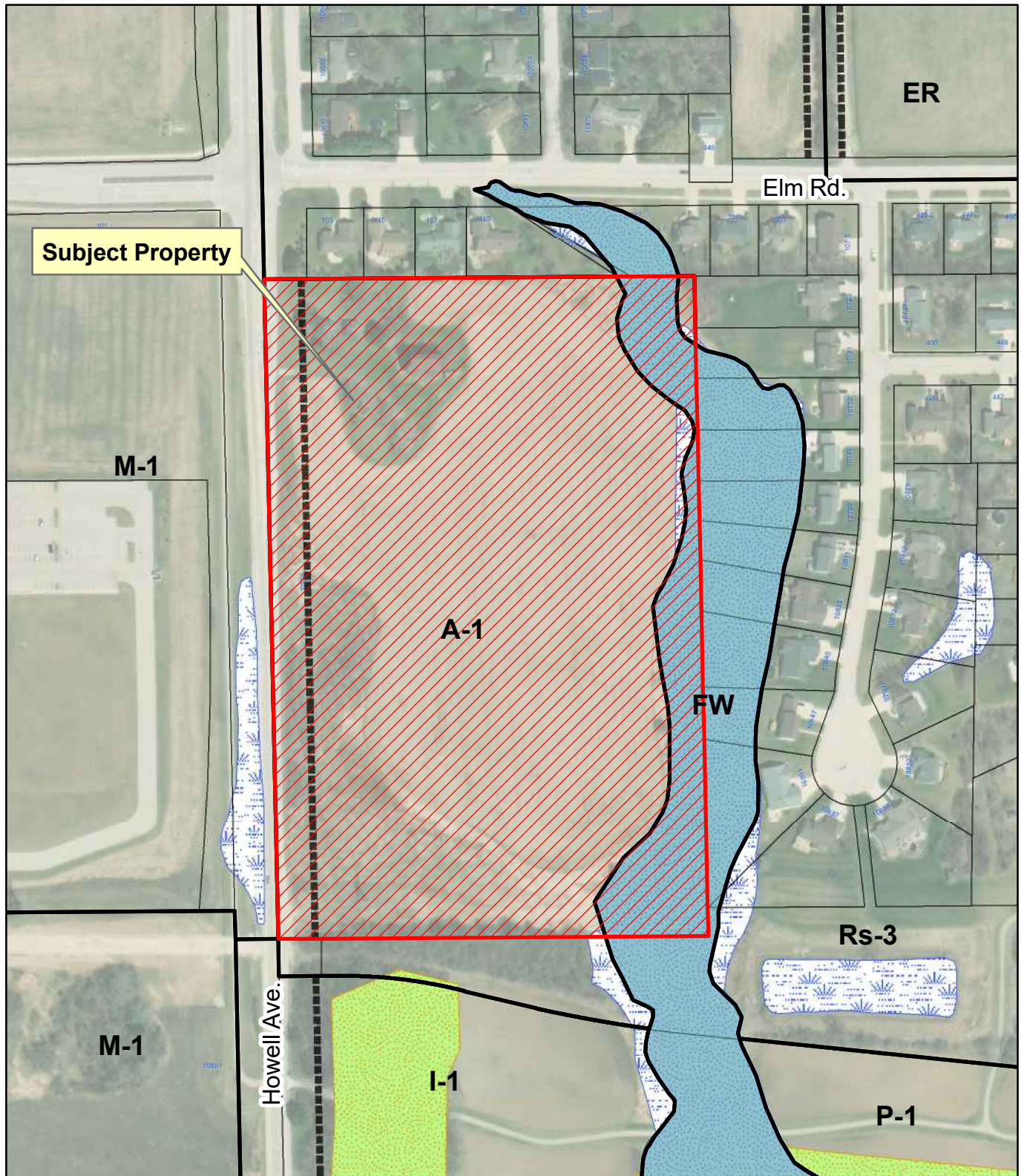
Location Map

Lighting Plans and Cut Sheets (5 pages)

Photometric Plan (1 page)

Location Map

10730 S. Howell Ave

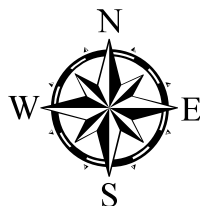


This map is not a survey of the actual boundary of any property this map depicts



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  10730 S. Howell Ave
-  Officially Mapped Streets
-  Floodway (2008)
-  Environmental Corridor
-  DNR Wetlands Inventory

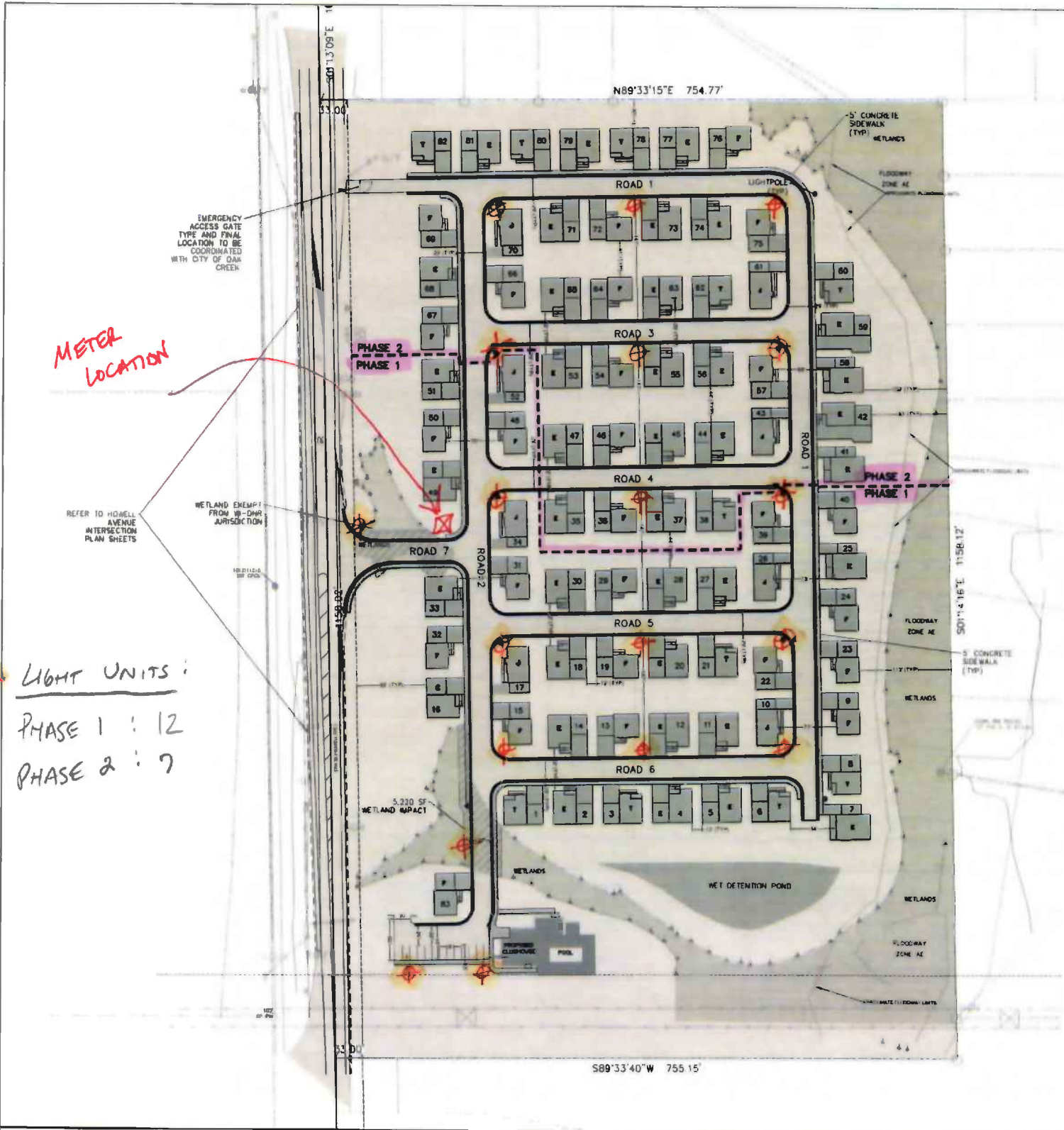


HOME BREAKDOWN		
HOME TYPE	QUANTITY	SYMBOL
JEFFERSON	8	J
KIMBERLY	4	K
TENTON	10	T
FLORIDIAN	26	F
EL PASO	35	E
QUANTITIES		
ITEM	QUANTITY	UNIT
ASPHALT PAVEMENT	11040	SY
CURB & GUTTER	8466	LF
LIGHT POLE	19	UNITS
TREES	20	UNITS

RESIDENCES AT OAK VIEW CONDOMINIUM

kapur
 CALL DIGGERS' HOTLINE
 1-800-242-8511
 *CALL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES BEFORE YOU DIG. WISCONSIN STATUTE, §82.0715 REQUIRES MIN. OF 3 WORK DAYS BEFORE YOU EXCAVATE.

SA.	CITY OF OAK CREEK - ENGINEERING DEPARTMENT						
ST.							
W.	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	
G.	N. BOBINSKI	03/18/20	T. CHA	03/18/20	D. JANKE	03/18/20	
E.	SITE LAYOUT PLAN					CITY ENGINEER	DATE
T.						SCALE	SHEET
I.						PLAN HOR. 1" = 80'	SL-1
TS.						PROFILE HOR. 1" = 80'	OF
PP.	VER.	SL-1					
APPROVED BY COUNCIL RESOLUTION NO. XXXX-XXXXXX						FILE NO: XXXXX-X X-XXX	



Light Units :
 PHASE 1 : 12
 PHASE 2 : 7



REVISED 3/9/20
 OUTDOOR LIGHTING CONST. CO., INC.
 8628 W. Calumet Rd.
 Milwaukee, WI 53224

RESIDENCES AT OAK VIEW CONDOMIN

Kapur CALL DIGGERS' HOTLINE: 1-800-242-8511

THIS PLAN IS PRELIMINARY AND NOT BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER. FOR MORE INFORMATION, CONTACT THE DESIGNER OR THE CLIENT. 2020/03/19



Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project: _____
 Location: _____
 Call No: _____
 Type: _____
 Sample: _____ (17%)
 Notes: _____

Ordering guide

example: P26-64L-800-NW-G2-AR-5-120-HIS-MGY

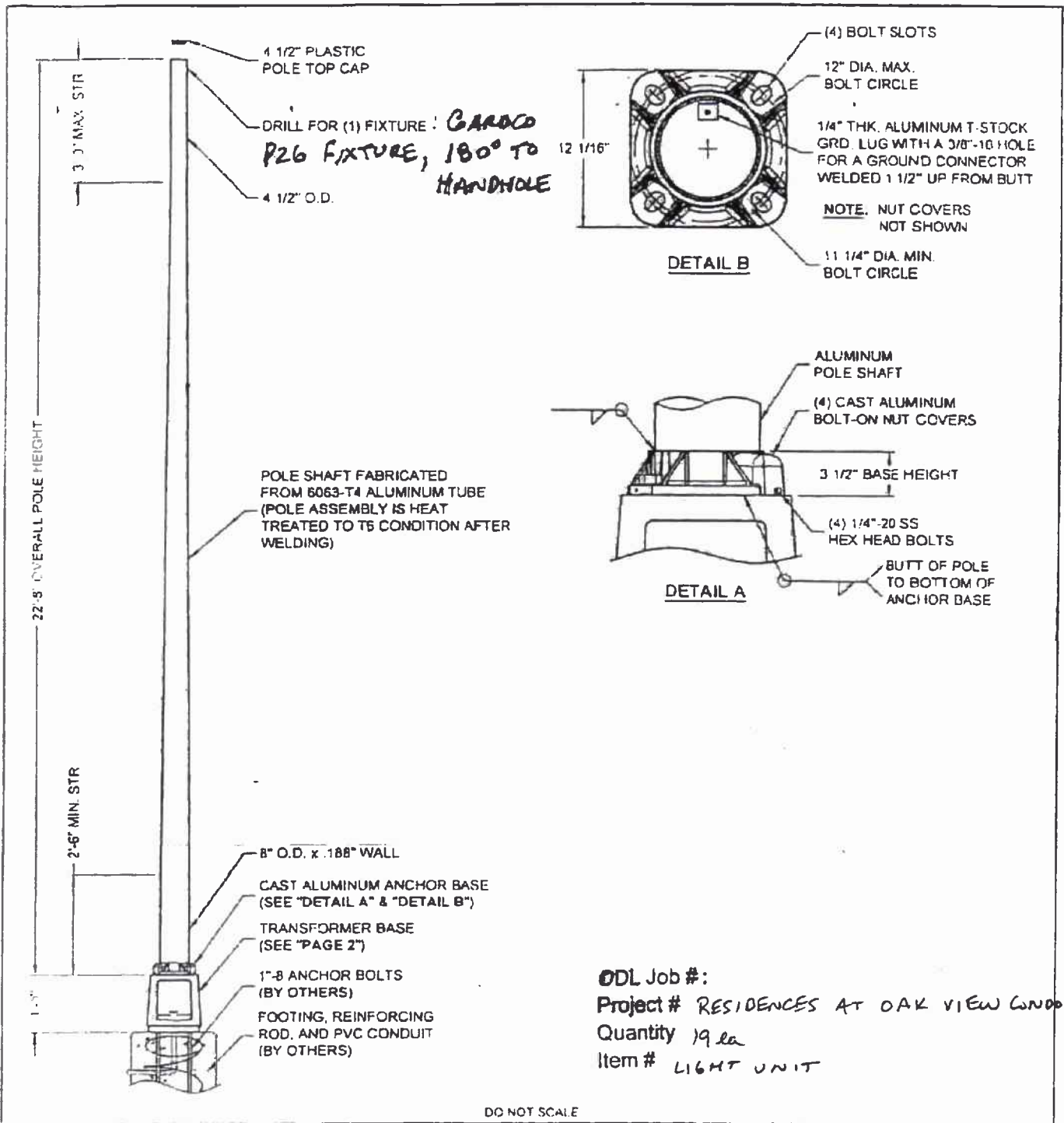
Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	
P26	48L	400	NW-G2	AR	3	UNV	
P26 PureForm area medium 26"	48L 48 LEDs (3 modules) 64L 64 LEDs (4 modules) 80L 80 LEDs (5 modules)	400 400mA 500 500mA 600 600mA 700 700mA 600 600mA 700 700mA 800 800mA 900 900mA	NW-G2 Warm White 3000K, 70CRI Generation 2 NW-G2 Neutral White 4000K, 70CRI Generation 2 CW-G2 Cool White 5000K, 70CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 AM-G2 Direct Amber (590nm) Generation 2 ¹	AR Arm Mount (standard) ¹ <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ¹ (fits to 2 1/2" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270°	Type 5 5 Type 5 5W Type 5W AFR Auto Front Row AFR-90 Auto Front Row, rotated left 90° AFR-270 Auto Front Row, rotated right 270° BLC Back Light Control BLC-90 Back Light Control, rotated at 90° BLC-270 Back Light Control, rotated at 270°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)
Options							
Dimming	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish		
DD 0-10V External dimming (by others) ¹ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable ^{4,5} SW Interface module for SiteWise ^{4,7} LLC3 Integral wireless module with #3 lens ^{4,5,6} LLC4 Integral wireless module with #4 lens ^{4,5,6} BL Bi-level functionality with motion sensor ¹ DynaDimmer: Automatic Profile Dimming CS50 Security 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CE50 Economy 50% Dimming, 9 hours ^{4,8} DA50 All Night 50% Dimming ^{4,8} CS30 Security 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8} CE30 Economy 30% Dimming, 9 hours ^{4,8} DA30 All Night 30% Dimming ^{4,8}	IMRI3 Integral with #3 lens IMRI7 Integral with #7 lens IMRO Pole mounted motion sensor (see accessories)	PCB Photocontrol Button ^{8,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/Photocell ¹¹	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) ⁹ F3 Canadian Double Pull (208, 240, 480VAC) ^{9,12} Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) ⁹ FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included as standard TB Terminal Block ¹³ RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹⁴ HIS Internal Housing Side Shield ¹⁴	BK Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex. RAL7024) CC Custom color (Must supply color chip for required factory quote)		

- 1 Extended lead times apply. Contact factory for details
- 2 Mounts to a 4" round pole with adapter included for square poles
- 3 Limited to a maximum of 45 degrees aiming above horizontal
- 4 Not available with other control options
- 5 Not available with motion sensor
- 6 Not available with photocontrol
- 7 Available only in 120 or 277V
- 8 Not available in 347 or 480V
- 9 Must specify input voltage
- 10 Dimming will not be connected to NEMA receptacle if ordering with other control options
- 11 Not available in 480V
- 12 Not available with DCC
- 13 Not available with SF and WS. RPAs provided with black finish standard
- 14 HIS not available with Type 5, 5W, and BLC optics

OUTDOOR LIGHTING CONST. CO., INC.
8628 W. Calumet Rd.
Milwaukee, WI 53224

ODL Job # :
Project # RESIDENCES AT DAK VIEW CONDOMINIUMS
Quantity 19 ea
Item # LIGHT UNIT

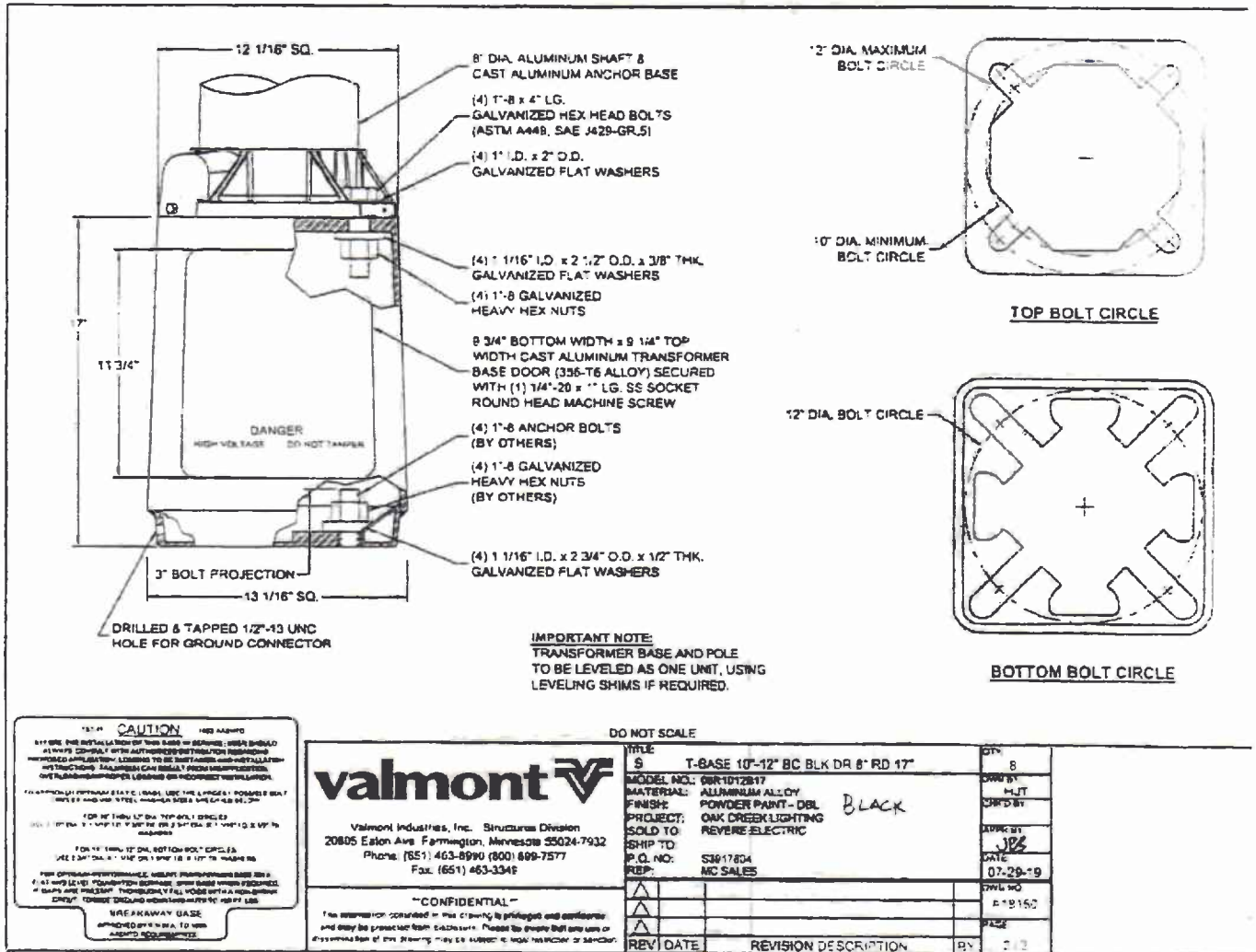




ODL Job #:
 Project # RESIDENCES AT OAK VIEW CONDOMINIUMS
 Quantity 19 ea
 Item # LIGHT UNIT

DO NOT SCALE

<p>Valmont Industries, Inc. Structures Division 20005 Edcor Ave. Farmington, Minnesota 55024-7932 Phone (651) 463-8990 (MN) 899-7577 Fax (651) 463-3345</p>	TITLE: S TRANSFORMER BASE POLE	CITY: B
	MODEL NO.: MATERIAL: ALUMINUM ALLOY FINISH: POWDER PAINT - DBL BLACK PROJECT: OAK CREEK LIGHTING REVERE ELECTRIC SOLD TO: SHIP TO: P.O. NO: REP: S3917804 MC SALES	DRAWN BY: HJT CHECKED BY: APPROVED BY: JES DATE: 07-25-19
"CONFIDENTIAL" <small>The information contained in this drawing is privileged and confidential. It may be protected from disclosure. Please be aware that any use or disclosure of this drawing may be subject to legal restriction or sanction.</small>	REV: A REV: B	DWG NO: A18150 PAGE: 1/2
REV DATE:	REVISION DESCRIPTION:	BY: 1/2



CAUTION
 1. ALWAYS WEAR PROTECTIVE GEAR WHEN WORKING WITH HIGH VOLTAGE.
 2. ALWAYS USE THE CORRECT TOOLS AND EQUIPMENT.
 3. ALWAYS USE THE CORRECT WIRING METHODS.
 4. ALWAYS USE THE CORRECT WIRING DIAGRAMS.
 5. ALWAYS USE THE CORRECT WIRING COLORS.
 6. ALWAYS USE THE CORRECT WIRING GAUGE.
 7. ALWAYS USE THE CORRECT WIRING TERMINALS.
 8. ALWAYS USE THE CORRECT WIRING METHODS.
 9. ALWAYS USE THE CORRECT WIRING DIAGRAMS.
 10. ALWAYS USE THE CORRECT WIRING COLORS.
 11. ALWAYS USE THE CORRECT WIRING GAUGE.
 12. ALWAYS USE THE CORRECT WIRING TERMINALS.

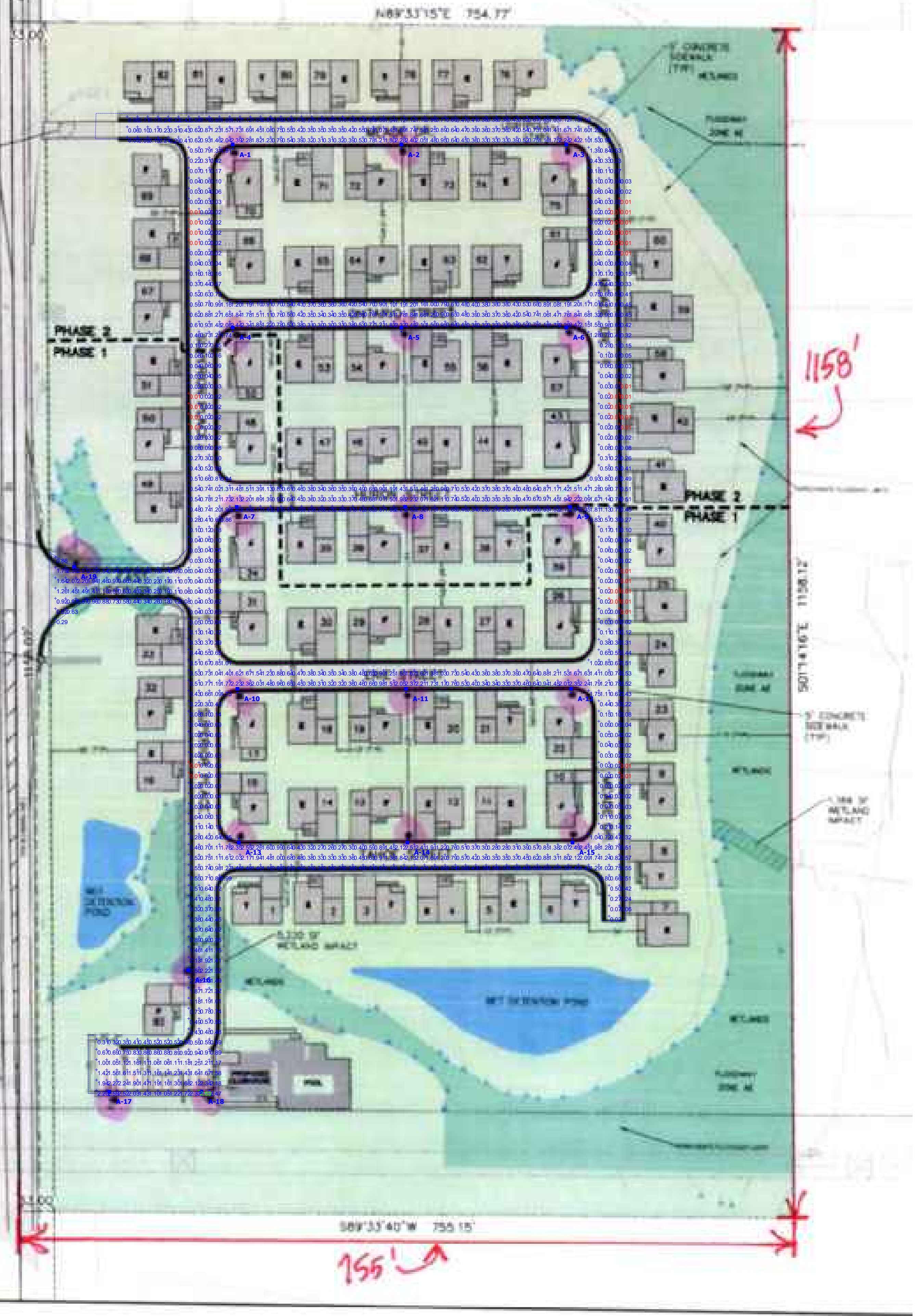
valmont
 Valmont Industries, Inc. Structures Division
 20805 Eaton Ave Farmington, Minnesota 55024-7932
 Phone: (651) 463-8990 (800) 699-7577
 Fax: (651) 463-3348

DO NOT SCALE

TITLE	9	T-BASE 10"-12" BC BLK DR 8" RD 17"	QTY	8
MODEL NO.	98R1D12817		DRAWN BY	HJT
MATERIAL	ALUMINUM ALLOY	BLACK	CHECKED BY	
FINISH	POWDER PAINT-DBL		APPROVED BY	JPS
PROJECT	OAK CREEK LIGHTING		DATE	07-29-19
SOLD TO	REVERE ELECTRIC		DRAWN NO.	A*8150
SHIP TO			PLATE	
P.O. NO.	53617804		REV	012
REP.	MC SALES			
△				
△				
△				
REV	DATE	REVISION DESCRIPTION	BY	

OUTDOOR LIGHTING CONST. CO., INC.
 8628 W. Calumet Rd.
 Milwaukee, WI 53224

ODL Job #:
 Project # RESIDENCES AT OAK VIEW CONDOMINIUMS
 Quantity 19 ea
 Item # LIGHT UNIT



Note
1. CONTACT SPECTRUM LIGHTING FOR ANY QUESTIONS- (262) 970-0350.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
□	A	19	SIGNIFY GARDCO	P26-48L-400-NW-G2-3	PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 3 OPTIC, .	(3) LEDGINE LIGHT ARRAY(S) DRIVEN AT 400mA	p26-48l-400-nw-g2-3.ies	8509	1	1	60.07694	100%

Statistics				
Description	Symbol	Avg	Max	Min
STREET LIGHTING	+	0.75 fc	2.63 fc	0.01 fc



Plan View
Scale - 1/64" = 1ft



PLAN COMMISSION REPORT

- Proposal: Temporary Use Permit Review – Marcus Theatres
- Description: Review a request for a temporary use permit for the conversion of a portion of the parking lot at 7261 (7241) S 13th Street into a drive-in movie theater.
- Applicant(s): Mark A. Gramz, Marcus Theatres Corp/B&G Realty, LLC
- Address(es): 7261 (7241) S. 13th Street.
- Suggested Motion:** That the Plan Commission approves the Temporary Use permit for the drive-in movie theater within the Marcus Theatres – South Shore Cinema parking lot at 7261 (7241) S. 13th Street with the following conditions:
1. That all operations are conducted in accordance with applicable federal, state, county, and local orders and policies regarding COVID-19.
 2. That all operations adhere to the site plan submitted in the proposal.
 3. That no more than 120 cars shall be permitted per showing.
 4. That all operations shall comply with the noise ordinance.
 5. That no outdoor speakers and PA systems will be permitted.
 6. That no alcohol sales will be permitted.
 7. That all food preparation shall occur within the theater building.
 8. That there shall be no advertising or any other signage added to the premise.
 9. That there shall be no additional lighting be added to the site.
 10. That fire hydrants shall remain readily accessible with an adequate clearance of 10' around the appliance and drive isles must remain clear.
 11. That the operation shall occur seven days a week, between the hours of 7:30 PM and 1:00 AM (or as determined by the Plan Commission).
 12. That the temporary use shall expire on September 30, 2020.
-

Owner(s): B&G Realty, LLC

Tax Key(s): 763-9006-000, 763-9018-000

Lot Size(s): 2.823 ac, 9.323 ac

Current Zoning District(s): B-4, Highway Business

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Business

Background:

The Applicant, Marcus Theatres/B&G Realty, LLC, is requesting a temporary use permit to operate an outdoor/drive-in movie theater within a portion of the Marcus Theatres parking lot at 7261 (7241) S. 13th Street. The purpose of this request is to allow Marcus Theatres to operate in a reduced capacity while adhering to the COVID-19 safety guidelines. Marcus Theatres tends to gradually open up its indoor theaters while simultaneously operating the drive-in theater.

Marcus theatres proposes to install a 48’ wide screen on the east elevation wall with the intent to show a double feature seven days a week, from dusk until approximately 1:00 AM. Marcus Theatres has requested an expiration date of September 30, 2020. The daily double feature will consist of titles rated G, PG, PG-13 or visually appropriate films only. The sound will be transmitted via a low-power FM radio transmitter. A site plan was submitted with the proposal indicating the change in the parking lane locations to allow for a maximum of 120 cars.

Marcus Theatres will utilize their website and app for ticket and refreshment sales. Refreshment pick up will be located at the front door of the cinema but all food preparation will occur inside the building. The proposal indicates that no alcohol sales will occur. Guests will only be allowed entrance into the building for the use of the restrooms.

The proposal states that there will be several practices put into place to address safety and COVID-19 concerns. This includes the following:

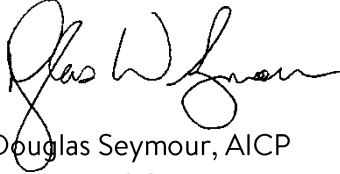
- Security will patrol the lot during operating hours.
- Guests must remain in or immediately in front of their vehicles.
- No socializing between cars will be allowed.
- Guests will be required to wear face coverings whenever they are outside their vehicles.

- Social distancing of at least 6' must be maintained at all times.
- Restrooms will be sanitized regularly throughout the evening.
- Lines for refreshments and restroom use will be limited to 10 people at any given moment.

The proposal does not address how Marcus Theatres will handle traffic and parking capacity issues that may occur as they begin to gradually open the interior theaters for showings.

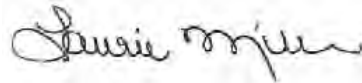
Options/Alternatives: The Plan Commission has the discretion to approve the request as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the reasons for which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Laurie Miller
Zoning Administrator/Planner

Attachments:

Location Map

Narrative (1 Page)

Site Plan (1 Page)

South Shore Cinema Image (1 Page)

Location Map




7261 S 13th St

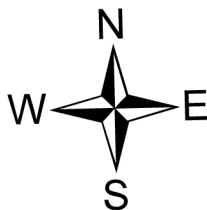


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Legend

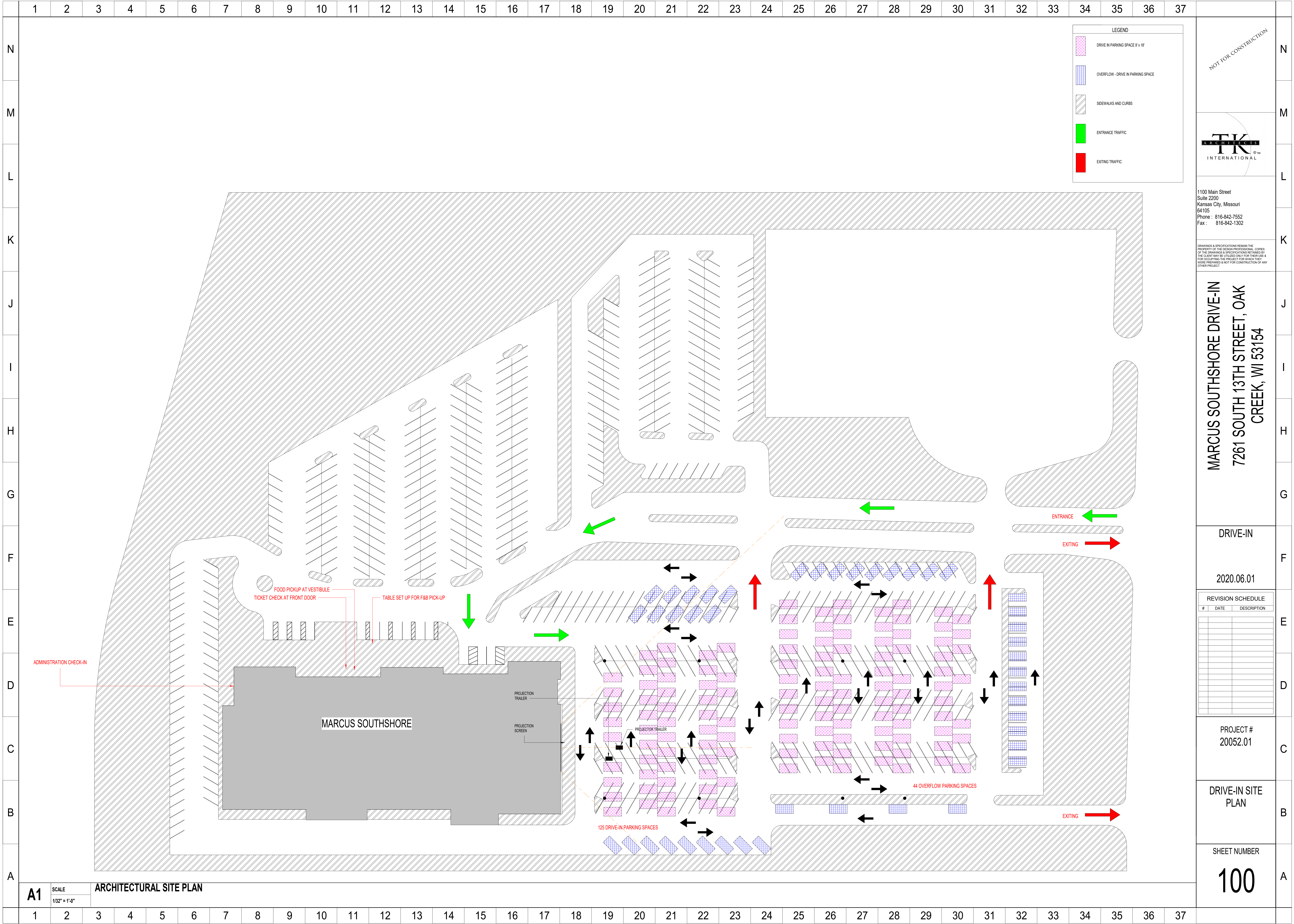
-  7261 S 13th Street
-  Flood Plain (2008)
-  Floodway (2008)



Department of Community Development

Drive-in Theater Narrative for Marcus Theaters-South Shore Cinema

Marcus Theatres wishes to establish an Outdoor/Drive In cinema at the South Shore Cinema. We would mount a screen to the east wall of the cinema and create a Drive In parking field. The outdoor cinema operation at South Shore Cinema will have the location open daily at 7:30pm with a show start at dusk. We will show the films on a 48' wide screen mounted to the north side wall elevation as shown in one of the attachments. The sound will be transmitted via a low power FM radio transmitter. The show will be a daily double feature of titles rated G, PG, or PG-13 or visually appropriate films only. All movie tickets will be sold on line or via the Marcus Theatres app. Social distancing of at least 6' must be maintained at all times. People must remain in their vehicles or immediately in front of their vehicles. There will be no socializing between cars. We will have security patrolling the lot at all times. Refreshments can be ordered on line, via our app or by telephone for pick up. There will be no alcohol sales. Refreshment pick up will be immediately at the front door of the cinema. Guests will be required to wear face coverings whenever they are outside their vehicle. Each restroom will be allowed only limited visitors at a time, allowing for a minimum 6' social distancing. Restrooms will be sanitized regularly throughout the evening. Lines for the restrooms must maintain 6' distancing. There cannot be any more than 10 people in line at any given time. Attendance will be limited to 120 cars, maintaining at least 6' between cars, a preliminary parking plan is attached, along the ticket check and food pickup locations identified. We hope to open as early June 19. Thank you for your consideration as we learn to operate in this new environment. I can be reached via email or via cell at [REDACTED]



LEGEND

- DRIVE IN PARKING SPACE 9' x 18'
- OVERFLOW - DRIVE IN PARKING SPACE
- SIDEWALKS AND CURBS
- ENTRANCE TRAFFIC
- EXITING TRAFFIC

NOT FOR CONSTRUCTION



1100 Main Street
Suite 2200
Kansas City, Missouri
64105
Phone : 816-842-7552
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RELEASED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.

MARCUS SOUTHSHORE DRIVE-IN
7261 SOUTH 13TH STREET, OAK CREEK, WI 53154

DRIVE-IN

2020.06.01

REVISION SCHEDULE

#	DATE	DESCRIPTION

PROJECT # 20052.01

DRIVE-IN SITE PLAN

SHEET NUMBER
100

APPROXIMATELY

48' X 19.6'

Dream Lounge

24'

