



Via Video/Phone Conference Only

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
Michael Simmons - ex-officio
Doug Seymour - ex-officio

PLAN COMMISSION

Via Video/Phone Conference Only

January 12, 2021
6:00 P.M.

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 (January 12, 2021) 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. Nomination and Election/Appointment of Secretary (by vote)
4. Approval of Minutes – December 8, 2020
5. Significant Common Council Actions – NONE
6. New Business

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

- a. MINOR LAND DIVISION – Review a certified survey map submitted by Gonzalo Couto-Lain combining the properties at 9005 & 9010 S. 11th Ave. (Tax Key Nos. 864-9003-003 & 864-9003-002).
ZoningHub: <https://s.zoninghub.com/RCDT1WYPSN>; Twitter @OakCreekPC#OCPCMLD
- b. PLAN REVIEW – Review site, building, and related plans submitted by Jessica Warden, WE Energies, for an addition to the existing Elm Road Generating Station building on the property at 4801 E. Oakwood Rd. (Tax Key No. 964-9999-001).
ZoningHub: <https://s.zoninghub.com/TBJR5STJPH>; Twitter @OakCreekPC#OCPCWEnergies
- c. CONDITIONAL USE PERMIT – Review a request submitted by Dave Doro, OC Holdings, LLC, for a Conditional Use Permit for outdoor storage on the property at 10001 S. Howell Ave. (Tax Key No. 924-9009-001).
ZoningHub: <https://s.zoninghub.com/7B5WM48K4P>; Twitter @OakCreekPC#OCPCKomatsuCUP
- d. CERTIFIED SURVEY MAP – Review a certified survey map submitted by David Wynn, Blain Supply, Inc., combining the properties at 501 & 315 W. Rawson Ave. (Tax Key Nos. 765-9046-000 & 765-9994-000).
ZoningHub: <https://s.zoninghub.com/0B1G8DVR6>; Twitter @OakCreekPC#OCPCFarmFleetCSM
- e. PLAN REVIEW – Review site, building, landscaping, and related plans submitted by David Wynn, Blain Supply, Inc., for a canopy addition and parking lot expansion on the properties at 501 & 315 W. Rawson Ave. (Tax Key Nos. 765-9046-000 & 765-9994-000).
ZoningHub: <https://s.zoninghub.com/5F0ABQ06LP>; Twitter @OakCreekPC#OCPCFarmFleet
- f. CONDITIONAL USE PERMIT – Review a request submitted by David Wynn, Blain Supply, Inc., for a Conditional Use Permit for outdoor storage and display of retail merchandise (trailers) on the property at 315 W. Rawson Ave. (Tax Key No. 924-9009-001).
ZoningHub: <https://s.zoninghub.com/R7E56TBUS7>; Twitter @OakCreekPC#OCPCFarmFleetCUP

Adjournment.

Dated this 11th day of January, 2021
Posted 1/11/2021 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 SPECIAL PLAN COMMISSION MEETING
TUESDAY, DECEMBER 8, 2020**

Alderman Loreck called the meeting to order at 4:29 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Mayor Bukiewicz and Alderman Guzikowski joined the meeting after roll call was taken. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Havey, Assistant Fire Chief. Kevin Koenig, IT Manager, 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.

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ZONING CODE UPDATE DISCUSSION CITY OF OAK CREEK

Jackie Wells, Houseal Lavigne Associates, gave an update of the progress on the Zoning Code and provided the following information:

- Provided an overview of the process for updating the Zoning Code
- Gave a step by step history of the steps taken so far to update the Zoning Code.
- The following draft articles were scheduled to be discussed:
 - Article 5 General Development
 - Article 6 Sign Standards
 - Article 7 Planned Unit Development Standards
 - Article 8 Administration and Enforcement Standards
 - Article 9 Non-conforming Uses, Structures, and Lots
- Article 5 General Development
 - Off street parking
 - New standards proposed for vehicular cross access
 - Goal is to reduce curb cuts, increase safety in commercial corridors, when feasible developers and property owners will have driveways connecting parking lots across different properties
 - Bicycle parking
 - Establish bicycle parking when applicable.
 - Minimum parking requirement
 - Updated to reflect industry standards
 - Maximum parking requirement
 - 20% above minimum requirement
 - Additional parking can be allowed if proof is provided to the Director of Community Development
 - Off Street loading
 - Eliminate the minimum number of loading spaces
 - Driveways
 - Proposing new standards for ribbon driveways, single-family parking pads, and multi-family and non-residential driveway locations
 - Landscape
 - New regulations that integrate requirements of the new Milwaukee County Stormwater Management Ordinance
 - Parking lot perimeter
 - Buffer between sidewalk, public right of way, and the parking lot
 - Parking lot interior
 - Parking medians and parking lot islands
 - Building foundation
 - Landscaping at the base of a building
 - Four types of transition areas
 - Increase in intensity based on adjacent land use

Discussion ensued regarding the proposed general development updates. Below is a summary of the comments made:

- Driveways
 - There would be a limit on how much paving could be on a single-family yard under the proposed plan.

- It was clarified that residents can only park on the paved part of their yard.
- The driveway will have a set width from the road up to 20 feet before the garage door. Up to 20 feet from the garage door would be allowed to be the same width as the garage.
- Variances would be handled on a case by case basis per the Engineering Department.
- Existing properties with a legally conforming driveway would be grandfathered in with a caveat to allow for the ability to do retro fit standards.
- A single-family residential property would be limited to one driveway and one curb cut to improve traffic flow, pedestrian safety, and stormwater management
- Parking lot interior requirements
 - Would require a median for every third bay of parking
 - The interior median can be moved around by the developer to better serve the development, but would not be able to lower the required number of medians.
 - The medians are required to have one canopy tree and 15 shrubs or native grasses for each 50 linear feet of parking lot median space.
 - 75% of the surface area of a parking lot median must be planted in ground cover.
 - There is an encouragement in parking standard section to co-locate pedestrian walkways along the landscaped medians, but are still required to meet the minimum landscape requirement.
- Transition areas
 - A chart will be provided to determine the required buffer for developments. Buffers are determined by the subject lot and the adjacent land use.
- Landscape
 - There will be some guidance for where certain landscape types are appropriate.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Article 5 General Development (continued)
 - Landscape (continued)
 - Species diversity
 - Percentage of different landscape elements based on their genus and ability to have correct species mix
 - Tree preservation
 - New developments would need to inventory the existing viable trees and any of those trees that are proposed to be taken down would need to be included in the removal plan.
 - A table will be included to provide the tree replacement rate
 - If the trees are taken down before a review is preformed, then there would be a greater number of trees that would need to be replaced.
 - Installation and maintenance
 - Total estimate cost of the landscape would need to be provided and the developers would need to put money down to ensure that the landscaping is installed and maintained going forward.
 - Fences
 - Proposal to prohibit chain link and similar fence materials in single-family district
 - Proposed fence height restrictions in street facing side yards
 - 4 feet if located on property line
 - 6 feet if located 10 feet from the property line with improved landscape

The following points were discussed by the Plan Commission:

- Local information regarding the prohibition of chain link material was not available, however many of the communities that Houseal Lavigne Associates has worked with are moving towards prohibiting chain line material in residential neighborhoods.
- Current legally conforming chain link fences will be grandfathered in, but new fences would need to follow this new regulation. The replacement of up to 50% of a current fence would not be required to follow the new regulations.
- It was suggested to prohibit chain link materials on any fence that is visible from the right of way.
- Fences around pools would be covered by the Building Code and not the Zoning Code.
- It was suggested to require tapering between fence sections with different heights.
- This discussion was for Residential Districts.
- Commercial properties would be allowed a fence in the rear and side yards, up to eight feet in height.
- Industrial properties are allowed a fence up to 10 feet in height.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Article 6 Sign Standards
 - Updated to comply with Supreme Court decision in Reed v town of Gilbert, AZ
 - Permitted Sign types
 - A chart will be provided to display the permitted sign types by district.
 - Standards for Permanent Signs Requiring a Permit
 - Wall Signs
 - Proposed maximum area of wall sign will be based on the percentage of façade the sign will be placed on.
 - There is a proposed absolute sign minimum and maximum
 - Secondary wall signs
 - Used to break up sign allowance, establishes separation requirements, and requires secondary sign to be subordinate in size to the primary sign.
 - Prohibition of box/cabinet signs

The following points were discussed by the Plan Commission:

- Wall signs can be illuminated internally or externally.
- The City currently does not allow box or cabinet signs in multi-tenant commercial buildings as part of the requirements of the Master Sign Plan.
- Current legally conforming signs will not need to be replaced, however new signs will be required to follow this regulation.
- In the size measurement section, the sign area would be measured differently based on whether the sign has a backing or not. If there is a sign backing that would be included in the sign measurement. Signs with individually affixed letters, the measurement shape would be drawn around the individual letters.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Article 6 Sign Standards (continued)
 - Standards for Permanent Signs Requiring a Permit
 - Single-Tenant and Multi-Tenant Monument Signs
 - Sign area and height will be based on the intensity of district
 - Proportional sign base requirements proposed

- Landscape requirement proposed

The following points were discussed by the Plan Commission:

- The current monument sign requirement states signs have a maximum height of eight feet for commercial and manufacturing and do not currently specify a base height.
- Monument height in residential districts is shorter and Planner Papelbon believes it is six feet.
- In the proposed plan, signs in the more intense Commercial/Manufacturing Districts would have a maximum height of 16 feet.
- Signs in the less intense Districts would have a maximum height of 10 feet.

Ms. Wells continued presenting proposed items of the Zoning Code update:

- Article 6 Sign Standards (continued)
 - Awning or Canopy Signs
 - Proposed sign area maximum of 30%
 - Proposed to be permitted on ground floors only
 - Projecting Signs
 - Ensure pedestrian scaled signs with sign area and projection maximums

The following points were discussed by the Plan Commission:

- There currently are no restrictions on location of a business that can have a projecting sign within a district. This would be regulated by district, as shown on the chart.
- Any of the businesses on the ground floor in Drexel Town Square would be permitted to have a projecting sign.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 5:55 pm.

ATTEST:

Douglas Seymour, Plan Commission Secretary

1-7-21

Date

**MINUTES OF THE
OAK CREEK SPECIAL PLAN COMMISSION MEETING
TUESDAY, DECEMBER 8, 2020**

Mayor Bukiewicz called the meeting to order at 6:03 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Commissioner Oldani was present during roll call, but was unable to unmute his microphone. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; Andrew Vickers, City Administrator; and Mike Havey, Assistant Fire Chief. Kevin Koenig, IT Manager, facilitated the video conference.

Planner Papelbon read the following into the record:

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Minutes of the November 24, 2020 meeting

Commissioner Siefert moved to approve the minutes of the November 24, 2020 meeting. Alderman Loreck seconded. On roll call: all voted aye. Commissioner Hanna's connection dropped before she could vote. Motion carried.

PLAN COMMISSION PRESENTATION

RINKA AND F STREET

9300 S. 5TH AVE, 4001 AND 4200 E LAKE VISTA BLVD

TAX KEY NOS. 868-9994-002, 913-9997-000, AND 868-9993-001

City Administrator Vickers provided comments regarding the Community Strategic Action Plan for 2017-2020. There were two significant impactful initiatives included in the Action Plan. The initiatives included: marketing City-owned lakefront properties on a regional and national level, and studying and executing a plan to develop single-family homes and home ownership in the City.

Scott Lurie, F Street Group, 1134 N Milwaukee St, Suite 200, Milwaukee, introduced the presentation and team that will be available to speak.

Matt Rinka, RINKA, 756 N. Milwaukee St, Suite 250, Milwaukee, thanked team members and City staff, and introduced Steve Morales.

Steve Morales, RINKA, 756 N. Milwaukee St, Suite 250, Milwaukee, explained the steps taken to design this development including, opportunity, research, and design. The research was divided into four categories: case studies, future forward transportation, modern housing movements, and amenities and recreation. Case studies looked at several similar developments with lots of shared spaces. Research looked at modern housing movements including co-housing, prefabricated, and smart homes. Future forward transportation looked at walkability, transit, and bikability. The Tracy Cross Market Study indicates Oak Creek can increase by up to 660 doors. The design was driven by community, pedestrian-oriented, diversity, amenity-rich, sustainable, and adaptable. Mr. Morales provided an overview of the site layout. An animation of the development was played.

Lawrence Haskin, 7300 S. 13th St, provided a history of the site. Over 100 years ago, the site was owned and used by Newport Chemical. Since then DuPont, Epic Polymers, and Allis Chalmers all operated at the site. The site became contaminated. The City worked with DuPont, Epic Polymers, and the DNR to remediate the site.

Mayor Bukiewicz explained this will be a phased project that is well thought out and well planned. Mayor Bukiewicz thanked the developers and staff for everything they have done so far and what they will do in the future.

City Administrator Vickers explained this is the first development of this kind in the Midwest. The development is meant to appeal to people in all stages of life.

Commissioner Hanna and Commissioner Carrillo stated their appreciation for the diversity and areas to gather for residents in the development.

Commissioner Siefert suggested the next step would be to develop the lakefront and the marina

to make it more usable.

Commissioner Chandler inquired what the timeline would be for start to finish.

Mr. Lurie stated they are working towards a developer agreement which may take around 60 days with the holidays. The intention is to start moving dirt around in mid-2021.

City Administrator Vickers stated this is the initial private development of the lakefront. The City will continue to imagine more parks, open spaces, and how to connect the north bluff. There is a lot more work and environmental work to do to create more amenities and benefits for the general public. This is only for a portion of the land, and there is still opportunity for here. The City will continue to be aspirational in the goals for the lakefront.

Mayor Bukiewicz stated changes will ripple out from this development. Mayor Bukiewicz thanked RINKA and F Street for partnering with the City.

**CONDITIONS AND RESTRICTIONS
THE DICKMAN COMPANY, INC.
10303 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1033-000**

Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities (see staff report for details).

Marie Sandin, 414 W Oakwood Rd:

"I wonder if a sidewalk or a bike pass could be built along West Oakwood Road, just north of the berm. That would increase the friendliness of the project for residents of the neighborhood because it would, obviously, there will be more traffic on West Oakwood Road because of the employees and that's fine, we recognize that, but it would be lovely if there were a safe path along the north of that project instead of a, let's see 15 to 18-inch gravel and rather uneven verge along the pavement. I walk there every day, so I'm very much aware of the difficulty of getting to the lovely sidewalk in the business park."

Commissioner Sullivan explained the Engineering Department would need to look at it closer.

Mayor Bukiewicz stated the City will look at adding the improvements; however, with this project that will not be a possibility.

Marie Sandin, 414 W Oakwood Rd:

"Would it be a possibility if the project were just turned, 90 degrees?"

Mayor Bukiewicz explained that is very difficult to do and sets off a chain reaction.

Marie Sandin, 414 W Oakwood Rd:

"Well I'm 81 hoping to live until I'm 95, but, so perhaps there will be a sidewalk sometime."

Mayor Bukiewicz stated it is a possibility, but cannot make promises.

Maggie Menard-Mueller, 320 W Oakwood Road:

“Marie, who I know as Joe Sandin lives just a couple doors down for me and if you, I kind of invite you guys to come down and watch her as she, you know, takes her daily walk, trying to get along Oakwood Road with her two walking sticks, so she can walk to the graveyard to go see your husband's grave. He just passed away this fall. It just tears me up to watch her dodging these cars and trucks along that road because they come so fast and so frequently. It's only going to get worse. So, tonight I, I'm just restating, urging you to make that berm as high as possible. I realize that place has, you know, the right to be where it's going to be. If you make the berm at the height of the road and up four feet, that's not going to help us much, especially if the building is placed on some kind of raised ground as well. I know that the Aim Warehouse further down, they, they built it, they built it up quite high over the road area. So, if you're going to raise the building up, you need to raise the berm up and then put those trees up on top of that. I'm with Ms. Sandin with the idea of flipping that around. If you had the employee parking lot toward Oakwood it'd be much easier to control it with a berm than the trucks being toward Oakwood. So, I know you said it's set in stone already or something. It's a big piece of property, I just can't believe they couldn't shift that around somehow to make it more friendly to the Residential Zoning right across the road from them. Then I had another question about during construction. Will there be the hours of construction amenable to residents? When the FedEx went and behind our property they were building loud and proud, you know, first thing, early, early in the morning and beeping incessantly, you know, because of all the different machinery, they're using. There's got to be some kind of limits as to how long that goes on all day and into the night. So that's what I have. Tom?”

Tom Mueller, 320 W Oakwood Road:

“I have two questions. One is, how far off of Oakwood Road is the north edge of the building? And number two is, how does that restricted lighting, and it's good, you know, it has to be directed downward, it has to be real careful near us on the north side of Oakwood, but how does that lighting compare to a regular streetlight? The figure that you gave of Kelvin, that doesn't tell the regular guy anything. Those are the two.

Planner Papelbon stated it was discussed at the last Plan Commission meeting why the building could not be turned on the site.

Mayor Bukiewicz stated that construction typically starts at 7 am and goes to 5 pm.

Planner Papelbon explained the Noise Ordinance would come into play; however, there are limitations on what the City can do in terms of restricting construction. Construction will not be going 24/7. On the weekends the City is not allowed to restrict construction.

Mayor Bukiewicz recalled something in place at the Amazon site that restricted hours of construction.

Planner Papelbon does not recall anything from the Plan Commission review that restricted construction at the Amazon site.

Commissioner Sullivan stated the City Ordinance states 7am to 8pm as an allowed work time.

Mayor Bukiewicz asked staff what the setback is for the building on the north side of the lot.

Planner Papelbon clarified that per the Planned Unit Development (PUD) the building must be at least 40 feet, and this building exceeds that.

Mayor Bukiewicz explained the light is described in Kelvins because the light will be LEDs. It will be a whiter light. The Electrical Code goes by foot candles. Typically, parking lot lights throw a spread of light into an area. This is described as foot candles per square foot. The lower the pole, the less impactful the light has to be. The cut-off shades and the lowering of the poles should make the lighting less impactful.

Dom Ferrante, Briohn Design Group, LLC, 3885 North Brookfield Road, Brookfield, stated the current layout gives a more favorable entry point for the trucks to enter. Turning the building would make it so most of the trucking would be more on the north side of the building closer to Oakwood Road. The access points flipping the building around on the site would cause the entrances to be too close to the intersection and too close to the entrance. Safety and visibility are the principal reasons the building cannot be rotated.

Mayor Bukiewicz asked Commissioner Sullivan to address the neighbors' concerns regarding the height of the berm.

Commissioner Sullivan stated the applicant has provided revised plans that shows the berm being four or five feet higher than the roadway. The grading will go right to the property line or right-of-way. Commissioner Sullivan stated that he believes, at this point, the applicant has maximized the berm heights without increasing cost or going outside of their property.

Mayor Bukiewicz inquired if staff is satisfied with the revised plans.

Commissioner Sullivan reiterated that the applicant did exceed the four-foot requirement around the entire area.

Tom Mueller, 320 W Oakwood Road:

"Did I understand Kari, right, that this is 40 feet off the edge of Oakwood Road? Little more than 15 yards?"

Planner Papelbon confirmed the building must be a minimum of 40 feet from Oakwood Road, and this proposal exceeds that.

Rob Mleczo, 431 W Oakwood Road:

"So, my property is directly west of the development, if you remember. So, I would just echo the sentiments of my neighbors in stressing the importance of the berms. What I would, what I would ask is that, well, I'm sure we'd all like to go back to the days of soybeans and corn, but we know that that that's not going to happen. So, we've got to make the best of you know the situation as we see it today. So, I would just say, you know, don't disappoint us by doing the minimum, but impress us by, you know, doing the maximum when it comes to the berms and the screening. I think we'd all walk away a little more impressed with the development. If that were the case, if, if we went a bit above and beyond the minimums. I've met with and talk to Sam Dickman and he, he genuinely seems like he has a concern for the neighbors. And I am, I'm not, I'm not disappointed by what has been proposed, but if we can rise above the minimum, I think it would be a great, a great thing for all the neighbors that are that are affected by the development. So, so my, my main point is, is go, go and do closer to the maximum when it comes to protecting the, the neighbors, rather than just meeting minimum requirements."

Mayor Bukiewicz explained this is a more ambitious landscape plan than most, and Mr. Dickman has been trying to work with the City.

Mr. Ferrante explained the designers did the maximum possible for the berms on the north. The berm on the west side, closer to Mr. Mleczo's house is closer to six or seven feet tall.

Mayor Bukiewicz read a chat message from Ms. Sandin asking if evergreens will be planted on top the berms.

Mr. Ferrante confirmed there would be. The quantity has been increased on the revised plans.

Sam Dickman Jr., The Dickman Company, 626 East Wisconsin Avenue, Suite 1020, Milwaukee, stated he is concerned about the ten-year limitation on the Conditions and Restrictions, and wants to be sure it is matching his other properties.

Planner Papelbon explained the last Conditional Use Permit (CUP) for a similar use would have the same type of term limit on it. If a tenant is leasing the space and will exceed the term limit of the CUP, the City would require an amendment be submitted prior to the expiration of this CUP.

Planner Papelbon asked the residents if they were satisfied with the comments they made, or if they would like their written comments read into the record. The residents stated that their written comments did not have to be read as they were verbalized.

Mr. Dickman stated that, compared to other developments completed by The Dickman Company, this development is proportionally the most expensive landscaping plan the company has ever done.

Maggie Menard-Mueller, 320 W Oakwood Road:

"You can you can just submit it as written, you don't have to read it. I basically said what I had to say. I did have one other question, and that was on the thing about the trucks not being allowed on Oakwood. Does that include those smaller delivery type trucks? Because I know that things improved when one of the tenants stopped having their guys go up and down the road, even with the smaller trucks that are permissible. But it'd be great to have whatever tenant is going in there to realize, please go out to Howell rather than down Oakwood even smaller and also come in through Howell rather than zip down Oakwood which is 25 miles an hour, anyway."

Mayor Bukiewicz stated the Police Department is aware of the problem and has stepped up some enforcement with tickets being issued.

Commissioner Hanna suggested the Police Department use the speed monitoring equipment so drivers can see their speed while going down the road.

Mayor Bukiewicz stated the City can request the speed trailer.

Commissioner Sullivan stated he found the building to be about 100 feet from the edge of the asphalt.

Commissioner Siepert 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 10303 S. Oakview Parkway. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**REZONE
THERESA WRECZA
7140 S. 13TH ST.
TAX KEY NO. 764-9994-001**

Planner Papelbon provided an overview of the request to rezone the property at 7140 S. 13th St. from Rs-3, Single Family Residential to B-4, Highway Business (NO CHANGE to the FW, Floodway District) (see staff report for details).

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the property at 7140 S. 13th St. be rezoned from Rs-3, Single Family Residential to B-4, Highway Business (NO CHANGE to the FW, Floodway District) after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
WE ENERGIES
4801 E. OAKWOOD RD
TAX KEY NO. 964-9999-001**

Planner Papelbon provided an overview of the site and building plan review for two (2) proposed additions to the existing tank buildings. (see staff report for details).

Jim Filer, Anderson Ashton, provided a brief overview of the additions.

Commissioner Chandler asked the applicant to provide a little more information regarding the purpose of the additions.

Peter Slegelis, WE Energies, explained the bump-out will be used to store the chemical storage tank inside the building.

Commissioner Chandler asked the Fire Department if anything special needs to be done for these types of additions on the back of the buildings.

Mr. Slegelis stated no, this is a non-hazardous chemical, is not on the CERCLA hazardous material list, and is not a flammable or combustible liquid. The chemical will be stored in the double-walled storage tank with a leak detection system.

Commissioner Chandler inquired if the material needs to be transported from this tank at any time, or if the chemical is just recirculated back into the building.

Mr. Slegelis explained the chemical will be injected into the existing absorber vessel that is inside the building.

Assistant Fire Chief Havey stated the Fire Department does not have any concerns. The Fire Department works closely with WE Energies regarding hazardous materials.

Commissioner Siepert moved that the Plan Commission approves the site and building plans submitted by Peter Slegelis, WE Energies, for the property at 4801 E. Oakwood Rd. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLANNED UNIT DEVELOPMENT AMENDMENT
FRONTLINE COMMERCIAL REAL ESTATE, LLC
9141 S. 13TH ST.
TAX KEY NO. 877-9010-000**

Planner Papelbon provided an overview of the request for a Planned Unit Development (PUD) Amendment to remove the property at 9141 S. 13th St. from the existing PUD (see staff report for details).

Commissioner Hanna asked Planner Papelbon if this property will be industrial or commercial.

Planner Papelbon clarified that this request is to remove this property from the PUD that requires commercial development.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approve the Planned Unit Development Amendment removing the property at 9141 S. 13th St., after a public hearing. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**REZONE
FRONTLINE COMMERCIAL REAL ESTATE, LLC
9141 S. 13TH ST.
TAX KEY NO. 877-9010-000**

Planner Papelbon provided an overview of the request to rezone the property at 9141 S. 13th St. from B-4, Highway Business to M-1, Manufacturing (see staff report for details).

Tom & Denise Abler, 1230 W York St:

"We have been following this since the first request for the rezoning and I guess I'm a little confused on what is really being proposed, and what's going to happen with that property. I know I have spoken not directly to John, but via email and I did contact our alderman on some concerns about traffic and that type of thing. It's hard to approve of this when you really don't know what's going to go into that property and what it's going to look like. So, could John help us out with what he's proposing or planning."

John Schlueter, Frontline Commercial Real Estate, 7265 S. 1st St., Oak Creek, explained the building will be masonry and glass construction. The corner of the building closest to Mr. and Mrs. Abler will be about 16 feet below grade, creating a natural berm. There will be significant vegetation screening, no outside storage, and truck traffic will be directed south. Mr. Schlueter inquired if Mrs. Abler's questions have been answered.

Denise Ablar, 1230 W York St:

"When you say that the building is going to be lowered so that there's natural vegetation or whatever and we won't see much of the building. How tall is the building actually going to be at the base?"

Mr. Schlueter stated the building will be 32 feet.

Denise Ablar, 1230 W York St:

"32. So, you're saying it's a low grade by 16 feet. So, we're still seeing 16 feet of the building?"

Mr. Schlueter confirmed.

Denise Ablar, 1230 W York St:

"So, then it to me, I'm guessing. I'm finding it hard to understand how there's a lot of natural vegetation that's going to cover that extra 16 feet there. I mean, I could see a little bit from this graphic here and it looks like I'm assuming the green type of circle, things are, whether they're shrubs or whatever, but if you're putting trees there unless you're putting mature trees, they're not going to be 16 feet."

Mr. Schlueter explained 16 feet is lower than a two-story house. Conifer trees would be planted to cover a large portion of the building.

Denise Ablar, 1230 W York St:

"And yes, you and I both, I think talked about that with the trucks being actually routed so that they would be basically forced to go towards Ryan Road and not towards us, but is that something that the County has to approve of because it's a County road, correct?"

Mr. Schlueter confirmed it is a County road and the developers would be working with the County.

Denise Ablar, 1230 W York St:

"And then if I'm understanding, there's a possibility that you would have a certain number of traffic coming from employees and my guess would be that they would be using that road from either direction? Whether it's from Drexel or Ryan."

Mr. Schlueter would propose allowing employee vehicles, cars and SUVs, to enter from the north or south based on their convenience.

Denise Ablar, 1230 W York St:

"I understand that, but for those of us who live in this neighborhood, specifically Tom and I because we're going to be pretty close to this. There's already quite a bit of traffic, car traffic, small trucks, deliveries from Amazon, whatever it is. I can't see, well, I, I guess I'm having a hard time explaining myself here, but I just feel that there's going to be a lot more traffic here and Tom had once before mentioned that there's kind of a blind spot when you come out of our street on York and people are coming up 13th Street from Ryan, it kind of the road is a dip and sometimes you can't even see traffic coming up that road and I'm really concerned about not just the noise and the traffic, but accidents. Is there any way we can look at something I know that's not your whole part of your problem, but is there any way that the County can address that or the City?"

Mr. Schlueter stated he would work with the County and the City to make modifications that will best for the neighborhood.

Denise Ablar, 1230 W York St:

“Okay, what is the difference between the rezoning and the prior rezoning that was previously denied or approved, whatever, a month ago. So, exactly why are we doing this? I guess I'm still confused on this.”

Planner Papelbon explained that what was previously-approved was an amendment to the Comprehensive Plan. The Comprehensive Plan showed this area to be all Commercial; however, the Plan Commission and the Common Council considered Business Park as appropriate for the parcel, and that was approved. This had to occur before the property could be rezoned. The previous agenda item amended a prior approval that required commercial uses. The PUD was incompatible with the projection of the future development for this property.

Denise Ablar, 1230 W York St:

“Yeah, I know, it seemed like it was talking about industrial and other things. Tom and I, at one point, we're talking with other neighbors, and we were told at one point that they thought a apartment complex was going in here. So, it was quite a surprise to us, that all of a sudden, there's an industrial building of manufacturing going in. Me personally, nothing against you John and, and I know that you want to make money. I kind of not still happy with what's being proposed here. I kind of concerned about noise, traffic, whether or not there's going to be extra trash along the roads, those type of things. And how that affects our property value when we want to sell our property because to me, if a prospective person is coming into our residential subdivision, which is a great subdivision. That I think might be a negative for us.”

Mayor Bukiewicz agreed it could be perceived that way; however, in the community as a whole - the values have held strong regardless of developments. An apartment building or large retail store would have created traffic, too.

Denise Ablar, 1230 W York St:

“Right. And I agree with you if, if an apartment complex did go in there, there would still be that amount of traffic from cars coming and going. But with this possibility of a fabric manufacturing does that include any possibility of any chemicals or undo orders, smells, those type of things?”

Mr. Schlueter clarified that his company does not manufacture fabrics, but rather makes things out of fabric.

Tom Ablar, 1230 W York St:

“I just, like, just a quick comment just to make sure I got this straight. It's nice to have the layout that, that's, that's appreciate it and all. This is the first time I think I actually saw how this is going to lay out. So, if I if I see this correctly, the south end is where the trucks are going to be entering and leaving and unloading and the north end where those small, small hash marks. Those are the parking or employee parking. So, essentially the employee parking is going to be entering in the in the north and the trucks are going to be dumping out like you said to a right angle south to Ryan, is that correct?”

Mr. Schlueter confirmed.

Tom Ablar, 1230 W York St:

“Yeah, that, that, to me, that is somewhat comforting that, that, that at least the trucks are going to be further south and like you said that there you're going to direct them to the right where they wouldn't really have the possibility of going across traffic. Because that dip in the road...”

Alderman Guzikowski stated he is advocating for this to pass because the proposal that Mr. Schlueter is bringing forward is the best of both worlds. It will be positive for the City's tax base and have a minimal impact on the neighborhood. Alderman Guzikowski stated that he does not believe the neighbors will be impacted by this development. The building will also help block sound from the Interstate.

Denise Ablar, 1230 W York St:

“Thank you, Chris, I appreciate that and I'm not saying I'm totally against us, but it's just because Tom and I have been listening to some of these other planning meetings and listening to other neighbors' issues with proposed properties being installed near their neighborhoods. It kind of makes us a little uneasy. If you understand where we're coming from.”

Alderman Guzikowski agreed listening to other meetings can put people on edge.

Commissioner Chandler inquired if this should be a Light Manufacturing rezone verses a Manufacturing rezone.

Planner Papelbon explained the M-1 Manufacturing District allows for this type of use. Staff did look at the Lm-1 as a consideration, but it does not allow the range of uses that would be seen in this particular development.

Commissioner Chandler asked to confirm the applicant will be processing or manufacturing fabric.

Mr. Schlueter confirmed and explained that his company will convert fabric from rolls into Keder, a fabric retention device, which is used for tents and signage.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 9141 S. 13th St. be rezoned from B-4, Highway Business to M-1, Manufacturing after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
KWIK TRIP
9535 S. 13TH ST.
TAX KEY NO. 904-9008-000**

Planner Papelbon provided an overview of the site, building, and related plan review for a proposed addition to the existing convenience store (see staff report for details).

Alderman Guzikowski asked if Kwik Trip is closing during the renovation. Alderman Guzikowski also asked when this project will start.

Dean Schulz, Excel Enigneering, 100 Camelot Drive, Fond du Lac, stated they will keep the station open during the entire construction. Construction is slated to begin in late spring.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Chris McGuire, Kwik Trip, for the property at 9535 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the exterior brick veneer meets the minimum 4-inch dimensional requirement per Code.
3. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
4. No outdoor storage is approved as part of this plan. All requests for outdoor storage and display of retail merchandise shall require an amendment to the existing Conditional Use Permit in conformance with applicable Code requirements.
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.

**TEMPORARY USE PERMIT
ADULT DAY SERVICES OF SOUTHEAST WISCONSIN
8580 S. HOWELL AVE (PARCEL ADDRESS: 340 E. PUETZ RD.)
TAX KEY NO. 827-9028-000**

Planner Papelbon provided an overview of the Temporary Use Permit request for the operation of an Adult Day Services location within the existing Oak Creek Community Center building (see staff report for details).

Mayor Bukiewicz stated this is an arrangement that will help the Oak Creek Community Center and the Adult Day Services that have both been affected by the pandemic.

Commissioner Hanna inquired if they will be needing any health services in case of an emergency.

Mayor Bukiewicz stated the Oak Creek Fire Department and paramedics are available to help anyone in Oak Creek when it is needed, but referred to the applicant.

Aaron Tesch, Adult Day Services of Southeast Wisconsin, 1215 S Grandview Blvd, Waukesha, explained that as a business there will be times when first responders will be required; however, it is not anything out of the ordinary. There are some clients that have seizure disorders, but everyone is medically stable with prior medical screening. A good portion of the applicant's clientele is ambulatory.

Alderman Loreck asked if this is an expansion of services from elsewhere or whether it shut down because of the pandemic. Alderman Loreck also asked if this location was chosen so people can spread out a little bit more, or if there are additional precautions at this location over the previous location.

Mr. Tesch clarified that when the pandemic started, Milwaukee County chose to shut down the Wil-O-Way Grant Center located in Grant Park. This is an existing program operating at less than half capacity. This program is currently operating out of St. Luke's Church in South Milwaukee, but that building has been sold. Mr. Tesch stated the program is seeking a location to continue operating at 50% capacity.

Alderman Loreck asked to confirm that this will be a temporary facility until the County opens the facilities back up.

Mr. Tesch confirmed.

Alderman Guzikowski stated that he agrees this a great fit.

Commissioner Chandler asked to confirm that the applicant will be using all the areas highlighted in yellow on the submitted floor plan.

Mr. Tesch confirmed.

Commissioner Chandler asked the applicant if the program will be using the kitchen area to store participants' lunches.

Mr. Tesch stated the program will not be using the kitchen area. There is a kitchenette in one of the rooms that will be used so the program can heat up clients' lunches if need-be.

Mayor Bukiewicz asked Assistant Fire Chief Havey if there are concerns from the Fire Department.

Assistant Fire Chief Havey stated there are no concerns and are supportive of community outreach programs like this.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Aaron Tesch, Adult Day Services of Southeast Wisconsin, for the operation of an Adult Day Services location on the property at 8580 S. Howell Ave. (parcel address: 340 E. Puetz Rd.) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all activities shall be located within the building.
3. That hours of operation are between 7:30 AM and 3:30 PM Monday through Friday. There shall be no overnight activities.
4. That the Temporary Use Permit shall expire June 30, 2021.

Alderman Guzikowski 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 8:44 pm.

ATTEST:

Douglas Seymour, Plan Commission Secretary

1-7-21

Date



PLAN COMMISSION REPORT

Proposal: Minor Land Division

Description: Review of a Certified Survey Map request to combine the properties at 9005 & 9010 S. 11th Ave.

Applicant(s): Gonzalo Couto-Lain

Address(es): 9005 & 9010 S. 11th Ave.

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Gonzalo Couto-Lain for the properties at 9005 & 9010 S. 11th Ave. be approved with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Owner(s): Gonzalo Couto-Lain & Susan Lauersdorf

Tax Key(s): 864-9003-002 & 864-9003-003

Lot Size(s): 5.4797 ac (following consolidation)

Current Zoning District(s): Rs-3, Single Family Residential

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Single-Family Detached

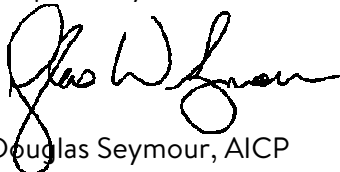
Background:

The Applicant is requesting approval of a Minor Land Division (Certified Survey Map) combining the properties at 9005 & 9010 S. 11th Ave. Following combination, the parcel will be 5.4797 acres in size and meets all dimensional requirements for the Rs-3, Single Family Residential district. Access to S. Chicago Rd. is prohibited as shown on the map, one (1) WE Energies easement is depicted, and delineated wetland areas

have been identified per Code requirements. Unused laterals must be abandoned at the main per the Oak Creek Water & Sewer Utility. Staff have no objections to the proposal.

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 may or may not affect the construction of a single-family residence currently in progress; however, disapproval would affect the ability of the existing landowners to develop in areas outside of the delineated wetlands for detached accessory structures, etc.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

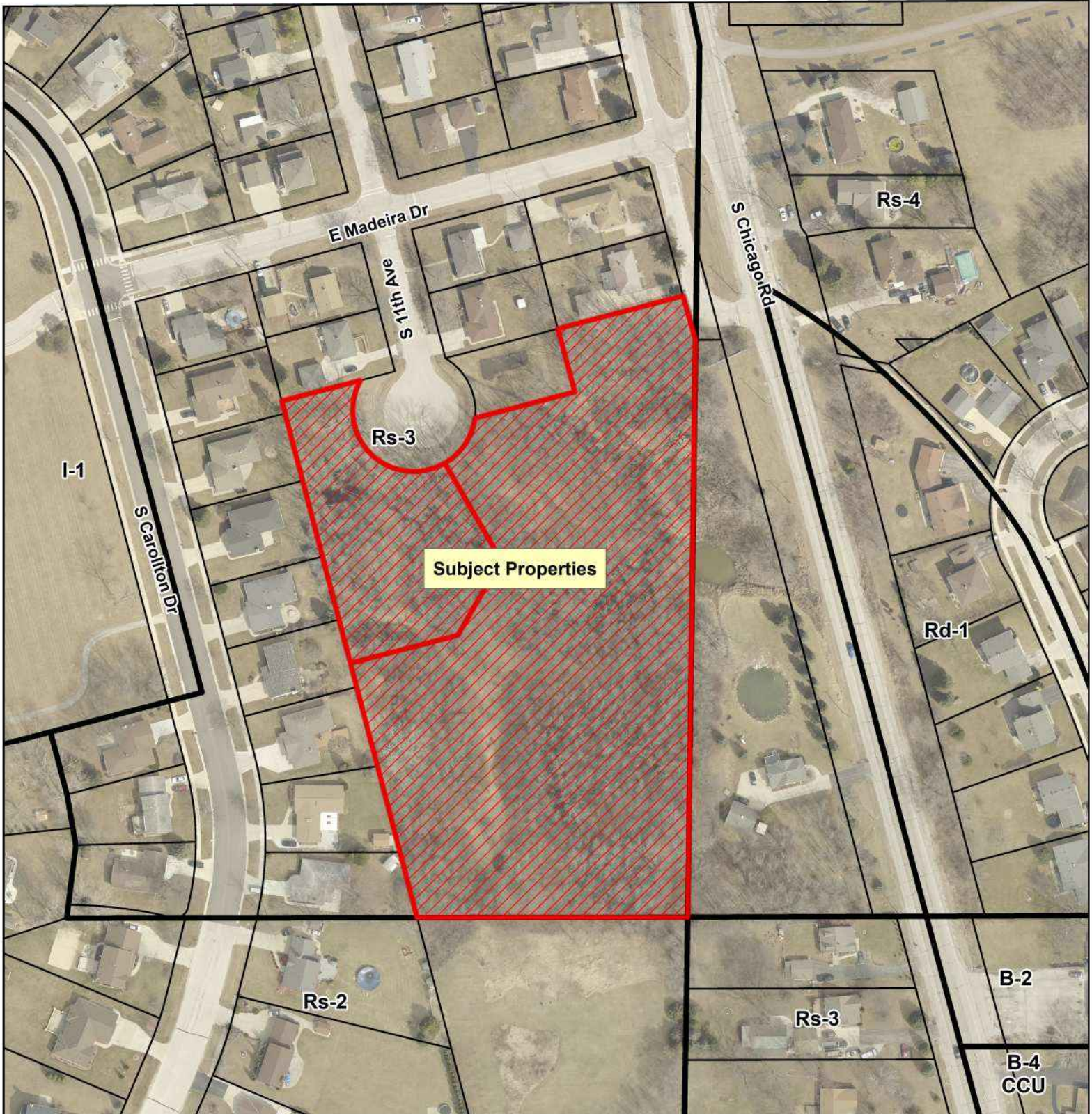
Attachments:

Location Map

Proposed CSM (4 pages)

LOCATION MAP

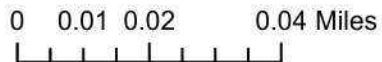
9005 & 9010 S. 11th Ave.



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



Community Development



Legend

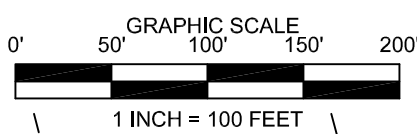
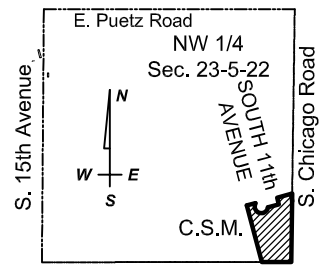
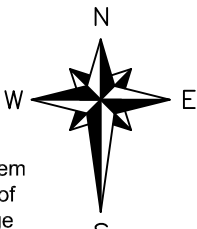
-  Parcels
-  Zoning
-  Official Map
-  Floodway
-  Flood Fringe
-  9005 & 9010 S. 11th Ave.

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lot 1 and Lot 2 of CSM 8785, which was a
 redivision of Outlots 1 and 2 of CERTIFIED SURVEY MAP No. 5347, being a part of the Southeast
 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek,
 Milwaukee County, Wisconsin.

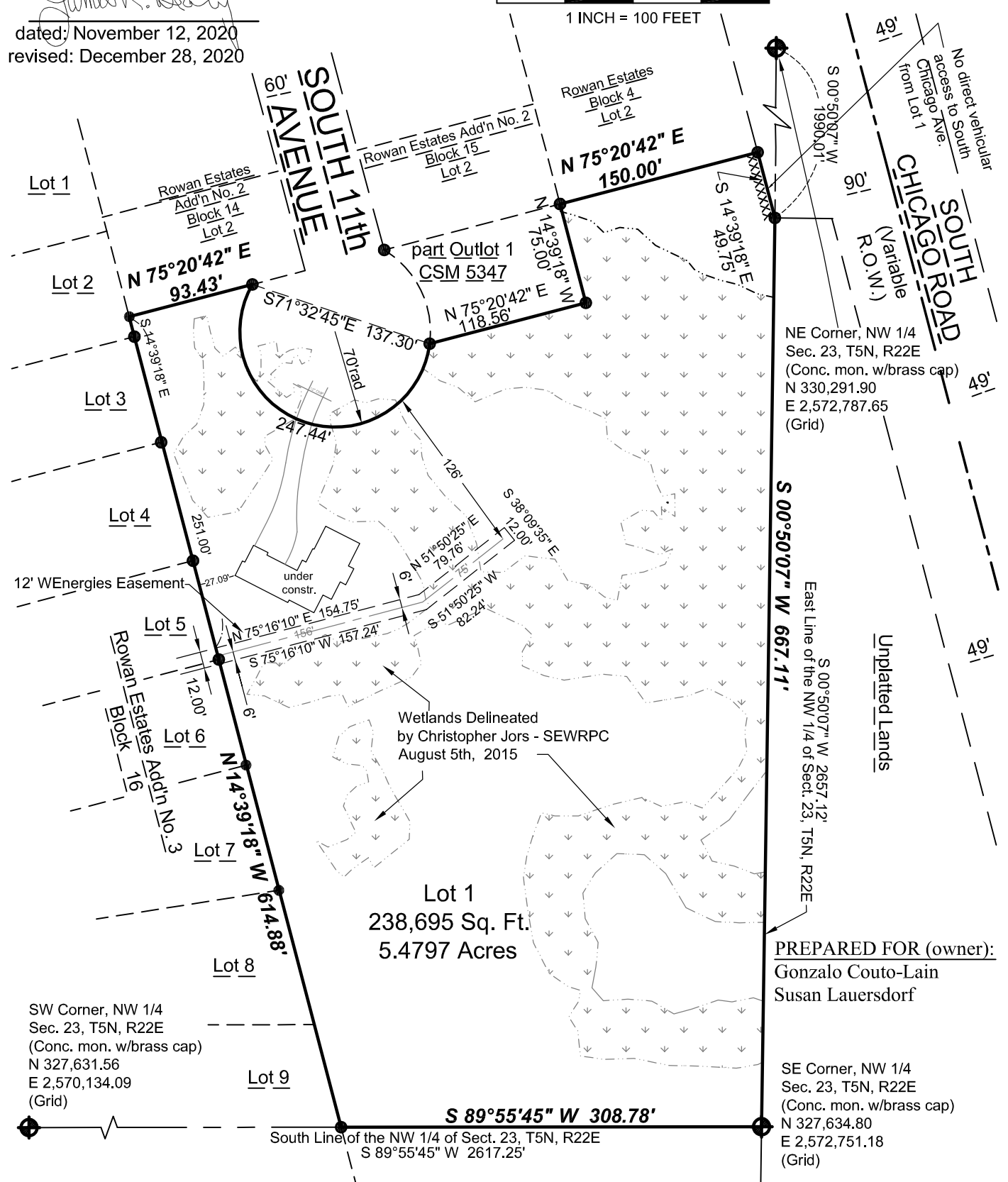


Legend:
 ● - Section or 1/4 Section corner as described
 ● - Denotes 1" iron pipe found
 ○ - Denotes 1"i.d. x 24" iron pipe set, 1.68 lbs. per lin. ft.
 Bearing Reference: bearings here are referenced to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone N.A.D. 27., within which the South line of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East has an assumed bearing of S 89°55'45" W. (per SEWRPC CSSD)



VICINITY SKETCH
 SCALE: 1" = 2000'

James R. Beaty
 dated: November 12, 2020
 revised: December 28, 2020



SW Corner, NW 1/4
 Sec. 23, T5N, R22E
 (Conc. mon. w/brass cap)
 N 327,631.56
 E 2,570,134.09
 (Grid)

NE Corner, NW 1/4
 Sec. 23, T5N, R22E
 (Conc. mon. w/brass cap)
 N 330,291.90
 E 2,572,787.65
 (Grid)

SE Corner, NW 1/4
 Sec. 23, T5N, R22E
 (Conc. mon. w/brass cap)
 N 327,634.80
 E 2,572,751.18
 (Grid)

PREPARED FOR (owner):
 Gonzalo Couto-Lain
 Susan Lauersdorf

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lot 1 and Lot 2 of CSM 8785, which was a redivision of Outlots 1 and 2 of CERTIFIED SURVEY MAP No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, James R. Beaty, Professional Land Surveyor, do hereby certify: That I have surveyed, mapped and divided lands, Being a combination of Lot 1 and Lot 2 of CSM 8785, which was a redivision of Lot 1 and Lot 2 of Certified Survey Map No. 5347, all being part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin , which is bounded and described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; Thence N 89°55'45" E along the south line of said northwest 1/4 2306.51 feet to a point on the east line of Rowan Estates Addition No. 3 and the point of beginning of the lands hereinafter described; Thence N14°39'18"W along said east line 614.88 feet to a point on the south line of Rowan Estates Addition No. 2; thence N75°20'42"E along said south line 93.43 feet to a point of curvature; thence 247.44 feet along the arc of a curve, whose center lies to the northeast, whose radius is 70.00 feet and whose chord bears S71°32'45"E, 137.30 feet to a point; thence N75°20'42"E 118.56 feet to a point; thence N14°39'18"W 75.00 feet to a point; thence N75°20'42"E, 150.00 feet along the south line of Lot 2 of Block 4 of Rowan Estates to a point on the west line of South Chicago Road; thence S14°39'18"E 49.75 feet to a point on the East line of said Northwest 1/4; thence S00°50'07W, a distance of 667.11 feet to the SE corner of the northwest 1/4 of said Section 23; thence S89°55'45"W along the south line of said northwest 1/4 308.78 feet to the Point of Beginning;

Said described lands containing 238,695 Sq. Ft. (5.4797 Acres).

That I have made such survey, land division and map by the direction of Gonzalo Couto-Lain & Susan M. Lauersdorf , 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.

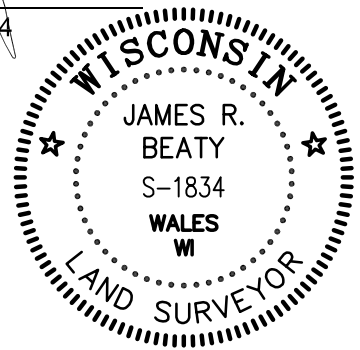
That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying, mapping and dividing the same.

November 12, 2020

Dated:
revised: December 28, 2020

James R. Beaty
James R. Beaty PLS 1834

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com



CERTIFIED SURVEY MAP NO. _____

Being a combination of Lot 1 and Lot 2 of CSM 8785, which was a redivision of Outlots 1 and 2 of CERTIFIED SURVEY MAP No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Oak Creek.

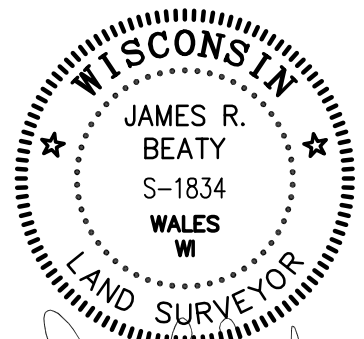
Date Gonzalo Couto-Lain

Date Susan M. Lauersdorf

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY came before me this _____ day of _____, 2021,
Gonzalo Couto-Lain, and Susan M. Lauersdorf, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires: _____



James R. Beaty

dated: November 12, 2020
revised: December 28, 2020

CERTIFIED SURVEY MAP NO. _____

Being a combination of Lot 1 and Lot 2 of CSM 8785, which was a redivision of Outlots 1 and 2 of CERTIFIED SURVEY MAP No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the 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 _____, 2021.

Date

Daniel Bukiewicz, Chair

Date

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

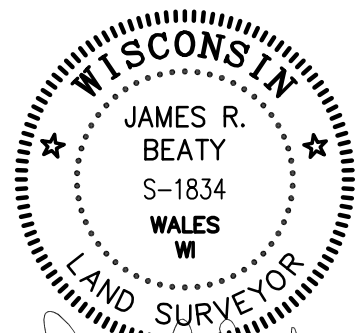
Approval by the Common Council of the City of Oak Creek, per Plan Commission recommendation on this _____ day of _____, 2021 by Resolution No. _____

Date

Daniel Bukiewicz , Mayor

Date

Catherine a. Roeske , City Clerk



James R. Beaty

dated: November 12, 2020
revised: December 28, 2020



PLAN COMMISSION REPORT

Proposal: Plan Review – Addition to Elm Road Generating Station building

Description: Site and building plan review for a proposed addition to the existing building.

Applicant(s): Jessica Wardon, WE Energies

Address(es): 4801 E. Oakwood Rd.

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Jessica Wardon, WE Energies, for the property at 4801 E. Oakwood Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the existing temporary office trailer is removed from the site prior to issuance of an Occupancy Permit for the addition.

Owner(s): WIS ELEC POWER CO

Tax Key(s): 964-9999-001

Lot Size(s): 15.281 ac

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

Overlay District(s): Lakefront Overlay

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Utility and Railroad

Background:

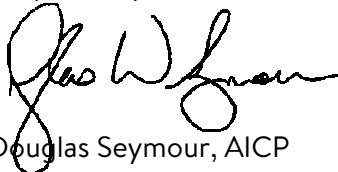
The Applicant is requesting site and building plan approval for a proposed 2,500 square-foot addition to the existing Elm Road Generating Station building on the WE Energies property located at 4801 E. Oakwood Rd. Per Section 17.0602(b), utilities are exempt from setback requirements.

The single-story addition would replace the existing temporary office trailer in the same location, and would match the existing building in terms of materials (split-face concrete block with metal panel accents) and colors. Although rooftop HVAC units would not be specifically screened, they would not be visible to any surrounding properties, and the existing building is significantly taller than the proposed addition. Windows are proposed on all three (3) elevations, with doors on the south and west. Approximately 15-20 maintenance workers would utilize the office space. Landscaping plans are not required due to the nature and location of the proposed additions.

With the above in mind, staff has provided a suggested motion for approval for Plan Commission consideration.

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
 - Proposal Description (1 page)
 - Plans (5 pages)
-

LOCATION MAP

4801 E. Oakwood Rd.

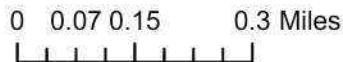


Village of Caledonia

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



Community Development



Legend

- 4801 E. Oakwood Rd.
- Parcels
- Zoning
- Official Map
- Floodway
- Flood Fringe

Proposal description for a 2,500 square foot, single story building addition, for WE Energies at the Elm Road Generating Station

December 15, 2020

Rob Sterr of Anderson Ashton
2746 S. 166th Street
New Berlin, WI 53151

Submitted by Rob Sterr of Anderson Ashton on behalf of Jessica Wardon, representative for WE Energies

Project Description:

WE Energies would like to construct a single story 2,500 square feet addition onto the existing Elm Road Generating Station building. This addition would replace a temporary double wide office trailer currently being used. Construction of the addition would be similar masonry block and metal panel to match the adjacent building.

The existing surfaces area is asphalt pavement and gravel. Existing grades will be maintained for storm water to enter existing storm structures.

The addition is intended to be an office space for 15- 20 maintenance workers.

Please contact us if you have any questions or additional information.

Respectfully,
Rob Sterr
Project Manager at Anderson Ashton



EXISTING 4 STORY SERVICE BUILDING

PROPOSED ADDITION

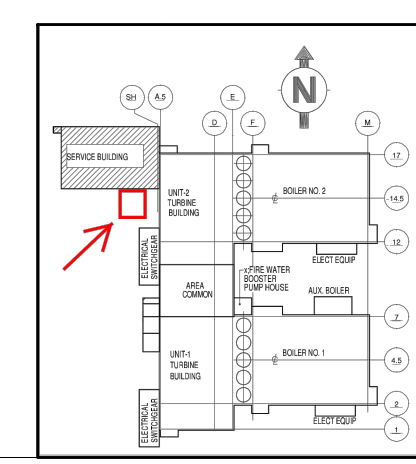
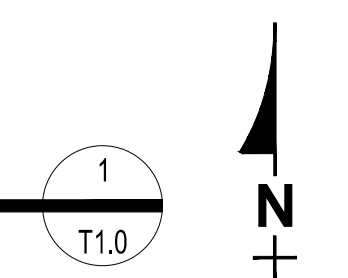
Total: 48.47 ft

169.11 ft

LOCATION

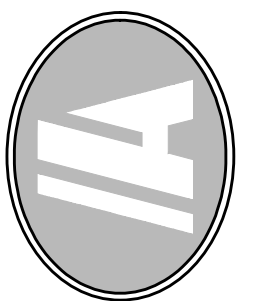
PROPOSED MAINTENANCE BUILDING ADDITION FOR:
WE ENERGIES, ERGS
 (PARCEL 9649999001)
 SITE ADDRESS: 10800 S. CHICAGO RD
 OAK CREEK, WI 53154
 PROPERTY OWNER ADDRESS: 231 W. MICHIGAN ST
 MILWAUKEE WI 53202

SITE PLAN
 1" = 40'-0"



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ANDERSON-
 ASHTON, INC.
 DESIGN / BUILD
 2745 South 168th Street
 New Berlin, WI 53151
 Phone: (262) 786-4640
 WWW.ANDERSONASHTON.COM



PROPOSED ADDITION FOR:
WE-ENERGIES ERGS SERVICE BUILDING
 10800 CHICAGO RD.
 OAK CREEK, WI 53154

DRAFTED BY: N.T.L.-F
 PROJECT DESIGNER: N.T.L.-F
 SUBMITAL DATE: 1/12/2020
 DESIGN NO.: 3805
 CONSTRUCTION NO.: -

T1.0



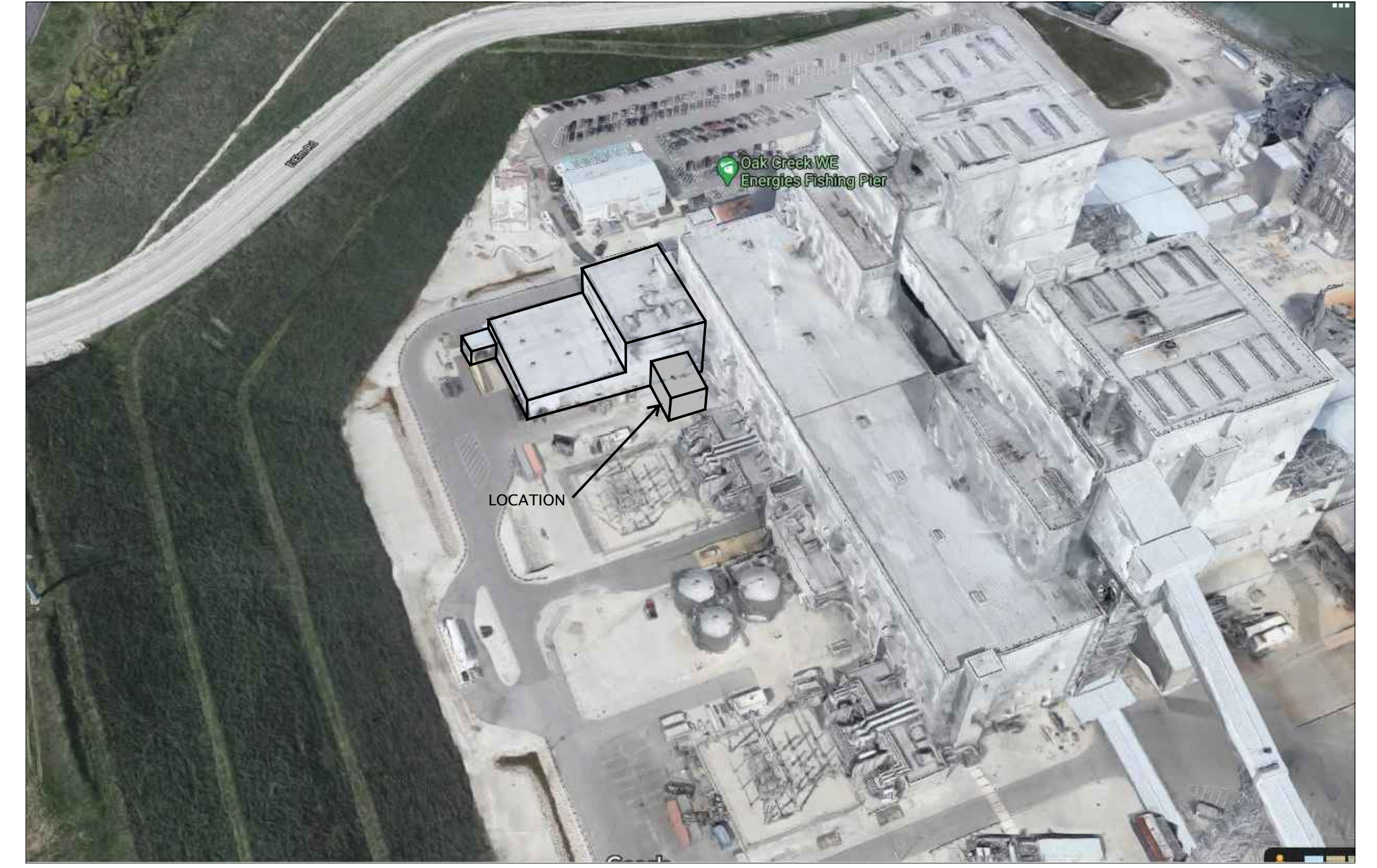
OVERVIEW- EXISTING PLANT

3
T1.1



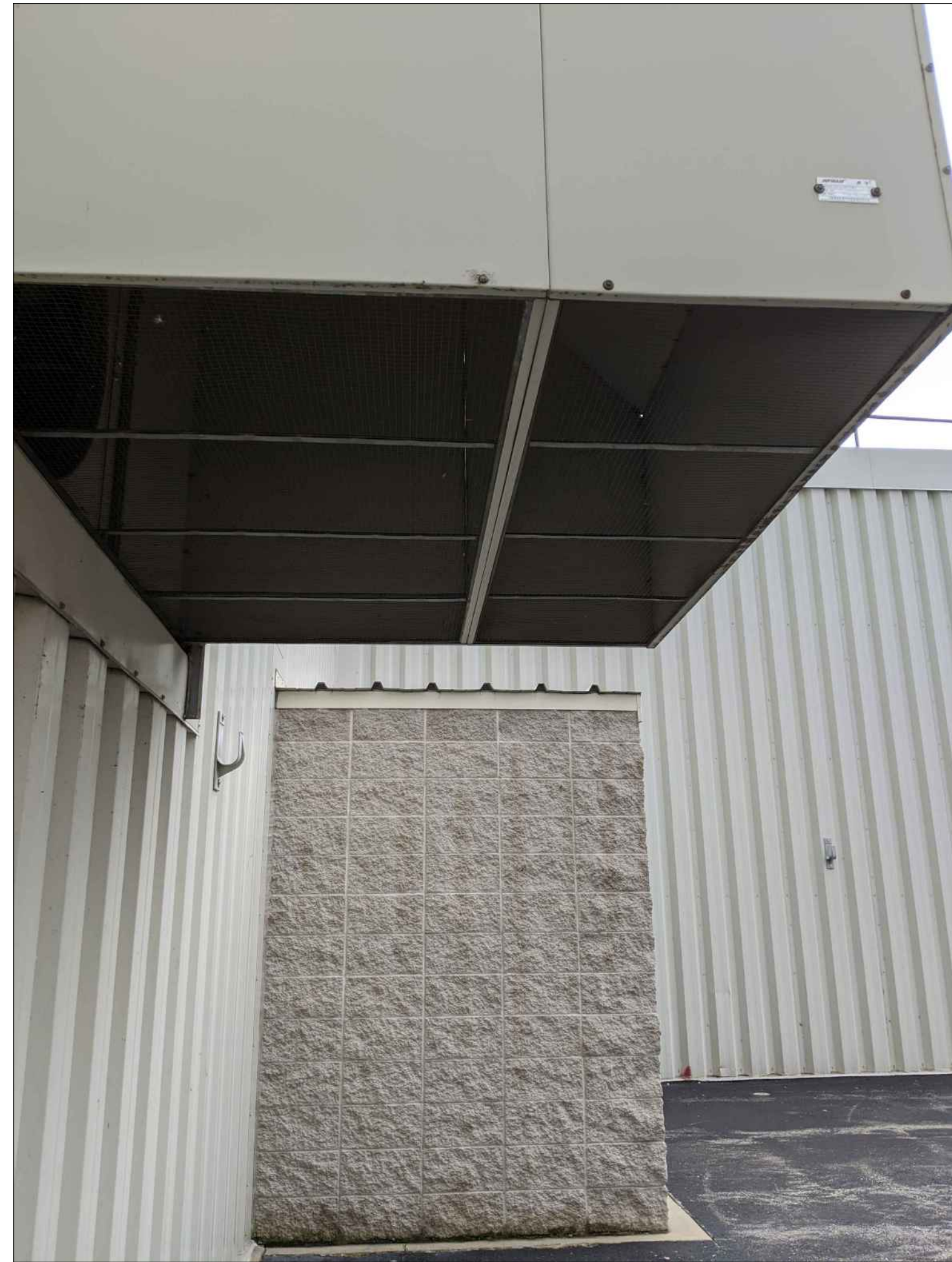
EXISTING PLANT
ENLARGED

4
T1.1



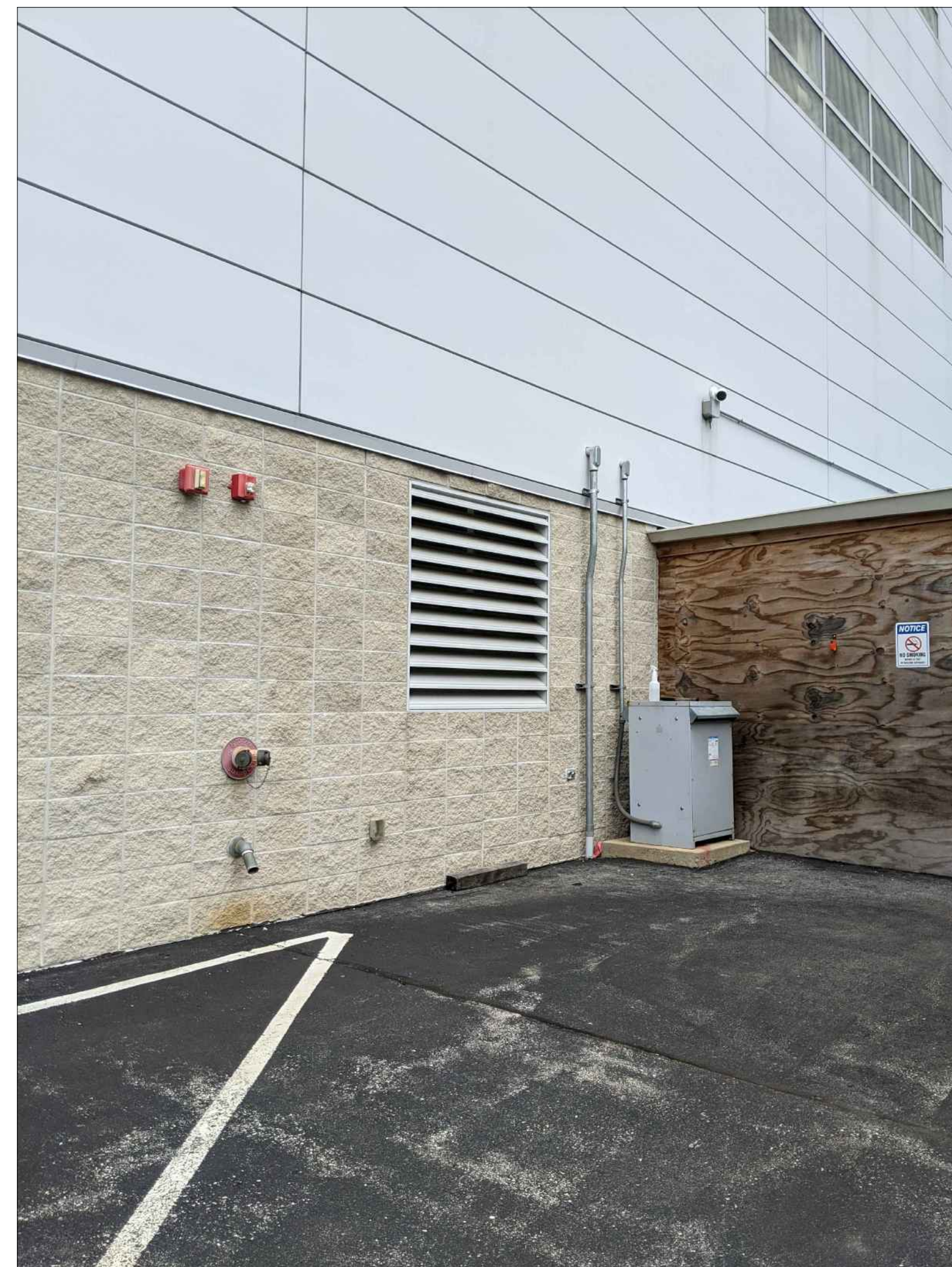
EXISTING SERVICE BUILDING ENLARGED

5
T1.1



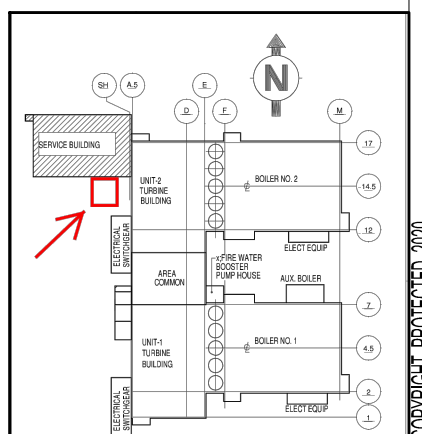
WALLS TO THE REAR OF PROPOSED ADDITION

2
T1.1



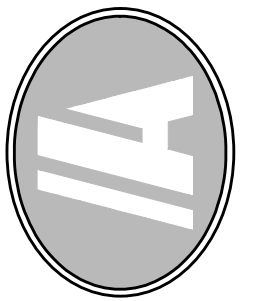
WALLS ADJACENT TO THE PROPOSED ADDITION

1
T1.1



REVISIONS

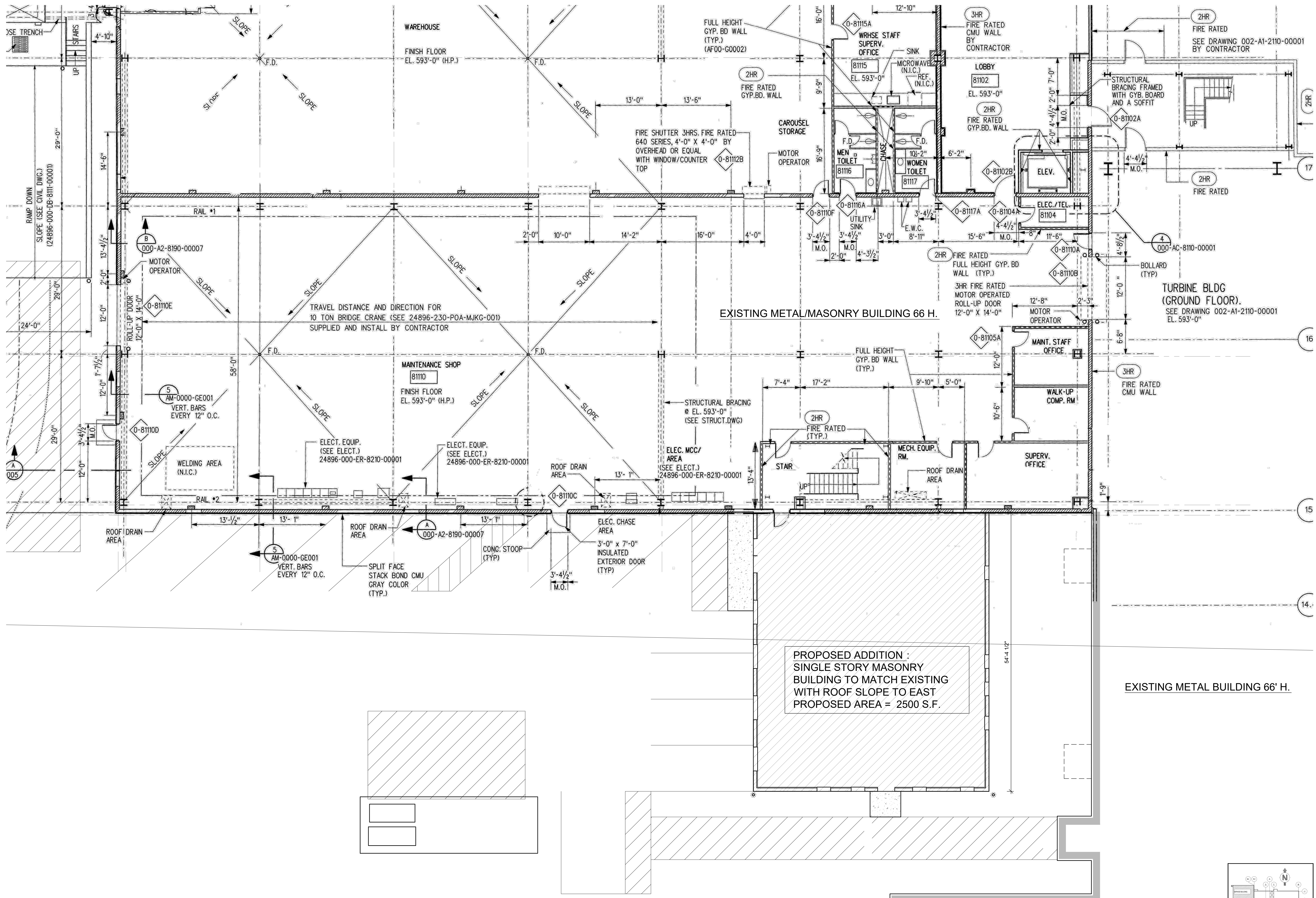
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PROPOSED ADDITION FOR:
WE-ENERGIES ERGS SERVICE BUILDING
10800 CHICAGO RD.
OAK CREEK, WI 53154

DRAFTED BY: N.T.L.-F
PROJECT DESIGNER: N.T.L.-F
SUBMITTAL DATE: 1-1-2020
DESIGN NO.: 3805
CONSTRUCTION NO.: -

T1.1



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PROPOSED ADDITION FOR: ERGS MAINTENANCE

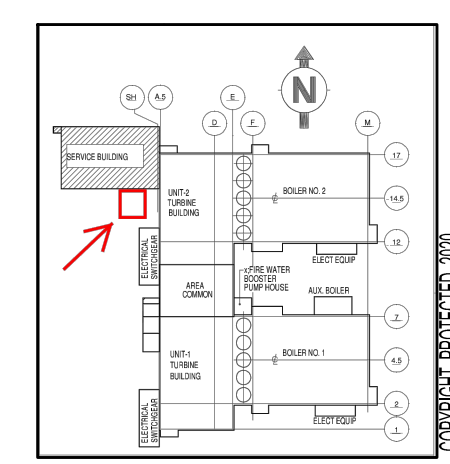
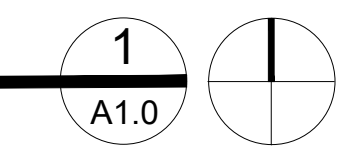
WE-ENERGIES ERGS SERVICE BUILDING

10800 CHICAGO RD.
 OAK CREEK, WI 53154

DRAFTED BY: NTL-F
 PROJECT DESIGNER: NTL-F
 SUBMITAL DATE: 1-1-2020
 DESIGN NO.: 3905
 CONSTRUCTION NO.: .

A1.0

LAYOUT PLAN - ADDITION TO EXISTING BLDG
 1/8" = 1'-0"



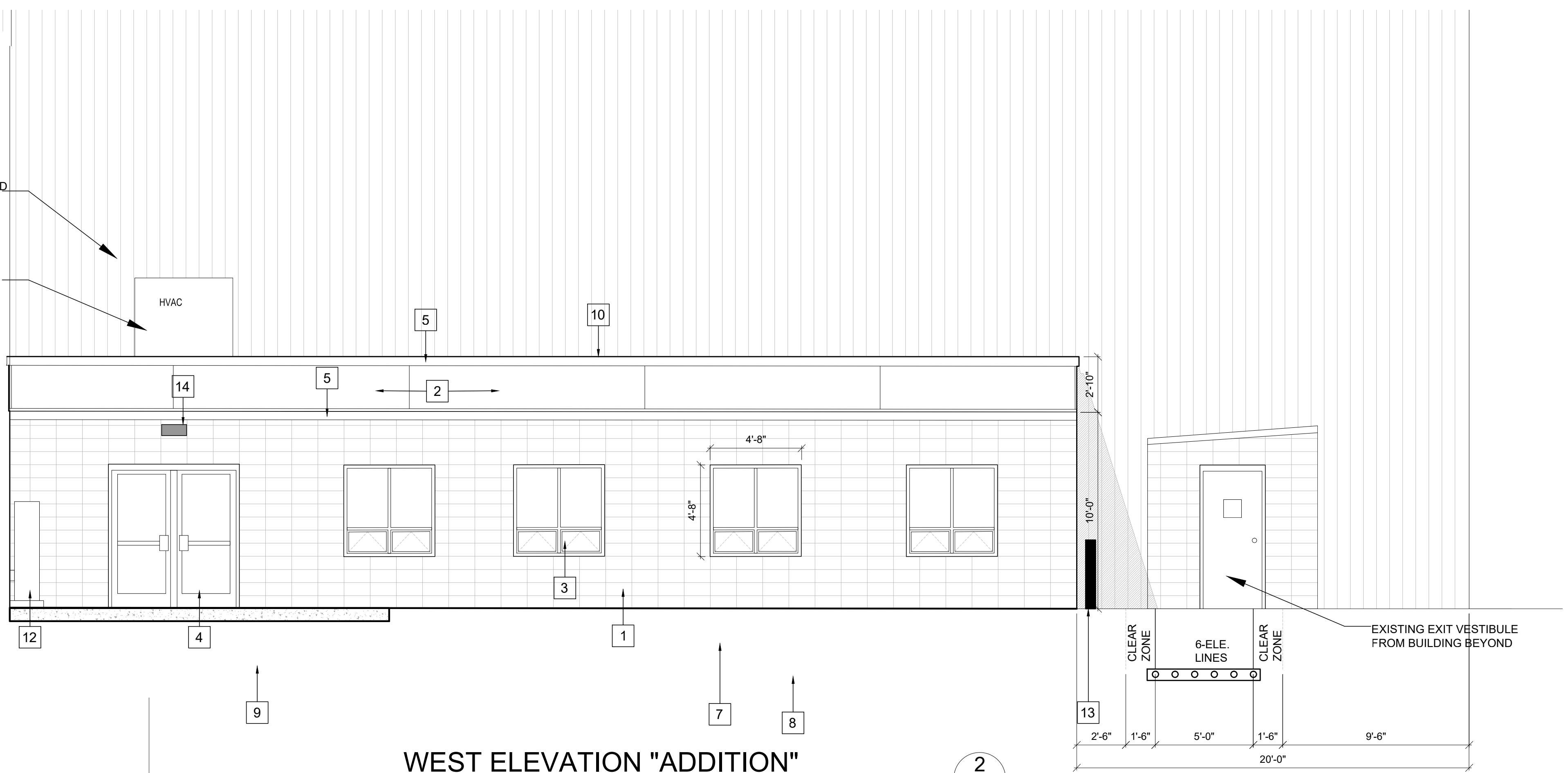
138305 (WE-Energies - ERGS Maintenance Office)_CAD3805 Plan.dwg; 12/15/2020 1:33:10 PM

PLAN NOTES

- 1 DECORATIVE SPLIT-FACE WITH INTEGRAL COLOR (NATURAL COLOR TO MATCH EXISTING) AND NATURAL COLORED GROUT IN STACK BOND, REINF'D PER PLANS
- 2 DECORATIVE 2" CENTRIA FORMAWALL FWDS 2" -22/26ga. W/ 16ga SUPPORTS IN GRAY COLOR TO MATCH EXISTING
- 3 WINDOWS TO BE THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMING WITH 1" / DOUBLE PANED / MEDIUM GRAY TINT / LOW E GAS GLAZING
- 4 STOREFRONT DOORS TO BE THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMING WITH 1" / DOUBLE PANED / MEDIUM GRAY TINT / LOW E GAS GLAZING
- 5 PAC-CLAD OR EQUAL KYNAR 500 PRE-FINISHED ALUMINUM TRIM TO MATCH EXISTING TRIM COLOR AND STYLE WHERE THEY ADJOIN THE EXISTING WALLS
- 6 HOLLOW METAL DOORS & FRAMES -TO BE FACTORY PRIMED, PAINTED ON SITE BY PAINTING CONTRACTOR -FRAMES TO BE TO BE 16 GA STEEL -DOOR LEAVES TO BE 18 GA STEEL -PANIC HARDWARE TO BE VON DUPRIN OR EQUAL-DOOR CLOSERS TO BE LCN 4040 OR EQUAL-EXTERIOR DOOR TO HAVE INSULATED GLASS
- 7 CMU FOUNDATION WALL PER SECTIONS
- 8 POURED CONCRETE FOUNDATION FOOTINGS PER SECTIONS
- 9 EXTERIOR CONCRETE STOOP PAD & FOUNDATIONS
- 10 EPDM ROOF OVER POLYISOCYANURATE INSULATION - SINGLE SLOPE TO EAST
- 11 KYNAR 500 PRE-FINISHED ALUMINUM GUTTER TO MATCH TRIM COLOR . THREE (3) 4" DOWNSPOUTS WITH CUTOUTS INTO PIPED STORM DRAIN AT GRADE
- 12 NEW ELECTRIC / PHONE SERVICE
- 13 6" DIA. CONCRETE FILLED STEEL GUARDPOST WITH YELLOW PLASTIC COVERS
- 14 WALL PACK -

EXISTING WHITE COLORED CENTRIA METAL WALL PANELS BEYOND

NEW HVAC UNIT ON NEW ROOF

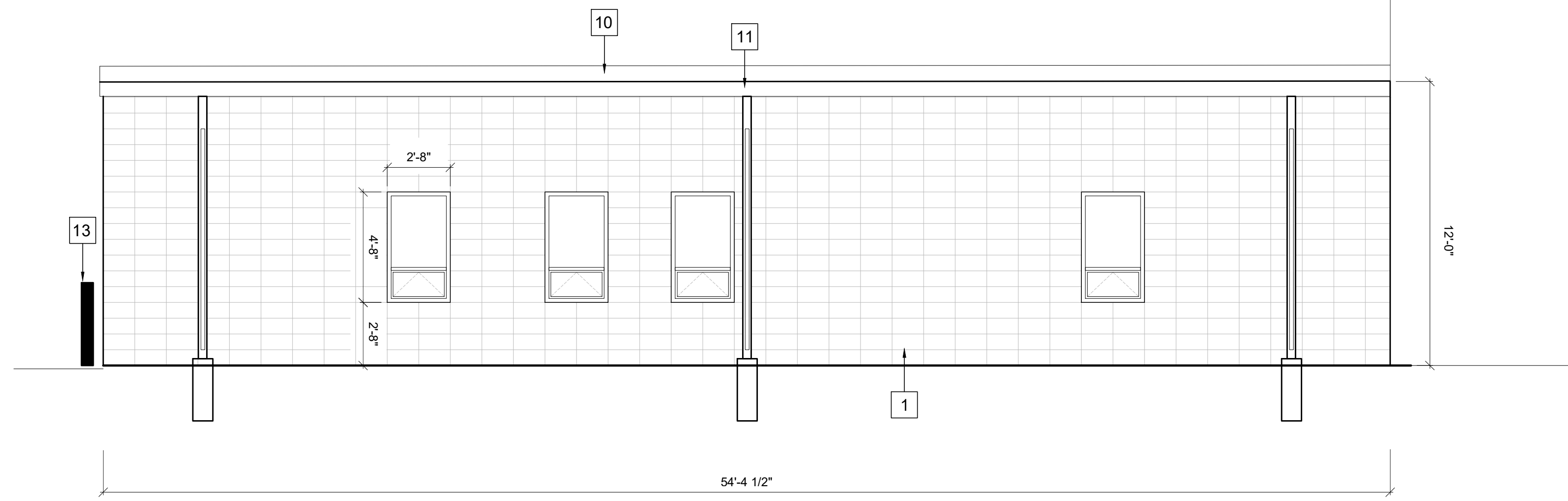


WEST ELEVATION "ADDITION"

1/4" = 1'-0"

2

A2.1

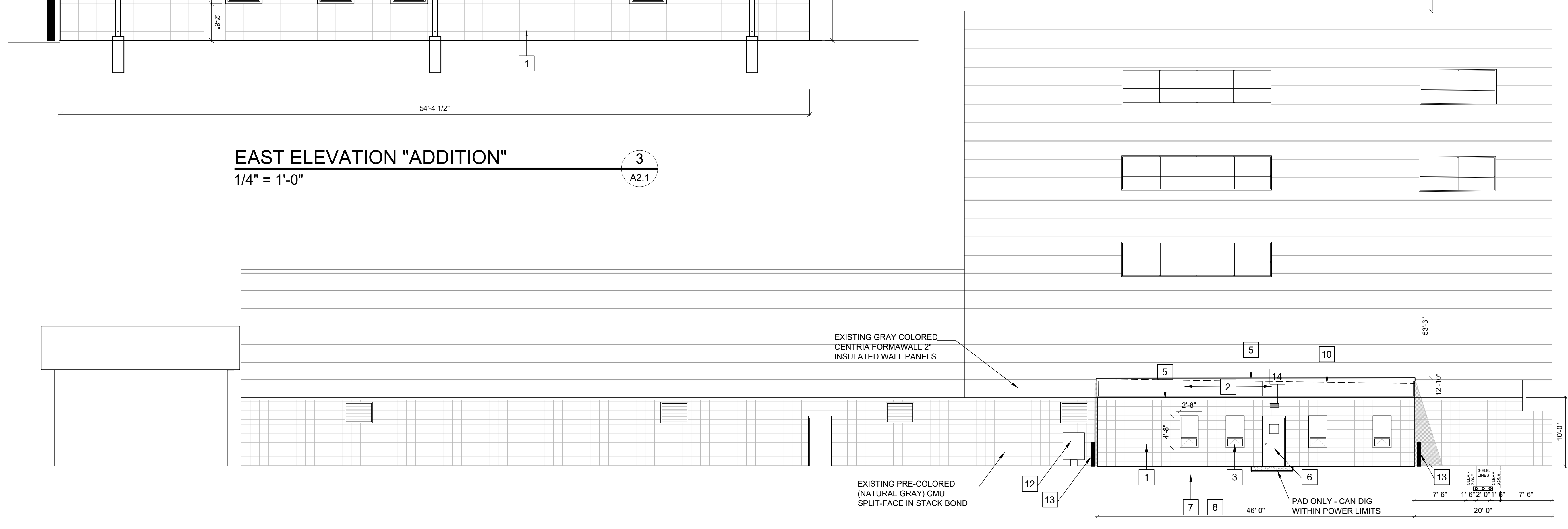


EAST ELEVATION "ADDITION"

1/4" = 1'-0"

3

A2.1

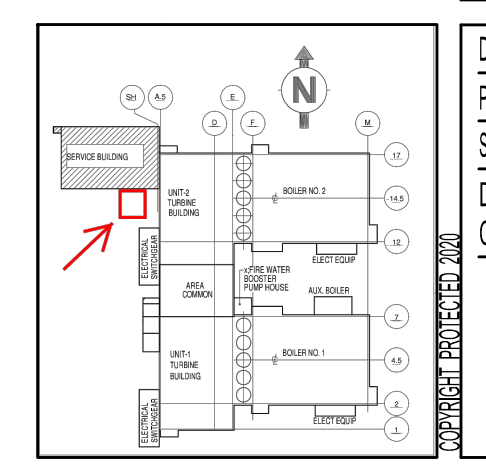


SOUTH ELEVATION "ADDITION"

1/8" = 1'-0"

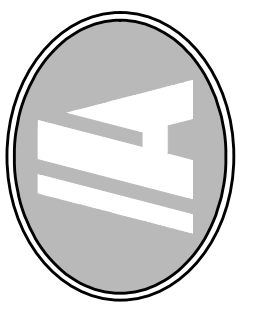
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A2.1



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 New Berlin, WI 53151
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PROPOSED ADDITION FOR: ERGS MAINTENANCE

WE-ENERGIES ERGS SERVICE BUILDING

10800 CHICAGO RD.
 OAK CREEK, WI 53154

DRAFTED BY: NTL-F
 PROJECT DESIGNER: NTL-F
 SUBMITAL DATE: 1/12/2020
 DESIGN NO. 3905
 CONSTRUCTION NO. -

A2.1

13905 WE-Energies - ERGS Maintenance Office1_CAD3905 Plan.dwg: 12/15/2020 1:36:53 PM



OVERVIEW- EXISTING PLANT

2
T1.1



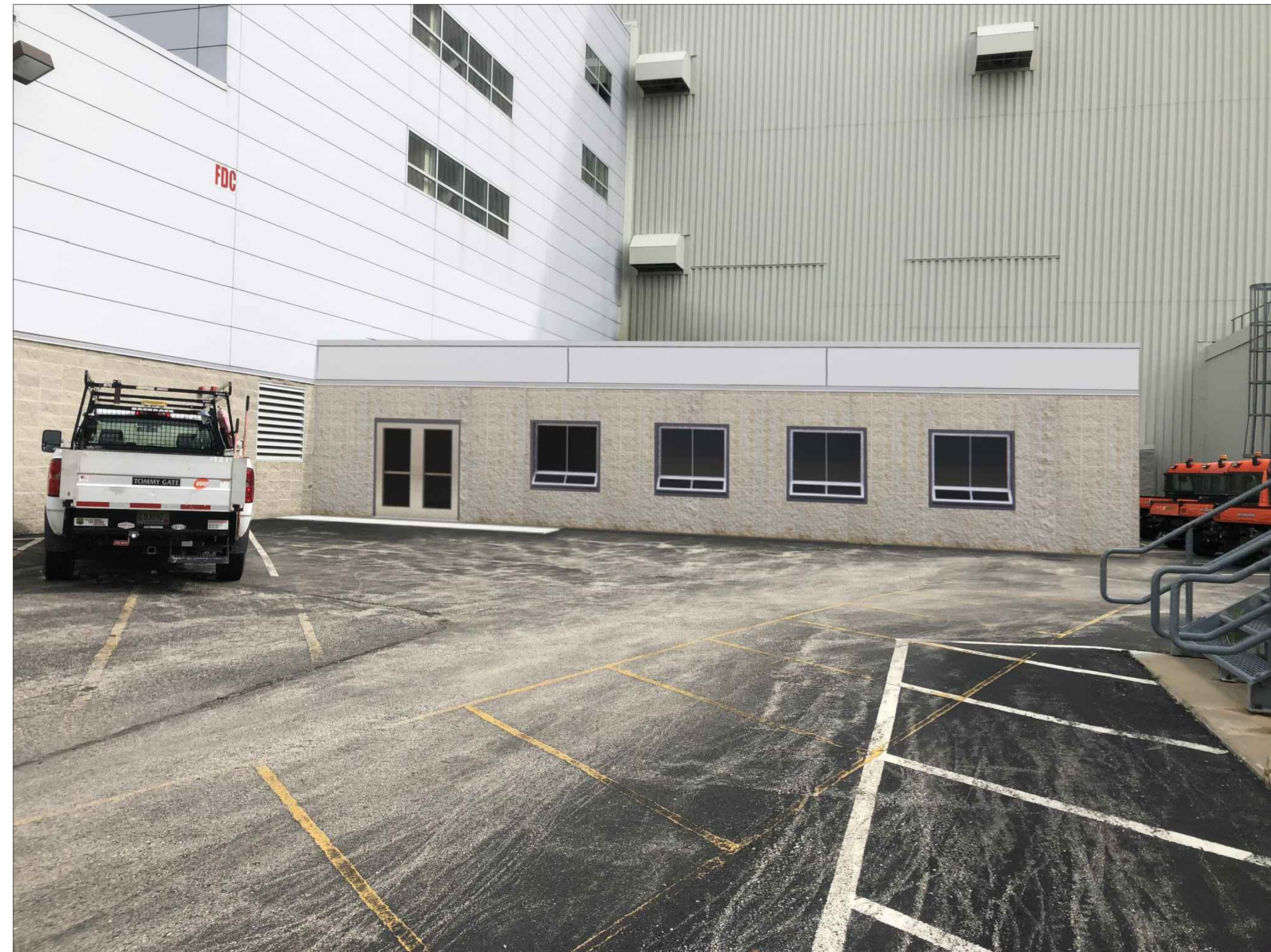
EXISTING PLANT
ENLARGED

3
T1.1



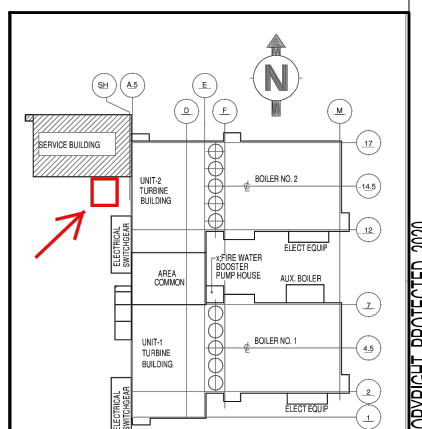
EXISTING SERVICE BUILDING ENLARGED

4
T1.1



WEST ELEVATION - PROPOSED ADDITION

1
T1.1



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PROPOSED ADDITION FOR: ERGS MAINTENANCE
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DRAFTED BY: N.T.L.-F
PROJECT DESIGNER: N.T.L.-F
SUBMITAL DATE: 1-1-2020
DESIGN NO.: 3805
CONSTRUCTION NO.: -

T1.1



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Outdoor Storage

Description: Review a request for a Conditional Use Permit for outdoor storage of materials (crates) on the property.

Applicant(s): Dave Doro, OC Holdings, LLC

Address(es): 10001 S. Howell Ave.

Suggested Motion: Staff does not support approval as stated in the report below. Please see the staff report below for decision procedure when considering the following motion.

That the Plan Commission recommends that the Common Council approves a Conditional Use Permit outdoor storage of materials on the property at 10001 S. Howell Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Commission’s review at the next meeting (January 26, 2021).

Owner(s): OC Holdings, LLC

Tax Key(s): 924-0009-001

Lot Size(s): 24.906 ac

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

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Applicant, on behalf of Komatsu, is requesting recommendation of Conditional Use approval for outdoor storage of materials (crates) on the property at 10001 S. Howell Ave. Outdoor storage is a Conditional Use in the M-1, Manufacturing district.

Per the submitted narrative, Komatsu is planning to consolidate distribution capacity within Oak Creek due to the closure of a Milwaukee area facility. Space limitations within the existing building have led to the request for outdoor storage based on economic considerations. The proposal includes the addition of approximately 2.5 acres of asphalt for the storage of crates on the south and west portions of the property. Parts and products will be stored inside the crates, which range in size from 3x4 to 4x5 and up. The proposal also calls for these crates to be stacked to a height of 6-7 feet. A 6-foot-tall chain link security fence topped with barbed wire currently exists on the property line surrounding the facility. Mesh fabric or plastic inserts have been proposed to be attached to the existing fence for screening purposes.

Landscaping for the storage area is limited to a 6-foot-wide grass strip between the existing security fence and the proposed asphalt, with placeholders for trees on the eastern and northern ends. Detailed landscape plans depicting sufficient screening will be required. Additional lighting will be installed, but plans have not yet been created. Due to the size of the proposed asphalt area, underground stormwater detention is proposed on the west. Plans and specifications for the underground system have not yet been drafted.

Staff have several concerns for the proposal:

- The extent of the outdoor storage area is roughly 10% of the size of the parcel itself. Staff strongly support the expansion of the building to accommodate additional product capacity rather than the proposed expansive asphalt for exterior storage. Financial considerations are not part of local review criteria. Should the proposal be recommended for approval, a reduction in the total outdoor storage area may be recommended for consideration.
- There are no physical delineators for the storage areas. Although the narrative indicates that the crate storage will be striped to distinguish from drive aisles, there are no physical measures proposed to prevent the storage of crates on grass or elsewhere on the property. The narrative mentions a policy will be provided to Komatsu employees regarding striped storage areas. Staff have not been provided with a maximum number of crates to be stored in these areas. Drive aisles must be kept clear for emergency response purposes.
- Staff have not been provided with details for the parts and products proposed to be stored in the crates. Flammable materials will be restricted or prohibited from the outdoor storage areas. No outdoor storage of materials unrelated to the business or outside of the designated areas will be allowed. Items including, but not limited to, boats, personal vehicles, and recreational vehicles will be prohibited from storage onsite. These limitations will be incorporated into proposed Conditions and Restrictions if the Conditional Use is recommended for approval.
- Crates are proposed to be stacked to or exceeding the height of the existing security fence. Should the proposal be recommended for approval, crates will not be allowed to be stacked to be visible above the fence.
- Landscaping for screening purposes must meet Code requirements. Staff are concerned for the maintenance of the 6-foot grass strip between the existing security fence and the crates. Staff have also previously expressed concerns for the proposed mesh fabric and plastic inserts for the fence for screening purposes. Mesh fabric frequently comes loose from fences and is removed. They also can be less than effective at providing sufficient screening. Similarly, the plastic inserts are often broken

and removed without being replaced. The Alderman for the District has expressed concerns for adequate screening of the storage areas. While the specific screening methods for the outdoor storage area can be discussed during the required Plan Review process, Plan Commissioners should be aware that adequate screening measures will be incorporated into Conditions and Restrictions should the proposal be recommended for approval.

- Lighting plans will be required to meet Code requirements, and Conditions and Restrictions may include a limitation on the heights of new poles, will require all fixtures to be shielded and directed downward, and may limit the temperature to a maximum of 3,500 Kelvins. The Alderman for the District has expressed concerns for additional lighting in the area that may be seen from residential and adjacent properties.
- An existing facility in the Milwaukee area provides an example of how outdoor storage areas and crate stacking are currently addressed. The Google images included with this report show crates stacked well above the existing fence line, the ineffectiveness of the mesh fabric on the fence for screening purposes, and how storage of materials and products occurs outside of designated striped areas. Should the proposal be recommended for approval, Conditions and Restrictions will specify that screening – fencing and landscaping - must be maintained, and that no areas outside of the designated and striped storage areas as approved by the Plan Commission during the Plan Review process will be allowed.
- Due to the aforementioned concerns as well as for the long-term use of the property, staff will be recommending a maximum 5-year effective period (or other term as approved by the Plan Commission and Common Council) for the Conditional Use Permit. The Permit will be non-transferrable, and issued specifically to Komatsu.

Plan Commissioners should be aware that approval of the Conditional Use Permit does not relieve the requirement for or preclude subsequent reviews or approvals. Such reviews may include, but may not be limited to, Plan Review, paving permits, erosion control and grading plan approvals, and stormwater permits.

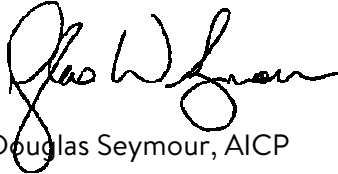
Below are two options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific Code Sections and reasons upon which the disapproval was based.
- Recommendation of Approval - Should the Plan Commission determine that the proposed Conditional Use Permit request is acceptable, the suggested motion would proceed as with other recommendations for approval. In the event that the proposal is recommended for approval, staff will prepare Conditions and Restrictions that for review at the January 26th 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. However, disapproval would likely result in the existing vacant condition of the property to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



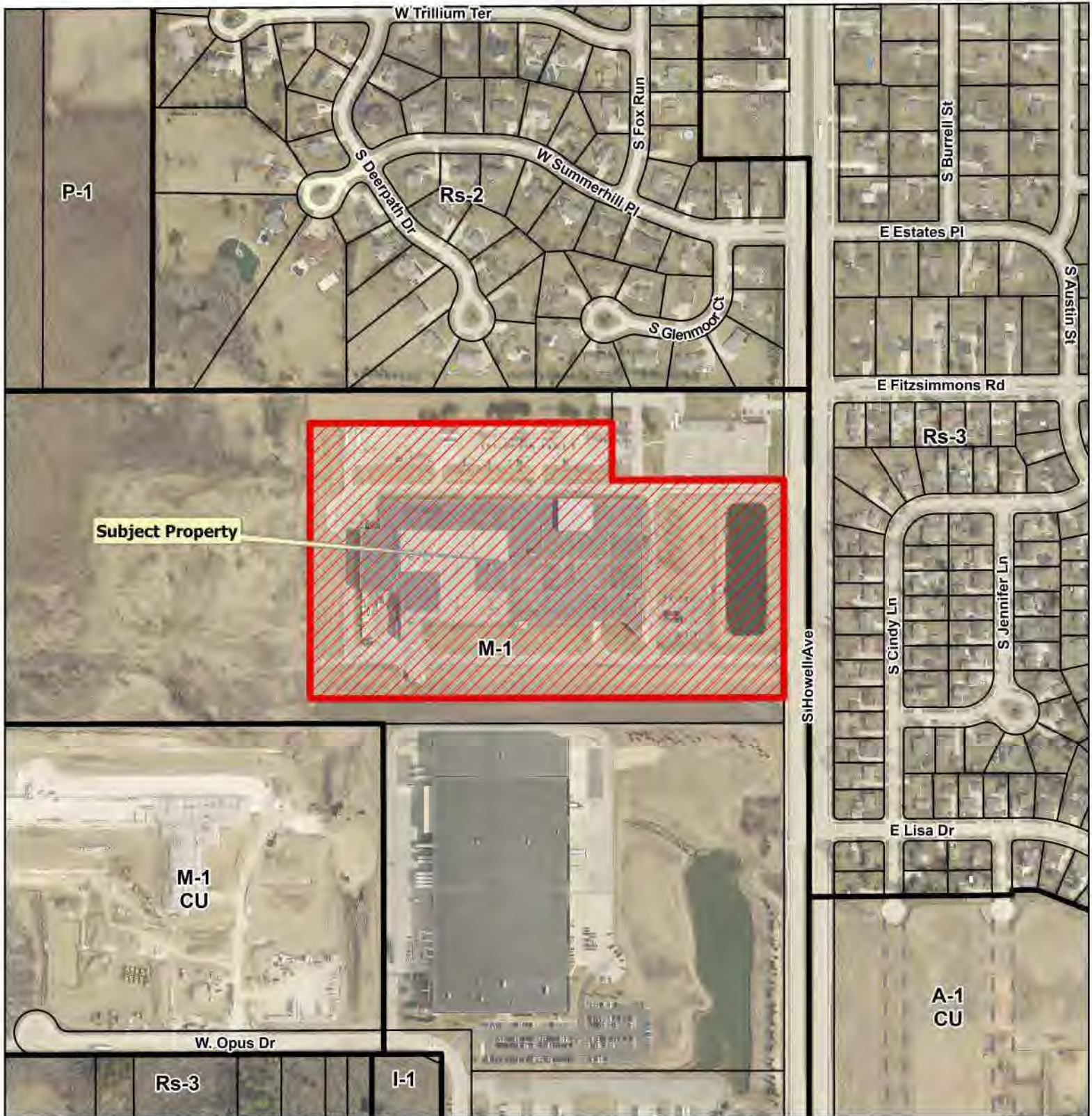
Kari Papelbon, CFM, AICP
Planner

Attachments:

- Location Map
- Narrative Email (2 pages)
- Conceptual Plans (3 pages)
- Google Images (2 pages)

LOCATION MAP

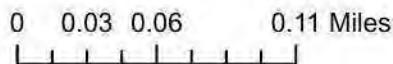
10001 S. Howell Ave.



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



Community Development



- Parcels
- Zoning
- Official Map

Legend

- Floodway
- Flood Fringe
- 10001 S. Howell Ave.

Kari Papelbon

From: Kevin Risch <kevin-risch@att.net>
Sent: Monday, December 28, 2020 1:10 PM
To: Kari Papelbon
Cc: Kendor Marine; Christopher Farmer; Phuong Nguyen
Subject: RE: Oak Creek Plan Commission Application -- Komatsu Lot Expansion

Kari,

I am responding on behalf of the owner to your email sent on December 22, 2020. See Below Responses (in **Red**) after each Comment/Question

Narrative:

Komatsu is in the process of closing an existing building in the Milwaukee area and is looking to consolidate its distribution abilities in the City of Oak Creek. However, due to space limitations inside the current building, the most economical solution is to provide outside storage for their product distribution. Therefore, in order to facilitate this decision, Komatsu needs to know if the City will partner with them by allowing them to consolidate into this one site and expand their distribution in the City of Oak Creek.

The project intent is to expand the pavement surface area in order to provide space for the storage of shipping crates for delivery to customers. The areas of expansion include the west & south sides of the property which abut an undeveloped environmental land on the west and fulfillment center and FedEx shipping complex on the south. The intent is to provide fence screening options along the south property line (if deemed necessary by the City of Oak Creek). This screening product will be either a screening fabric attached to the fence from top to bottom or by use of plastic "W" slats woven into the existing chain link fence. This pavement expansion will include asphaltic surface with an aggregate base and will require adding additional light pole fixtures on the existing poles or adding new poles to achieve the required light levels. Additionally, this project will analyze the increase in impervious surface and design a storm sewer system to manage off-site runoff consistent with City Requirements. All paved surface will include pavement marking to delineate between the driving aisles and the crate storage areas. The final landscaping will include grass turf around the perimeter with trees on both ends of the pavement as shown on the concept plan.

I hope this addresses your concerns and if you need additional information, don't hesitate to contact me.

Regards,

Kevin Risch, P.E.

On Tuesday, December 22, 2020, 3:43 PM, Kari Papelbon <kpapelbon@oakcreekwi.org> wrote:

Good afternoon.

Staff met this morning to discuss the proposed Conditional Use Permit request for outdoor storage on the property at 10001 S. Howell Ave. in Oak Creek, and had the following comments/questions:

- The application mentions semi-trailer storage/parking **This was a mistake to place the trailer storage language. The new pavement will primarily be for the shipping crates that will be eventually loaded in trailers for delivery**; however, the concept plan proposes only outdoor storage of crates. Where is the proposed semi-trailer storage/parking located? **The intent is to keep the trailer parking in the same location as they are today, which is currently located on the northwest corner of the lot.** How will that be screened? **Currently there are berms with evergreen trees between the trailer parking lot and the subdivision to the north**
- Will the crates in the proposal be empty? **No, they will always have parts and product in them when they are placed on the pavement.**
- Will the “stalls” for the crates be striped? If not, how will the aisles be kept clear? **Yes, the lot will be clearly striped to identify the aisles from the crate storage areas.**
- How tall are the crates? Will they be stacked? If so, how tall will the stacks be? **The crates will vary in size, with the stack heights being between 6-7 feet high. The crates would be 3x4, 4x5, 5,6, etc... The size will depend on the parts that are in the crates.**
- How will the 6-foot grass strip between the paved area for the crates and the fence be maintained? **We would mow per the lawn maintenance contract. We would also have a policy for our employees to only store crates inside the striped lines.**
- A landscape plan was not included in the proposal, nor were there details for the proposed fence screening. Review of both is the Plan Commission’s jurisdiction and will be required. **This will ultimately be part of the plans, However, the owner did not want to put a lot of energy in plans and engineering if the expansion was not going to receive Plan Commission Approval.**
- A lighting plan with details for the poles, fixtures, and photometrics was not included. This will be required. All light sources are required to be directed downward and shielded. **This will ultimately be part of the plans, However, the owner did not want to put a lot of energy in plans and engineering if the expansion was not going to receive Plan Commission Approval.**
- We did not receive a narrative for this proposal. Please provide at your earliest convenience, and incorporate the rationale for the outdoor storage as opposed to storing the crates inside the building. **See beginning of this email for narrative.**
- Storm water management plan and agreement will be required. Must meet City's storm water ordinance in Chapter 13 of the Municipal Code. **This will ultimately be part of the plans, However, the owner did not want to put a lot of energy in plans and engineering if the expansion was not going to receive Plan Commission Approval.**

It should be noted that the proposal did not receive support from staff during review. **What does this mean? If staff is not in support, does that mean that the P.C. will not be in support?** If recommended for approval by the Plan Commission, there will be Conditions and Restrictions for the use which may include requirements addressing the above.

If you have any questions, do not hesitate to email me.

Kari Papelbon, CFM, AICP • Planner
City of Oak Creek • Community Development
8040 South 6th Street • Oak Creek, WI 53154
P: 414-766-7027
kpapelbon@oakcreekwi.org

CITY OF
OAK CREEK

CITY OF
OAK CREEK

0' 50' 100'

KOMATSU 10001 S. HOWELL AVE

CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING

CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING



CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING

TYPICAL STORAGE CRATES

12' TYP. AISLES

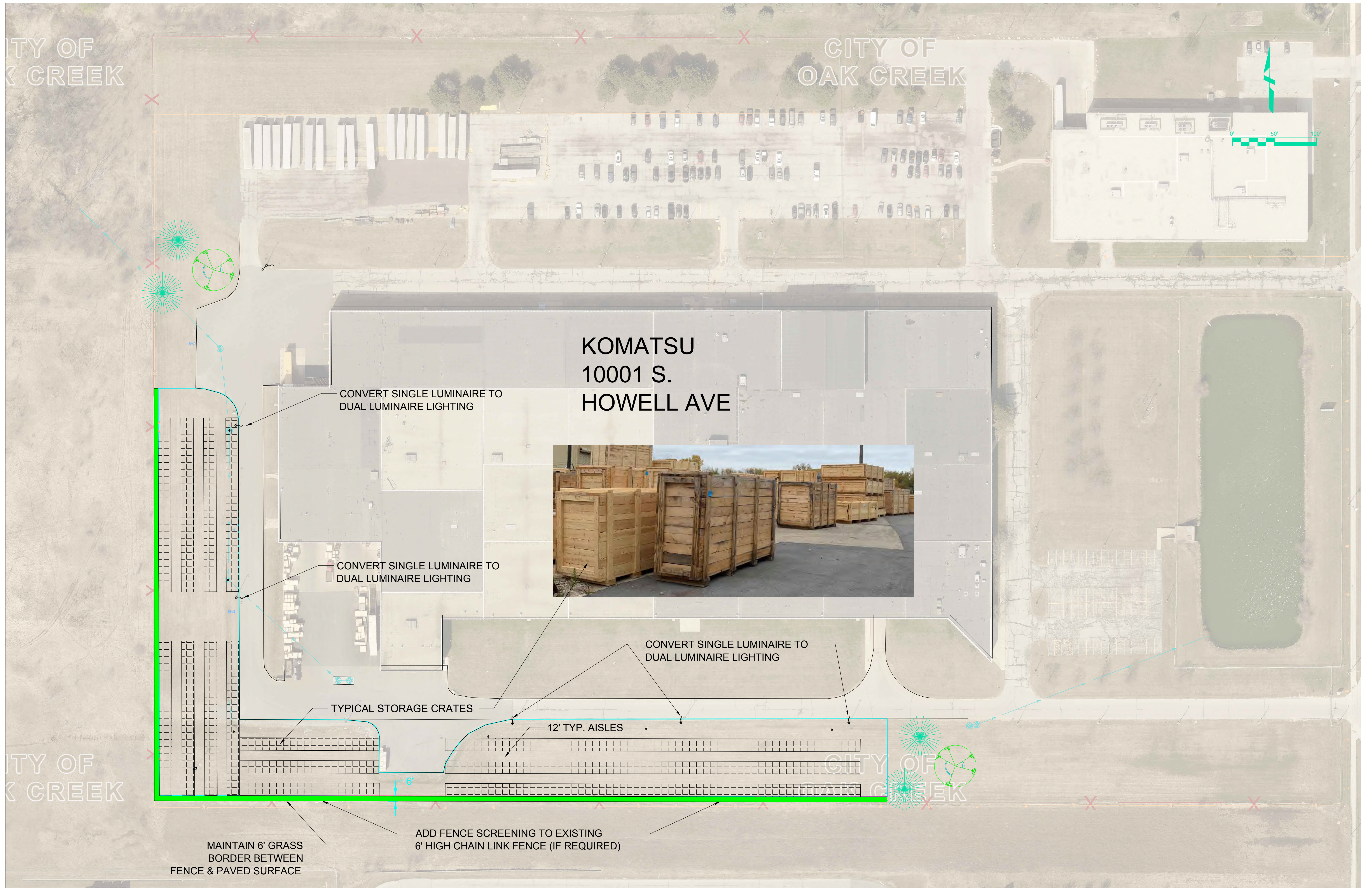
6'

MAINTAIN 6' GRASS
BORDER BETWEEN
FENCE & PAVED SURFACE

ADD FENCE SCREENING TO EXISTING
6' HIGH CHAIN LINK FENCE (IF REQUIRED)

CITY OF
OAK CREEK

CITY OF
OAK CREEK



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KOMATSU
10001 S. HOWELL AVE

CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING

UNDERGROUND STORMWATER
DETENTION (AS REQUIRED PER
DESIGN)

CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING

PROPOSED PARKING LOT
ASPHALT EXPANSION FOR
EXTERIOR STORAGE

DOUGLAS FIR

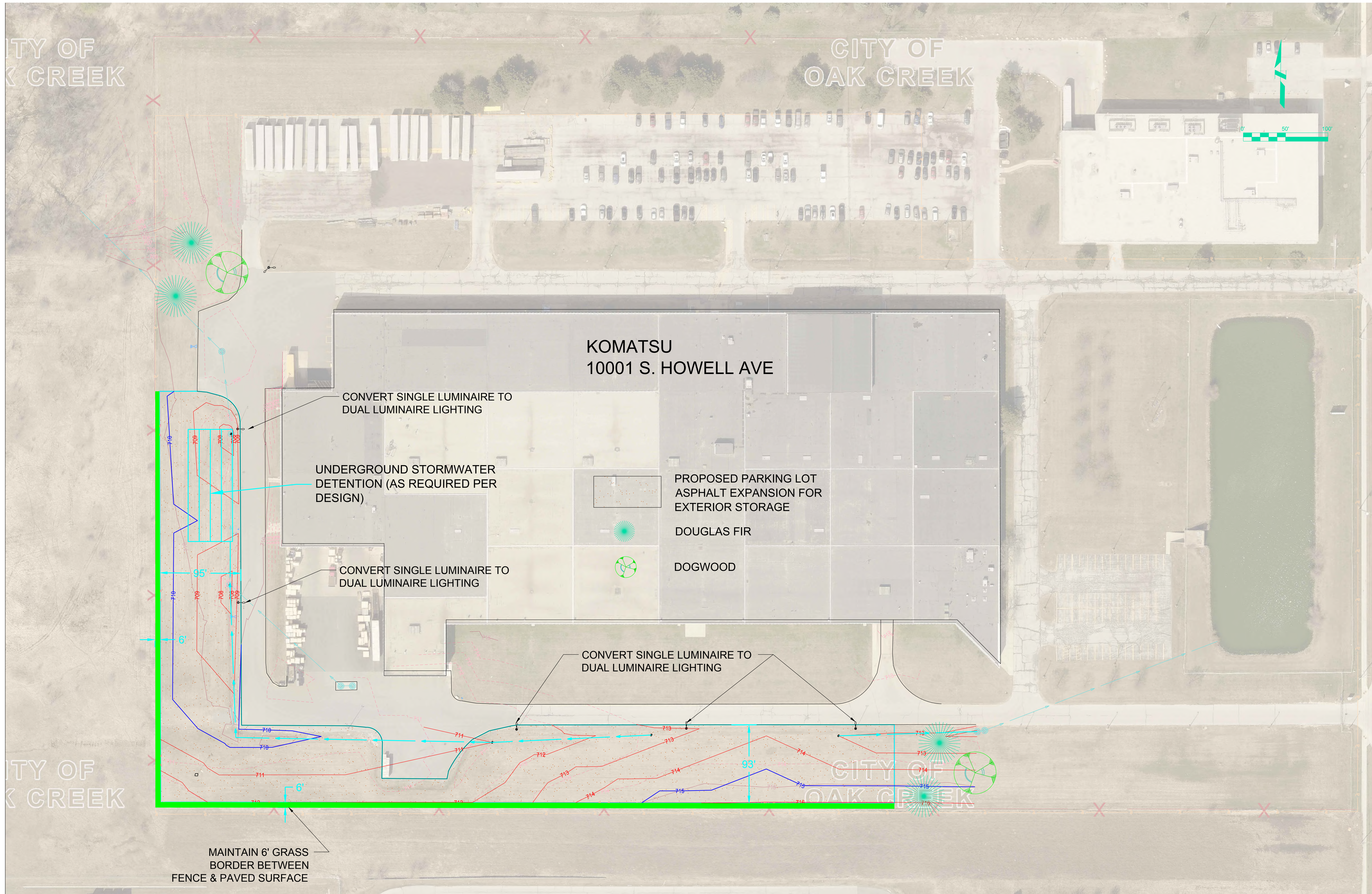
DOGWOOD

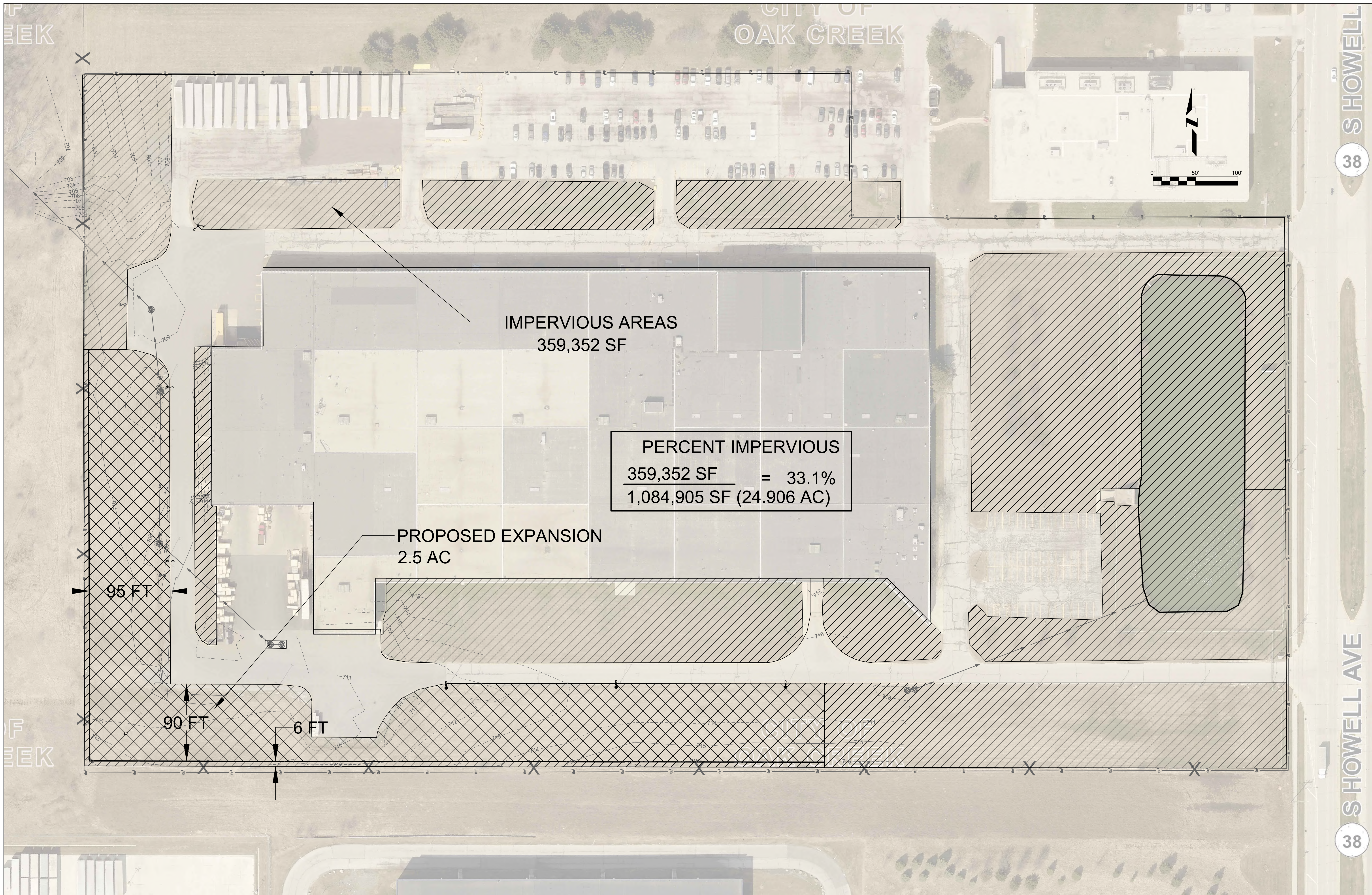
CONVERT SINGLE LUMINAIRE TO
DUAL LUMINAIRE LIGHTING

MAINTAIN 6' GRASS
BORDER BETWEEN
FENCE & PAVED SURFACE

CITY OF
OAK CREEK

CITY OF
OAK CREEK





IMPERVIOUS AREAS
359,352 SF

PERCENT IMPERVIOUS
 $\frac{359,352 \text{ SF}}{1,084,905 \text{ SF (24.906 AC)}} = 33.1\%$

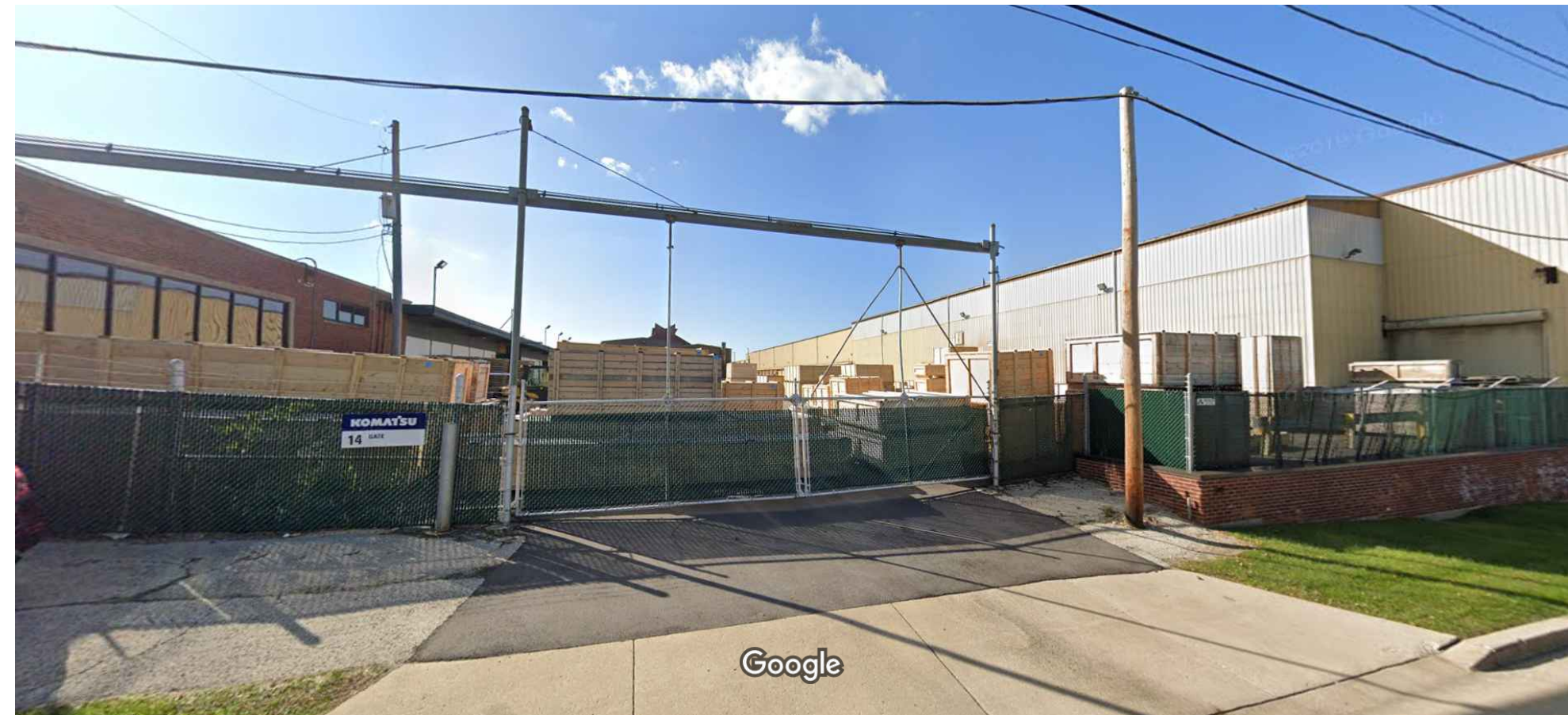
PROPOSED EXPANSION
2.5 AC

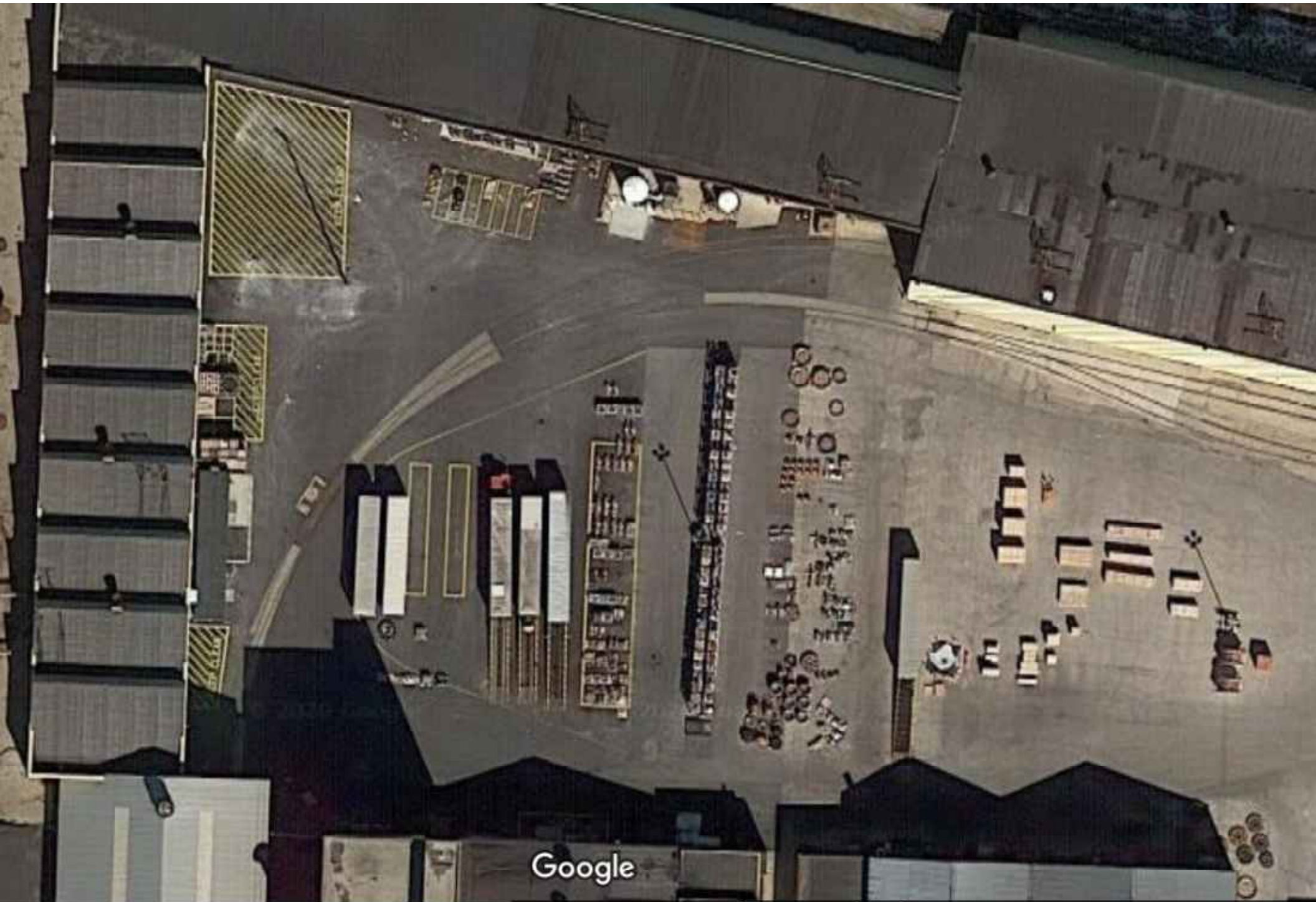
95 FT

90 FT

6 FT

Google Maps 714 S 39th St







PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review of a Certified Survey Map request to combine the properties at 501 & 315 W. Rawson Ave.

Applicant(s): David Wynn, Blain Supply, Inc.

Address(es): 501 & 315 W. Rawson Ave.

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by David Wynn, Blain Supply, Inc., for the properties at 501 & 315 W. Rawson Ave. be approved with the following conditions:

1. That a 10-foot-wide public utility easement along the entire north property line is added to the map prior to recording.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Owner(s): Farm & Fleet of Janesville, Inc. & Residential Real Estate, LLC

Tax Key(s): 765-9046-000 & 765-9994-000

Lot Size(s): 13.859 ac (following consolidation)

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

Overlay District(s): CCU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial, Floodway

Background:

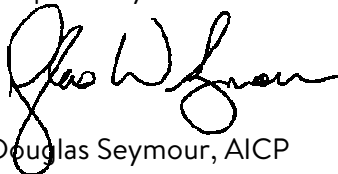
The Applicant, with support of the current owner of 315 W. Rawson Ave., is requesting approval of a Certified Survey Map (CSM) to combine the properties at 501 & 315 W. Rawson Ave. This is in anticipation of purchasing the adjacent property, currently developed with a single-family residence, for an expansion to the existing Farm & Fleet parking lot and an outdoor storage area. These proposals will be reviewed in the next agenda items.

Both parcels are currently zoned B-4, Highway Business, and the Farm & Fleet parcel is subject to a Special Use approval granted in 1984 (the CCU designation). Following combination, the parcel will be just under 14 acres in size. Existing structures on the residential lot will be removed as indicated on the map. Access is restricted to existing drives for Farm & Fleet – no additional access to Rawson Ave. will be allowed. Floodway and flood fringe areas are shown on the east portion of the property, as is an existing sanitary easement along the north portion of the residential lot. Per the Water and Sewer Utility, an easement is required for the existing sanitary sewer that is on the property at 501 W. Rawson, and an additional 10-foot easement is needed on the property at 501 W. Rawson Ave. due to the presence of a water main 2 feet off the right-of-way line. Both may be accommodated in a 10-foot-wide public utility easement along the length of the entire north property line.

With the above in mind, and incorporating suggested conditions of approval in the motion, staff have no objection to combining the parcels via CSM.

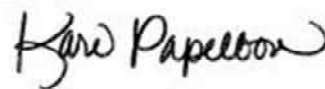
Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval may affect the anticipated purchase of 315 W. Rawson Ave. for the proposed site modifications and Conditional Use Permit requests in the next agenda items.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

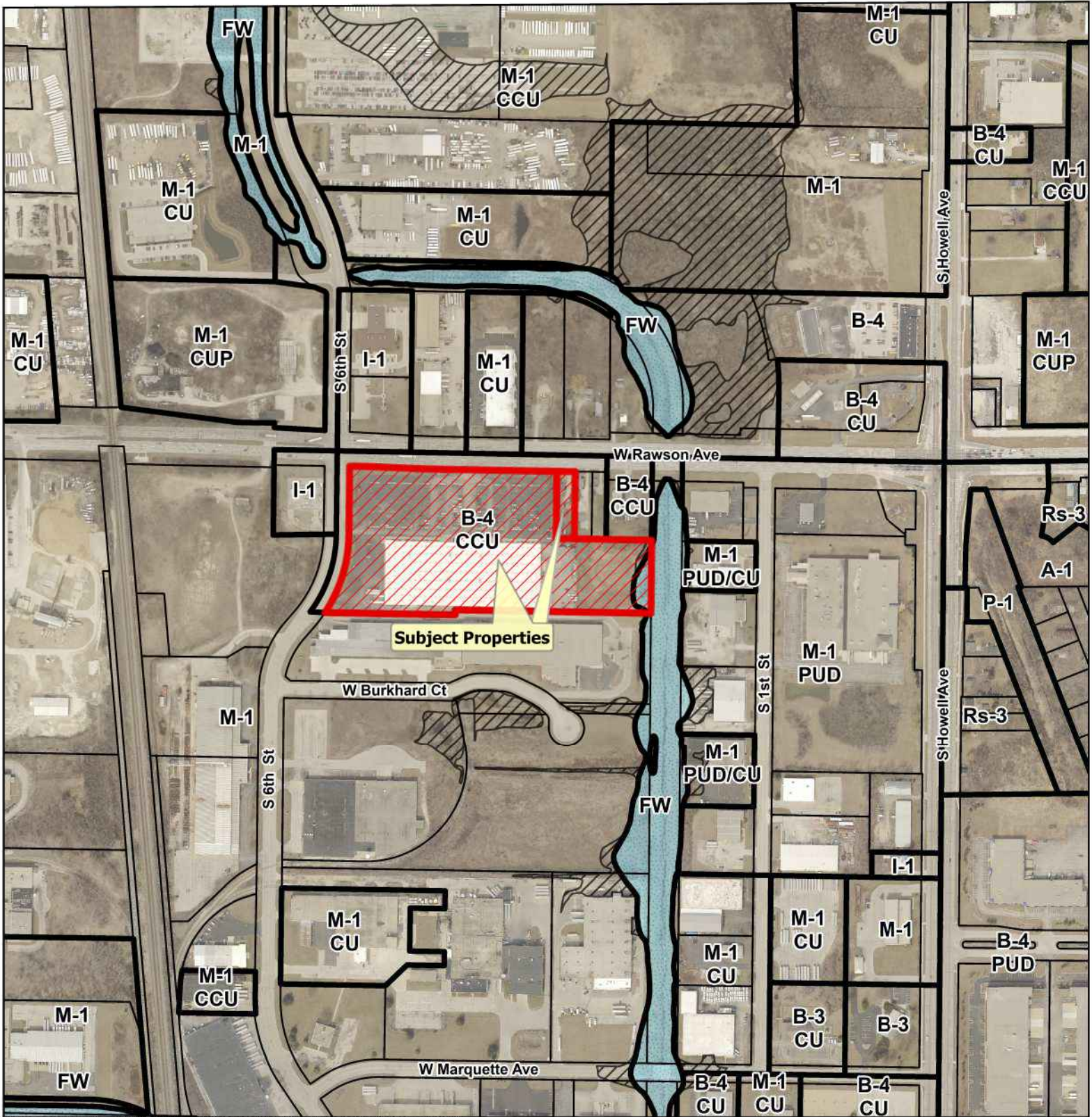
Attachments:

Location Map

Proposed CSM (4 pages)

LOCATION MAP

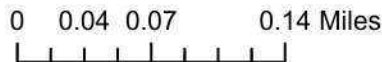
501 & 315 W. Rawson Ave.



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



Community Development



Legend

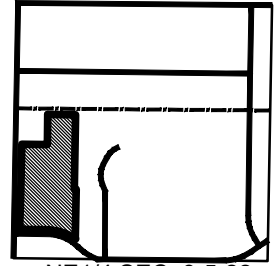
- Parcels
- Zoning
- Official Map
- Floodway
- Flood Fringe
- Subject Properties

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6758, RECORDED AS DOCUMENT NO. 7844390, AND LANDS, ALL IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



VICINITY MAP



NE 1/4 SEC. 8-5-22
SCALE: 1" = 2000'



OWNER/SUBDIVIDER:
FARM AND FLEET OF
JANESVILLE, INC.
c/o JANE BLAINE GILBERTSON
3507 E. RACINE STREET
JANESVILLE, WI 53547

AND

SHARON G. ORTELL
315 W. RAWSON AVE.
OAK CREEK, WI

PARCEL ADDRESSES:

315 & 501 W. RAWSON AVE

TAX-KEY NOS.

765-9046-000, 765-9994-000

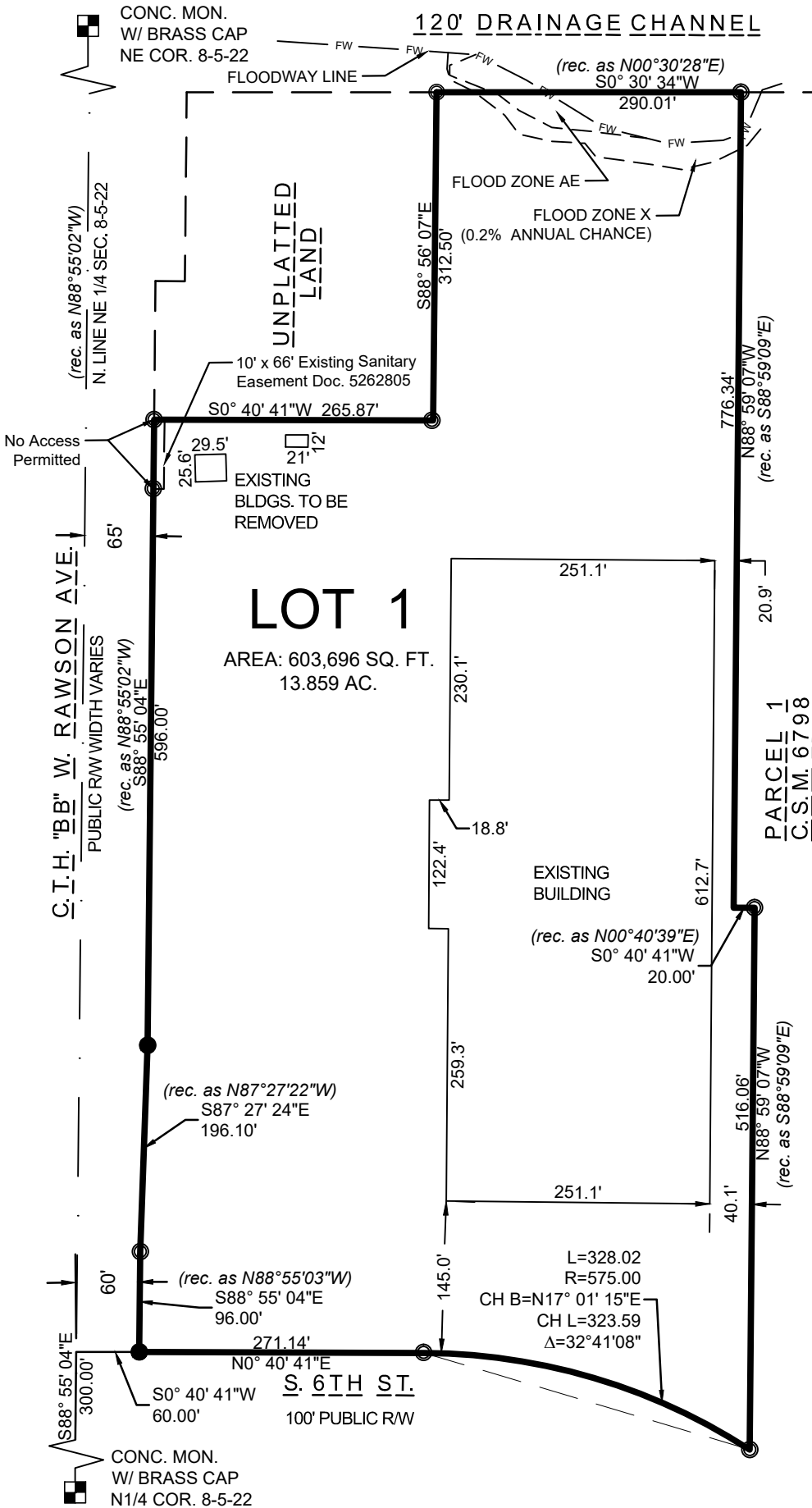
LEGEND & NOTES:

- FOUND 1" DIAM. METAL PIPE
- SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

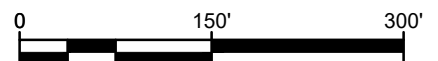
COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE NORTH LINE OF THE NE 1/4 OF SEC. 8-5-22 BEARING N 88°55'04" W, AS PUBLISHED BY SEWRPC, NAD 1927.

(rec. as N88°55'03"W) INDICATES RECORDED AS BEARINGS.

FLOODPLAIN LINES BASED ON FEMA FIRM PANEL 55079C0166E DATED 9/25/2008



GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6758, RECORDED AS DOCUMENT NO. 7844390, AND LANDS, ALL IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, SURVEYOR'S CERTIFICATE MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 1 of Certified Survey Map No. 6758, recorded as Document No. 7844390, and lands, all in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 8, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 8; thence South 88°55'04" East, 300.00 feet along the north line of said Northeast 1/4 section; thence South 0°40'41" West, 60.00 feet to the south line of C.T.H. "BB" - West Rawson Avenue and to the point of beginning; thence South 88°55'04" East, 96.00 feet along said south line; thence South 87°27'24" East, 196.10 feet along said south line; thence South 88°55'04" East, 596.00 feet along said south line; thence South 0°40'41" West, 265.87 feet to a north line of said Parcel 1 of Certified Survey Map No. 6758; thence South 88°56'07" East, 312.50 feet along said north line to the east line of said Parcel 1; thence South 0°30'34" West, 290.01 feet along said east line to the north line of Parcel 1 of Certified Survey Map No. 6798; thence North 88°59'07" West, 776.34 feet along said north line; thence South 0°04'41" West, 20.00 feet along said Parcel 1; thence North 88°59'07" West, 516.06 feet along said north line to the easterly line of South 6th Street and the beginning of a 575.00 foot radius curve to the left, whose chord bears North 17°01'15" East, 323.59 feet; thence northwesterly 328.02 feet along said easterly line and the arc of said curve; thence North 0°40'41" East, 271.14 feet along said easterly line to the point of beginning.

Said parcel contains 603,696 square feet or 13.859 acres of land, more or less.

That I have made the survey, land division, and map by the direction of the owner of said land. That the map 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 s. 236.34 of the Wisconsin Statutes and the City of Oak Creek Code of Ordinances in surveying, dividing and mapping the same.

BAIBA M. ROZITE S-2351 _____ DATE _____

PLAN COMMISSION APPROVAL CERTIFICATE

Approved by the Plan Commission of the City of Oak Creek, this ____ day of _____, 20 ____

Daniel J. Bukiewicz, *Chair*

Douglas Seymour, *Secretary*

COMMON COUNCIL APPROVAL CERTIFICATE

Approved by the Common Council of the City of Oak Creek, this ____ day of _____, 20 ____ by Resolution No. _____.

Daniel J. Bukiewicz, *Mayor*

Catherine A. Roeske, *City Clerk*

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6758, RECORDED AS DOCUMENT NO. 7844390, AND LANDS, ALL IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

FARM AND FLEET OF JANESVILLE, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map. **FARM AND FLEET OF JANESVILLE, INC.**, as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection:

CITY OF OAK CREEK

WITNESS the hand and seal of said owner this ____ day of _____, 20__.

FARM AND FLEET OF JANESVILLE, INC.

signature
JANE BLAINE GILBERTSON, OWNER

STATE OF WISCONSIN)
_____ COUNTY) :SS

Personally came before me this ____ day of _____, 20__, the

above-named JANE BLAINE GILBERTSON, to me known to be the person who executed the

foregoing instrument, and to me known to be such OWNER, of **FARM AND FLEET OF JANESVILLE, INC.**, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(SEAL) _____
NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial, Floodway

Background:

The Applicant, with support of the current owner of 315 W. Rawson Ave., is requesting site, building, and related plan approval for a proposed canopy addition to the east side of the existing building on the property located at 501 W. Rawson Ave., and an expansion of the parking lot onto the property at 315 W. Rawson Ave. These properties were subject to the CSM review in the previous agenda item. A Conditional Use Permit request for outdoor storage and display of retail merchandise, related to the parking lot expansion, is the next agenda item for Plan Commission consideration.

For ease of review, the requests will be divided in this report.

Canopy Addition

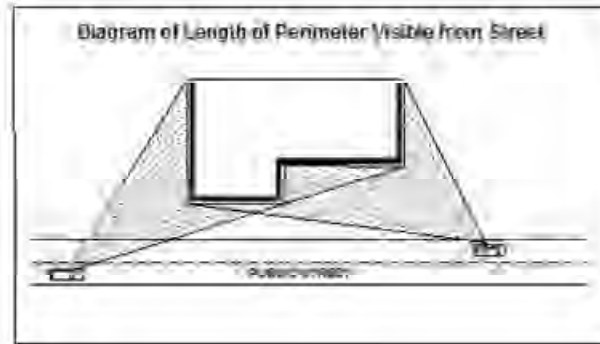
Farm & Fleet currently has a fenced area located on the east side of the building that was initially used for an outdoor garden center. Part of the proposal includes repurposing this area for a drive-through pick-up location, which will be covered by a proposed 83’ (l) x 42’ 6” (w) x 22’ (h) canopy connected to the building. Customers will be directed to pick-up through a sign canopy (aka, “archway”) connected to the building at the fenced and gated entrance. Both proposed structures meet setback requirements.

Existing cyclone fencing on the north side of the former outdoor garden center will be replaced with an 8-foot-tall black vinyl-coated chain link security fence, a 34-foot-wide entrance gate, and a 24-foot-wide exit gate. Directional arrows will be painted on new asphalt to direct traffic flow from the parking lot, through the canopy, and back out toward the exit gate to the easternmost parking aisle.

Although not part of this review, staff have worked with the Applicant to ensure that the proposed sign on the sign canopy structure meets the dimensional requirements for a wall sign. Code limits canopy signs to a maximum of two (2) square feet; however, based on the size of the sign canopy structure itself, the connection to and visual extension of the existing north façade, and the treatment of similar structures in the City, staff have determined that it may utilize the same dimensional standards as for wall signs. Therefore, only a building permit will be required for a compliant wall sign.

The pick-up canopy is proposed to be constructed with painted steel and prefinished metal fascia. The sign canopy will be constructed of steel and a 41’ (l) x 4’ 11” composite aluminum panel to match the existing building. Only the proposed channel letters will be illuminated on the sign canopy. Metal panels are not listed as approved primary building materials in the Municipal Code. Additionally, Section 17.1009(a)(2)(ii) states: “The façade of a manufacturing, commercial, office, institutional, or park building shall be finished

with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with an acceptable glass, brick or decorative masonry material.”



However, the Plan Commission has the discretion to adjust this minimum for building additions. Any modification to the above Code Sections will require a $\frac{3}{4}$ majority approval of the Plan Commission. Staff have no objections to the proposed materials.

Landscaping is provided at the two islands in front of the entrance/exit in addition to the landscaping for the parking lot expansion. As the replacement fence is proposed on the property (its current location), no landscaping is proposed north of the fence.

Parking Lot Expansion

In the previous agenda item, the Plan Commission reviewed a request to combine the properties at 501 & 315 W. Rawson Ave. Farm & Fleet are acquiring the property at 315 W. Rawson Ave. to expand the existing parking area to the east. Most, if not all, of the expansion will be utilized for proposed outdoor storage and display of trailers in the Conditional Use Permit request (Item 5f). Due to a previous Special Use approval in 1984, the parking may not be any closer to Rawson Ave. than 30 feet, and must be a minimum of 10 feet from the side lot line. As proposed, the parking lot expansion meets both setback requirements.

Preliminary lighting plans have been submitted for the proposed new poles in the expansion area. Staff have informed the Applicant of the requirements for all fixtures to be directed downward, shielded (especially on the side adjacent to the residence to the east, and limited to a maximum temperature of 3,500 Kelvins. The Applicant has indicated their intentions to comply with these requirements.

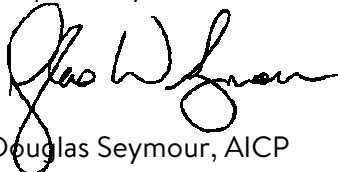
Landscape plans have also been submitted incorporating screening of the parking to the north and east. All screening materials must be installed and maintained at a minimum height of three (3) feet per Code. Staff have also informed the Applicant of the general requirement to maintain landscaping on the property in accordance with previous approvals and Code requirements. While five (5) additional trees have been proposed along Rawson Ave. west of the landscape drift for screening the parking lot expansion, Code

requires a minimum of 1 tree and 5 shrubs for every 35 linear feet of parking lot adjacent to a public street. Minor modifications to the landscaping may also be required to ensure Code compliance.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.


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

Project Description (1 page)

Plans

 Civil, C001-C500 (7 pages)

 Canopy and Sign Plans (11 pages)

 Landscape Plans (2 pages)

 Lighting Plan (1 page)

 Proposed Chain Link Fence (1 page)



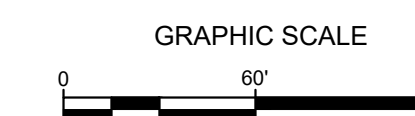
Project Description

Blain's Farm and Fleet 501 W Rawson Ave/315 W Rawson Ave

Blain's Farm and Fleet currently owns and operates a facility located at 501 W. Rawson Avenue. Blain's is proposing to add a canopy adjacent to the east façade of the existing structure to facilitate customer pick-up of purchases. The canopy will be accessed through a gate in the fence which runs east along the northern line of the existing building (replacement/upgrade of existing fence and gate system will occur). A one-way entrance to the canopy will be provided. After pick-up of purchases, vehicles would turn around and go out a separate gate. This second gate will open to a drive aisle and associated parking which is proposed to occur on the property located at 315 W. Rawson Ave, a property which Blain's is proposing to acquire and combine with the 501 property via Certified Survey Map.

The proposed parking lot expansion will follow City requirements for setbacks, greenspace ratios, and landscaping. Stormwater management is proposed via porous asphalt, a green-infrastructure solution, in accordance with MMSD and City of Oak Creek requirements.

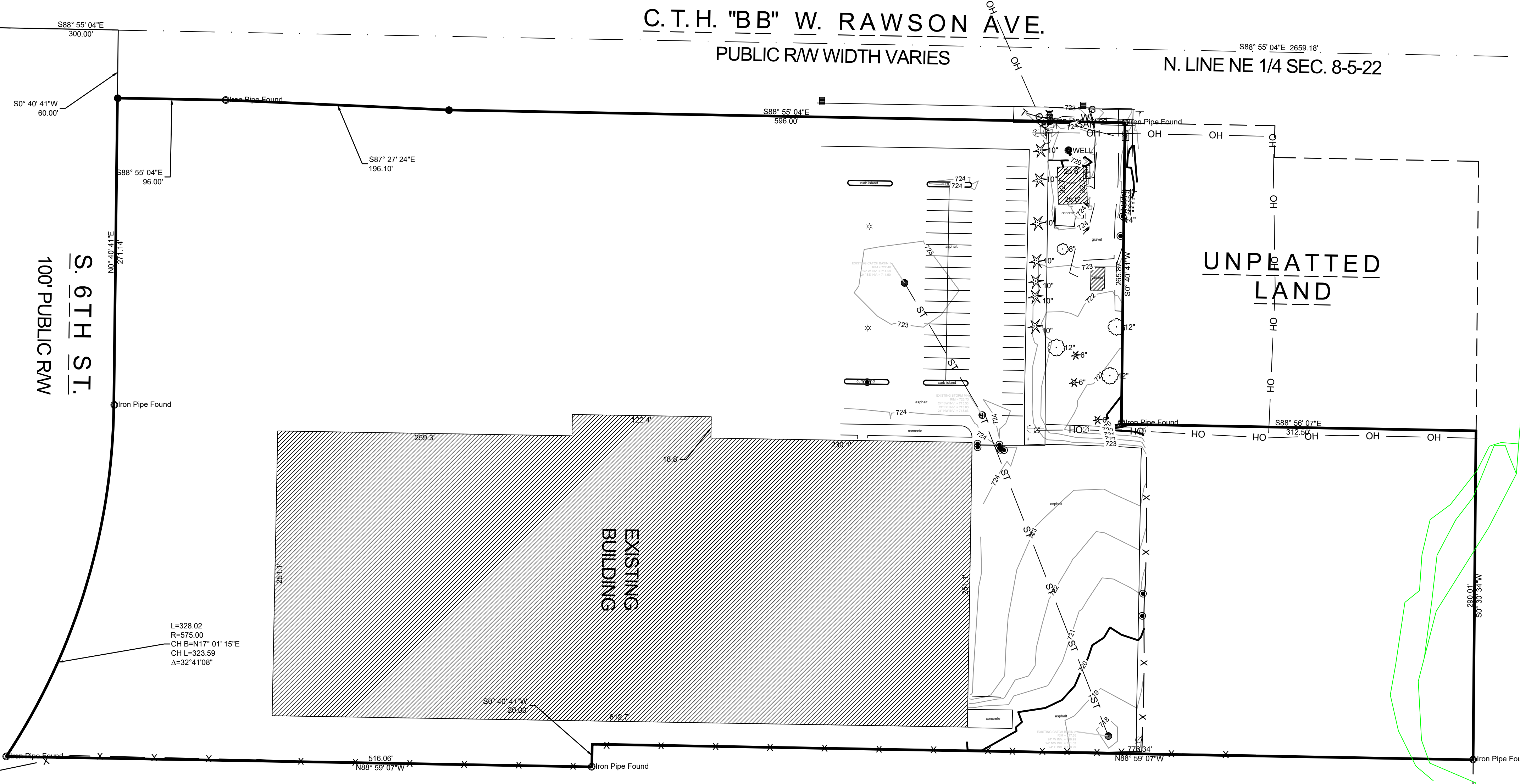
A portion of the new parking lot to be located on the current 315 W. Rawson property is proposed to be used for storage and sale of utility trailers offered by Blain's, requiring a conditional use permit.



C.T.H. "BB" W. RAWSON AVE.

PUBLIC R/W WIDTH VARIES

N. LINE NE 1/4 SEC. 8-5-22



UNPLATTED LAND

EXISTING BUILDING

S. 6TH ST.
100' PUBLIC R/W

PARCEL 1
C.S.M. 6798

LEGEND:

- | | | | |
|---------|--------------------------|---|---------------------|
| --- | SECTION 1/4 SECTION LINE | ○ | MANHOLE |
| --- | PROPERTY LINE | ⊠ | CATCH BASIN |
| --- | EASEMENT | ⊙ | CATCH BASIN (ROUND) |
| -x-x-x- | CHAIN LINK FENCE | ● | ROOF DRAIN |
| ~ | TREE LINE | ⊗ | HYDRANT |
| OH | OVERHEAD UTILITY LINE | ⊕ | WATER VALVE |
| E | ELECTRIC | ⊗ | GAS VALVE |
| T | TELEPHONE | ⊕ | UTILITY POLE |
| FO | FIBER OPTIC | ⊗ | GUY WIRE |
| CTV | CABLE TV | ⊕ | GAS METER |
| SAN | SANITARY SEWER | ⊗ | ELECTRIC METER |
| FM | FORCE MAIN | ⊕ | UTILITY PEDESTAL |
| ST | STORM SEWER | ⊗ | TRAFFIC SIGNAL |
| W | WATER MAIN | ⊕ | LIGHT POLE |
| G | GAS | ⊗ | SOIL BORING |
| --- | EXISTING CONTOUR | ⊙ | MONITORING WELL |
| ○ | IRON PIPE FOUND/SET | ⊗ | DECIDUOUS TREE |
| ● | REBAR FOUND/SET | ⊕ | CONIFEROUS TREE |
| ⊗ | CHISELED CROSS FOUND/SET | ⊗ | BUSH |
| ⊕ | PK NAIL FOUND/SET | ⊙ | POST |
| ⊗ | SPIKE/NAIL | | |
| ⊕ | MONUMENT | | |
| ⊗ | BENCHMARK | | |
| ⊕ | SIGN | | |

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY THE SIGMA GROUP ON OCTOBER 16, 2020.
4. DATUM FOR THE PROJECT SURVEY IS USGS NAVD 88. BENCHMARK FOR THE PROJECT SURVEY IS THE NE CORNER OF SECTION 8-5-22. ELEVATION 722.23.
5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154

SITE SURVEY

NO. REVISION DATE BY

DRAWING NO. 19563 - SITE SURVEY.DWG

DRAWN BY: RCR

DATE: 10/27/2020

PROJECT NO: 19563

CHECKED BY: VMS

APPROVED BY: ###

SHEET NO.:

PRELIMINARY
NOT FOR CONSTRUCTION

C001



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WIS STATUTE 182.0172(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE INFORMATION TABLE:

DISTURBED AREA = 33,825 SF (0.77 AC)

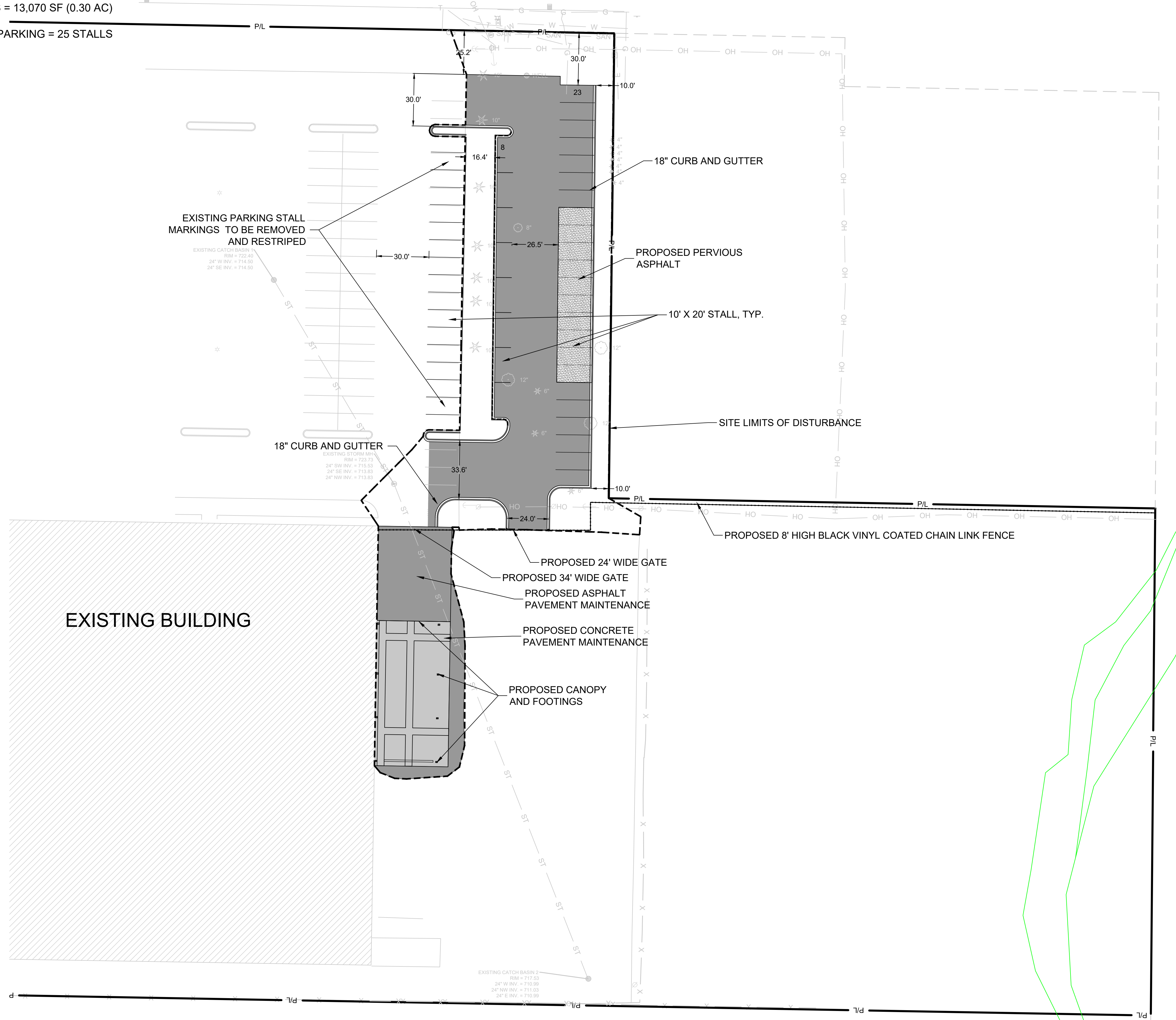
EXISTING IMPERVIOUS = 7,788 SF (0.18 AC)

PROPOSED IMPERVIOUS = 21,900 SF (0.50 AC)

ADDED IMPERVIOUS = 13,070 SF (0.30 AC)

PROPOSED ADDED PARKING = 25 STALLS

W. RAWSON AVENUE/C.T.H. "BB"



LEGEND:

- ASPHALT SURFACE (A C401)
- PERVIOUS ASPHALT (F C401)
- CONCRETE PAVEMENT
- CURB & GUTTER (ACCEPT) (B C401)
- CURB & GUTTER (REJECT) (B C401)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154

SITE DIMENSION PLAN

NO. REVISION DATE BY

DRAWING NO. 19563 - SITE PLAN.DWG

DRAWN BY: RCR

DATE: 10/27/2020

PROJECT NO: 19563

CHECKED BY: VMS

APPROVED BY: PJI

SHEET NO.:

**PRELIMINARY
NOT FOR CONSTRUCTION**

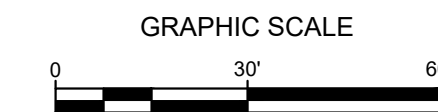
C100

TO OBTAIN LOCATIONS OF PARTISANS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0172(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG ANYWHERE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



LEGEND:

- ASPHALT SURFACE (X C401)
- PERVIOUS ASPHALT (F C401)
- 5 EXISTING CONTOUR
- 5 PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- PROPOSED ASPHALT
SPOT GRADE
- EXISTING SURFACE
SPOT GRADE (MATCH)
- GRADE BREAK LINE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154

SITE GRADING PLAN

NO. REVISION DATE BY

DRAWING NO. 19563 - C200 SITE GRADING.DWG

DRAWN BY: RCR

DATE: 10/28/2020

PROJECT NO: 19563

CHECKED BY: VMS

APPROVED BY: PJI

SHEET NO.:

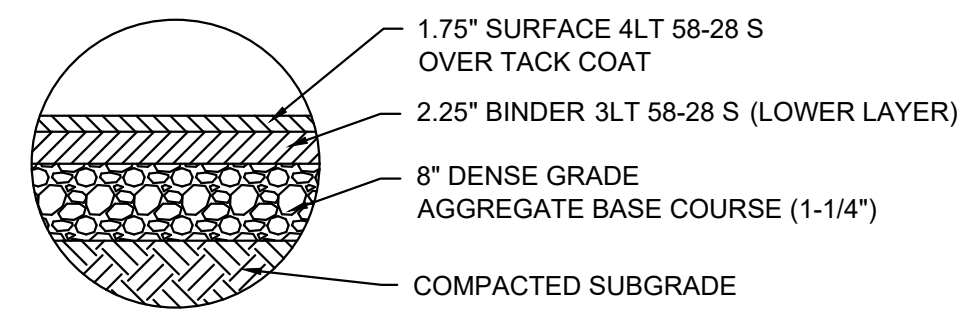
PRELIMINARY
NOT FOR CONSTRUCTION

C200

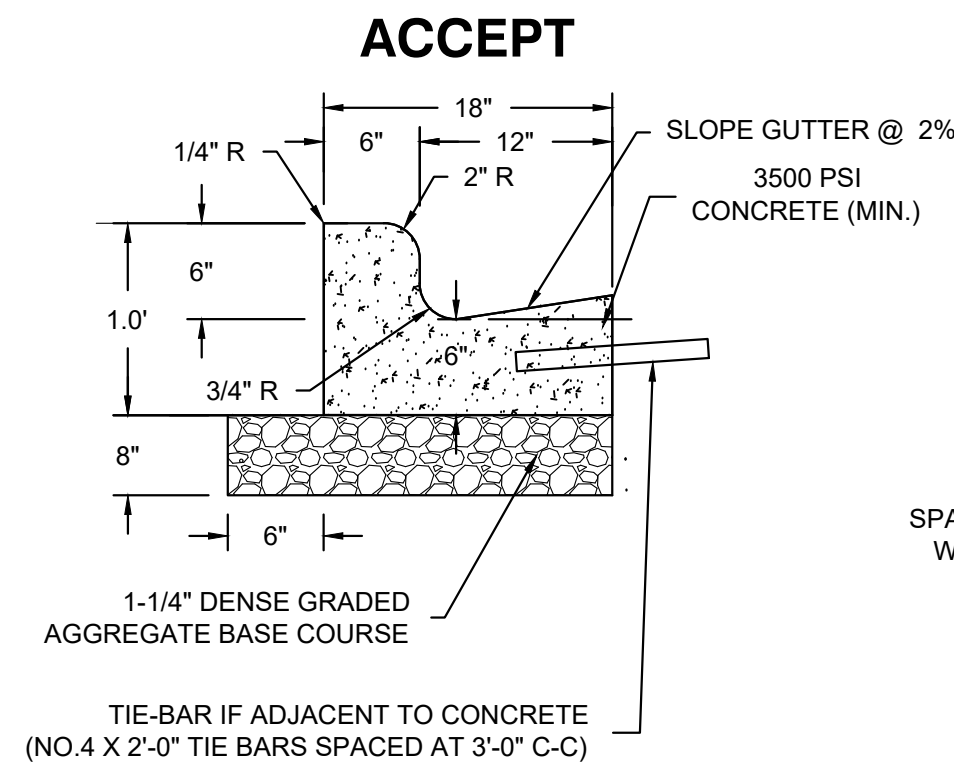


CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0172(1974)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG ANYWHERE
 MILW. AREA 259-1181

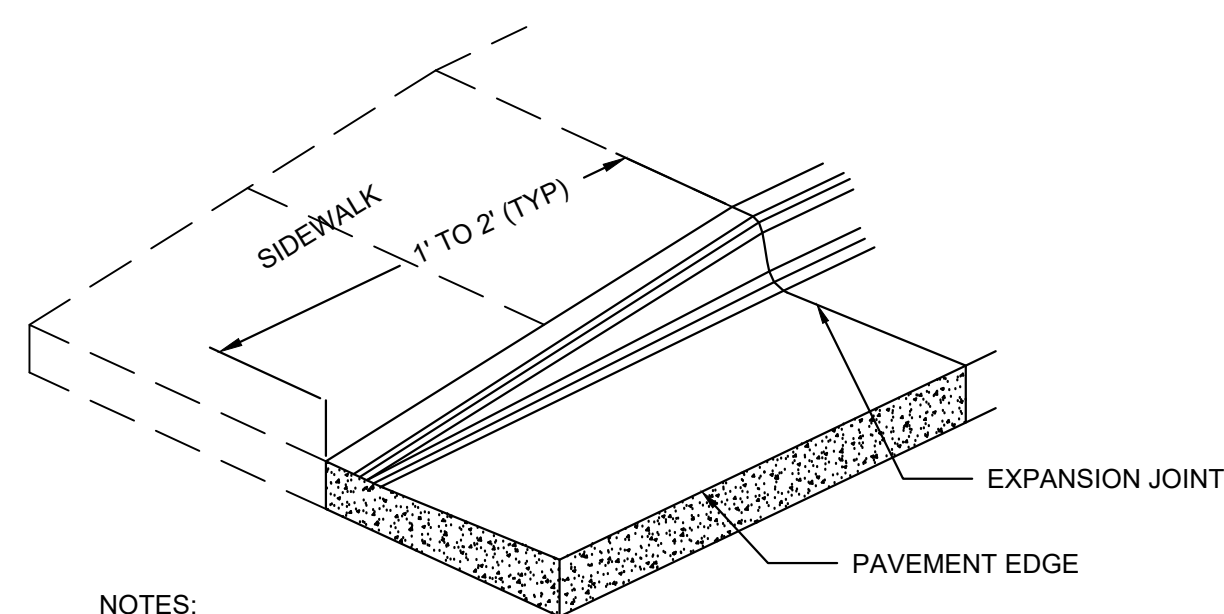
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



A ASPHALT PAVEMENT SECTION
NOT TO SCALE

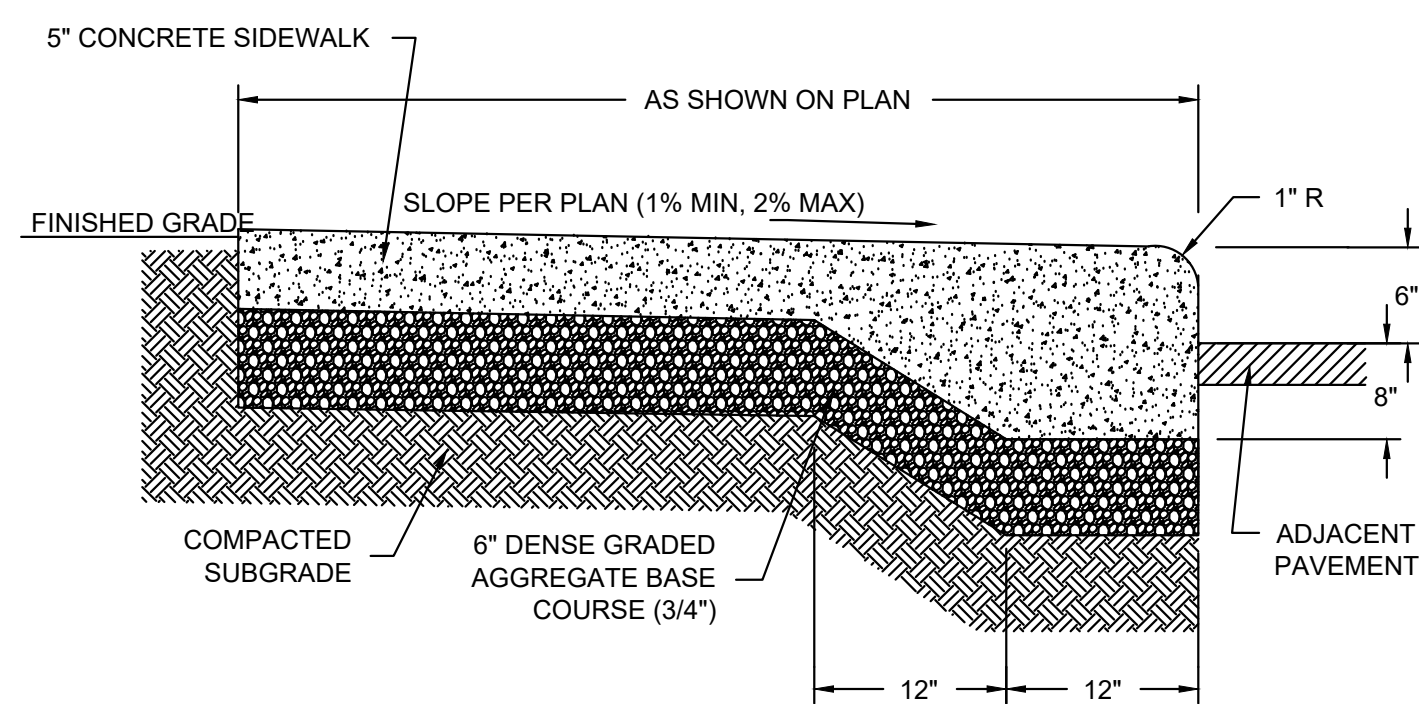


B 18\"/>

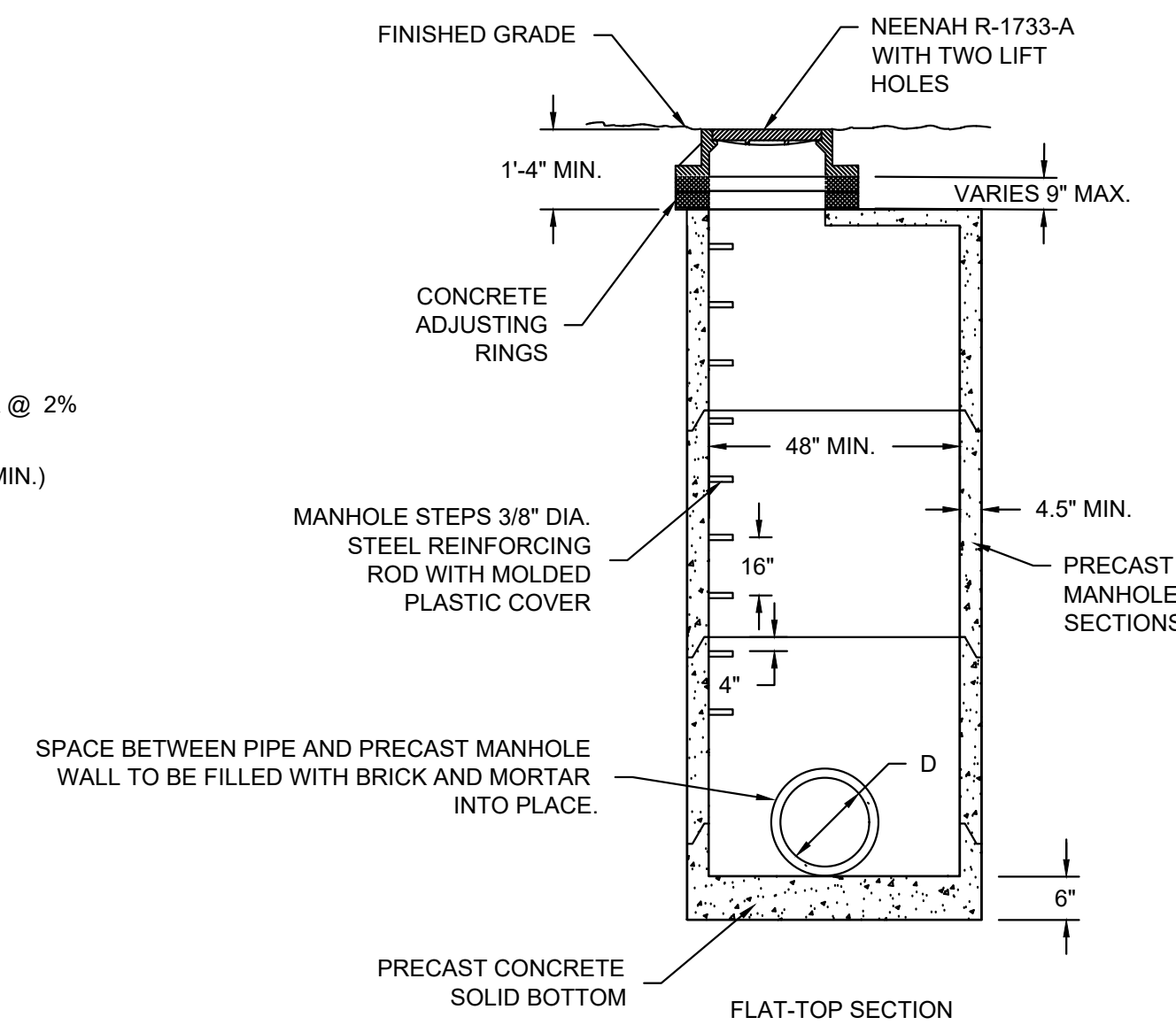


NOTES:
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

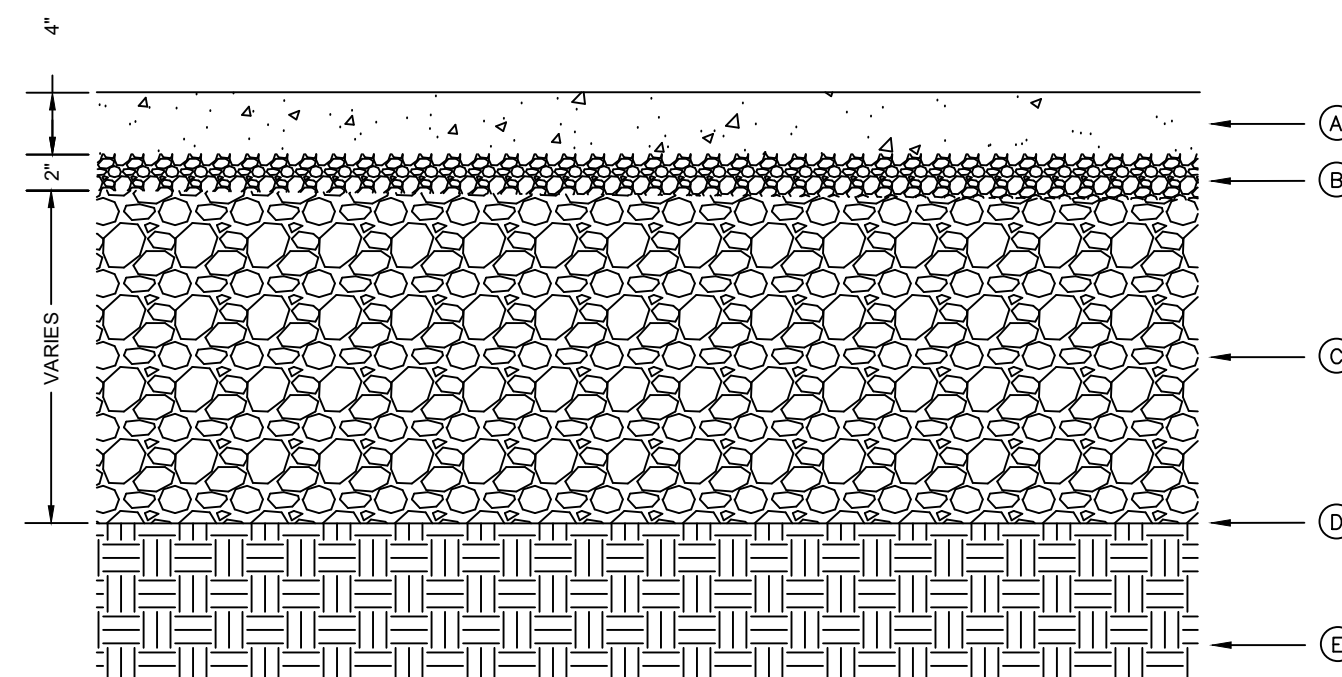
C CURB TAPER
NOT TO SCALE



D CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE

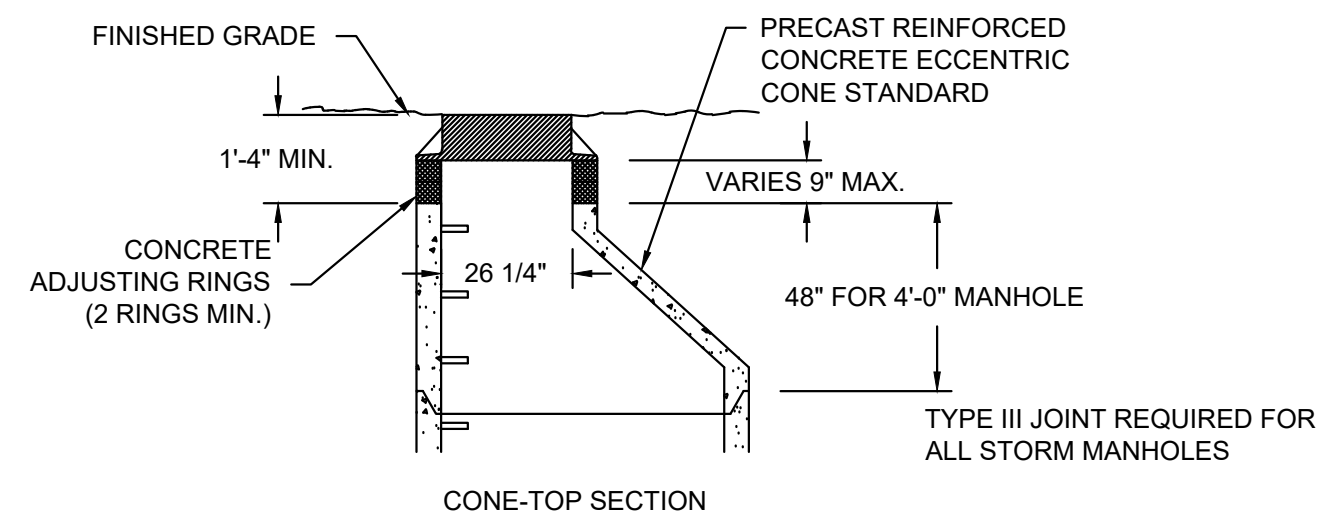


E PRECAST STORM MANHOLE
NOT TO SCALE



- (A) POROUS ASPHALT PAVEMENT #4 HMA SINGLE LIFT
- (B) BASE LAYER ASTM NO. 57
- (C) AGGREGATE STORAGE ASTM NO. 2
- (D) GEOTEXTILE FABRIC TYPE SAS WISDOT 645.2.2
- (E) SUBGRADE

F POROUS PAVEMENT DETAIL
NOT TO SCALE



- NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
 2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
 5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 6. 3" OF BEDDING STONE UNDER BASE.
 7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154

PAVING DETAILS

NO. REVISION DATE BY

DRAWING NO. 19563 DETAILS.DWG
DRAWN BY: RCR
DATE: 10/30/2020
PROJECT NO: 19563
CHECKED BY: VMS
APPROVED BY: PJI
SHEET NO.:

PRELIMINARY
NOT FOR CONSTRUCTION

C401

RECEIVED
By jfrank at 9:31 am, 12/23/20



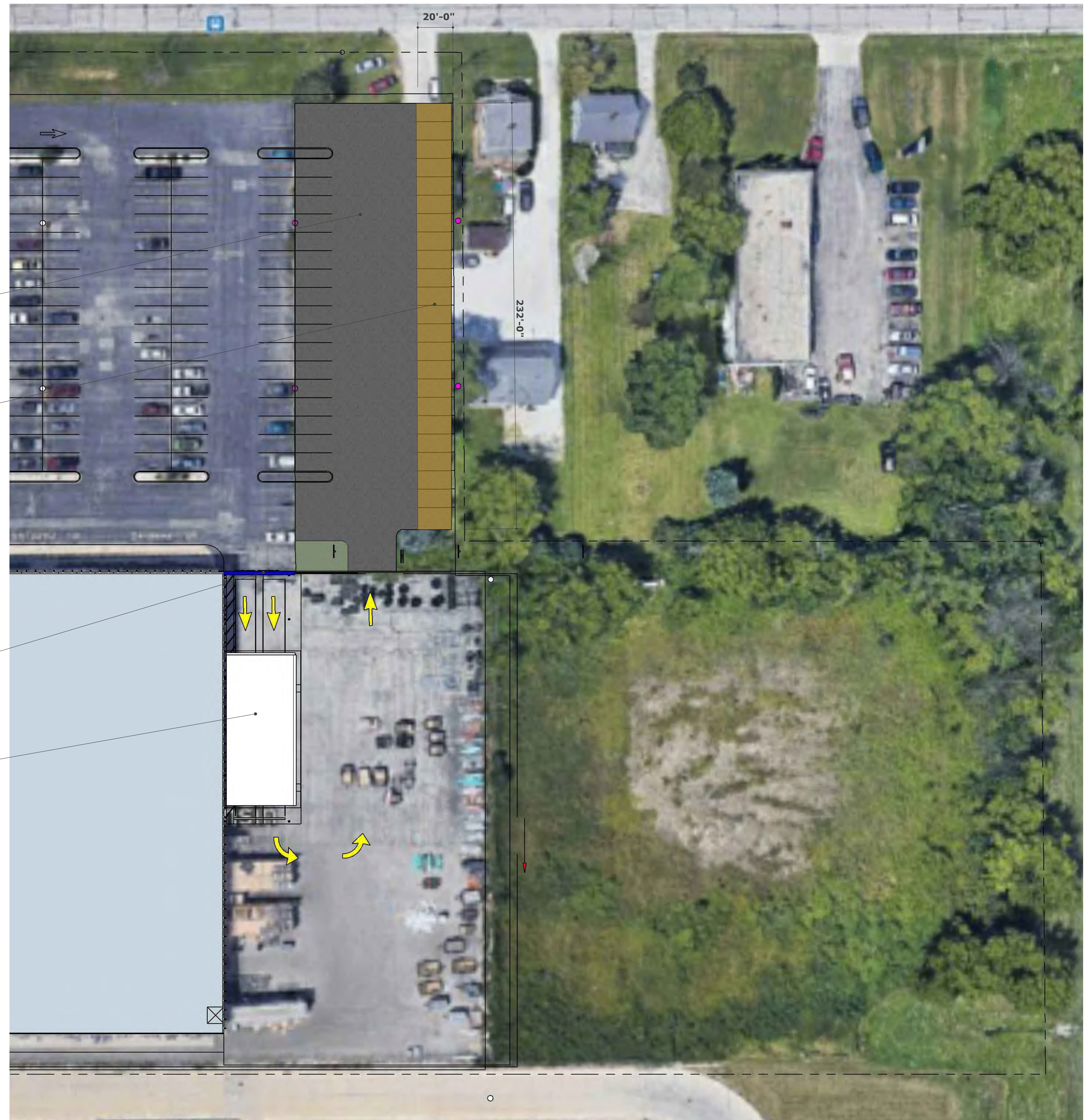
OVERALL SITE PLAN

NEW ASPHALT
PARKING ADDITION

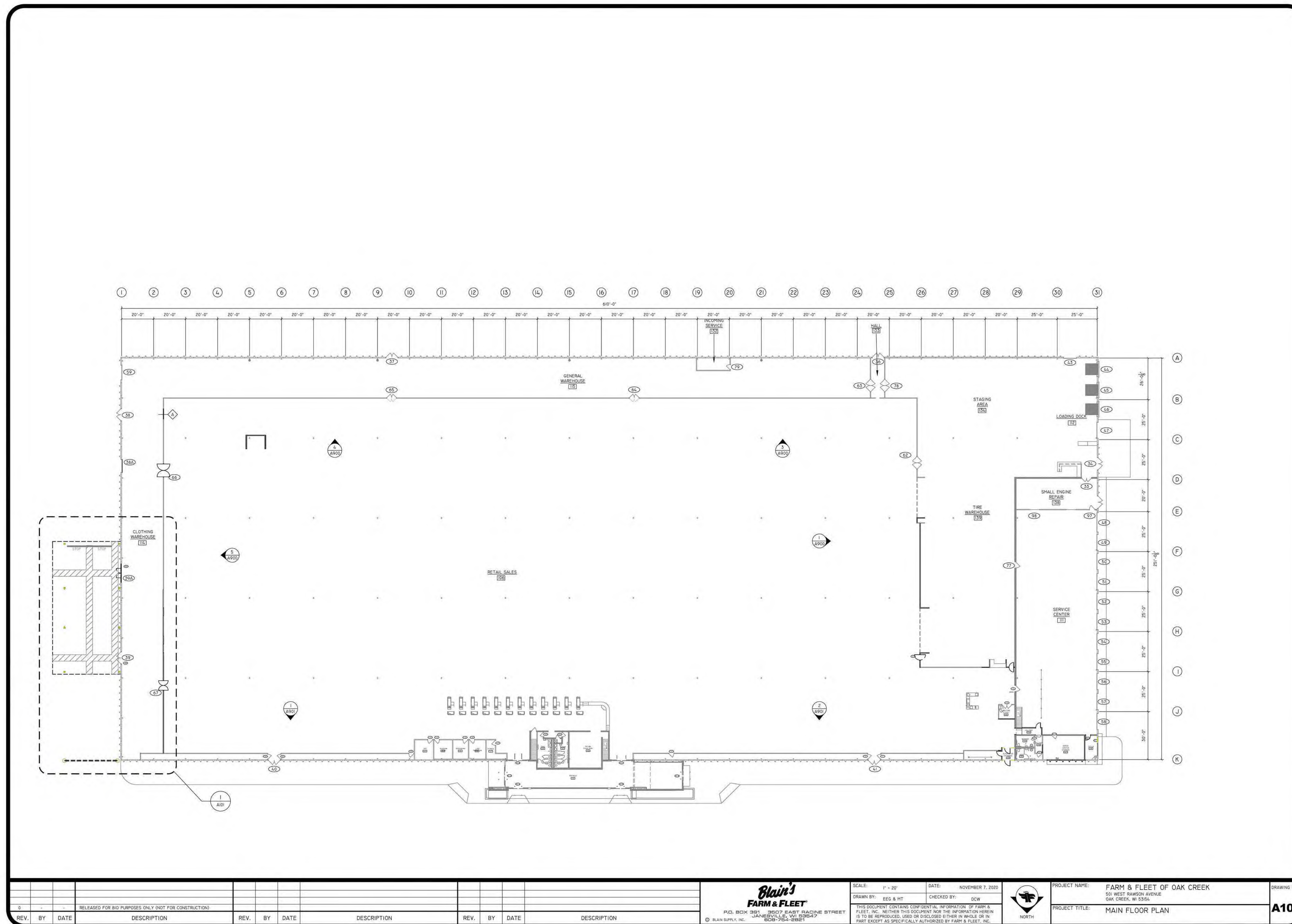
PROPOSED TRAILER
DISPLAY AREA

NEW DRIVE THRU
PICK UP SIGNAGE
STRUCTURE

NEW DRIVE THRU
PICK UP CANOPY
ADDITION



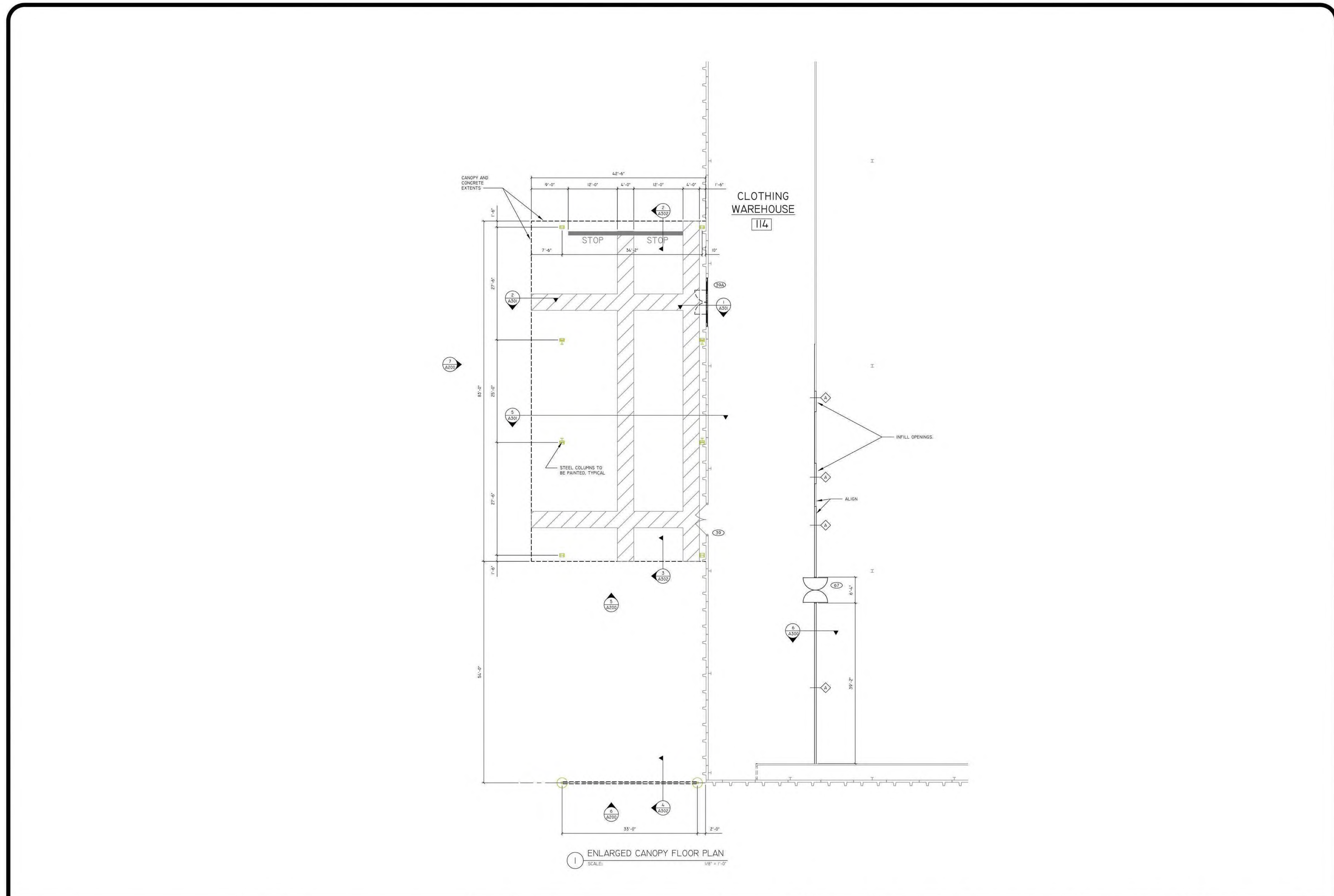
ENLARGED SITE ADDITION PLAN



0 - - - - - RELEASED FOR BID PURPOSES ONLY (NOT FOR CONSTRUCTION) REV. BY DATE DESCRIPTION REV. BY DATE DESCRIPTION REV. BY DATE DESCRIPTION				Blain's FARM & FLEET P.O. BOX 381 3007 EAST RACINE STREET JANESVILLE, WI 53527 © BLAIN SUPPLY, INC.		SCALE: 1" = 20' DRAWN BY: EEG & HT DATE: NOVEMBER 7, 2020 CHECKED BY: DCW THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION OF FARM & FLEET, INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, COPIED OR DISCLOSED IN ANY MANNER OR IN PART EXCEPT AS SPECIFICALLY AUTHORIZED BY FARM & FLEET, INC.		PROJECT NAME: FARM & FLEET OF OAK CREEK 95 WEST HAWKWOOD AVENUE OAK CREEK, WI 53554 PROJECT TITLE: MAIN FLOOR PLAN		DRAWING NO. A100	
---	--	--	--	---	--	--	--	---	--	-------------------------	--

OVERALL BUILDING FLOOR PLAN



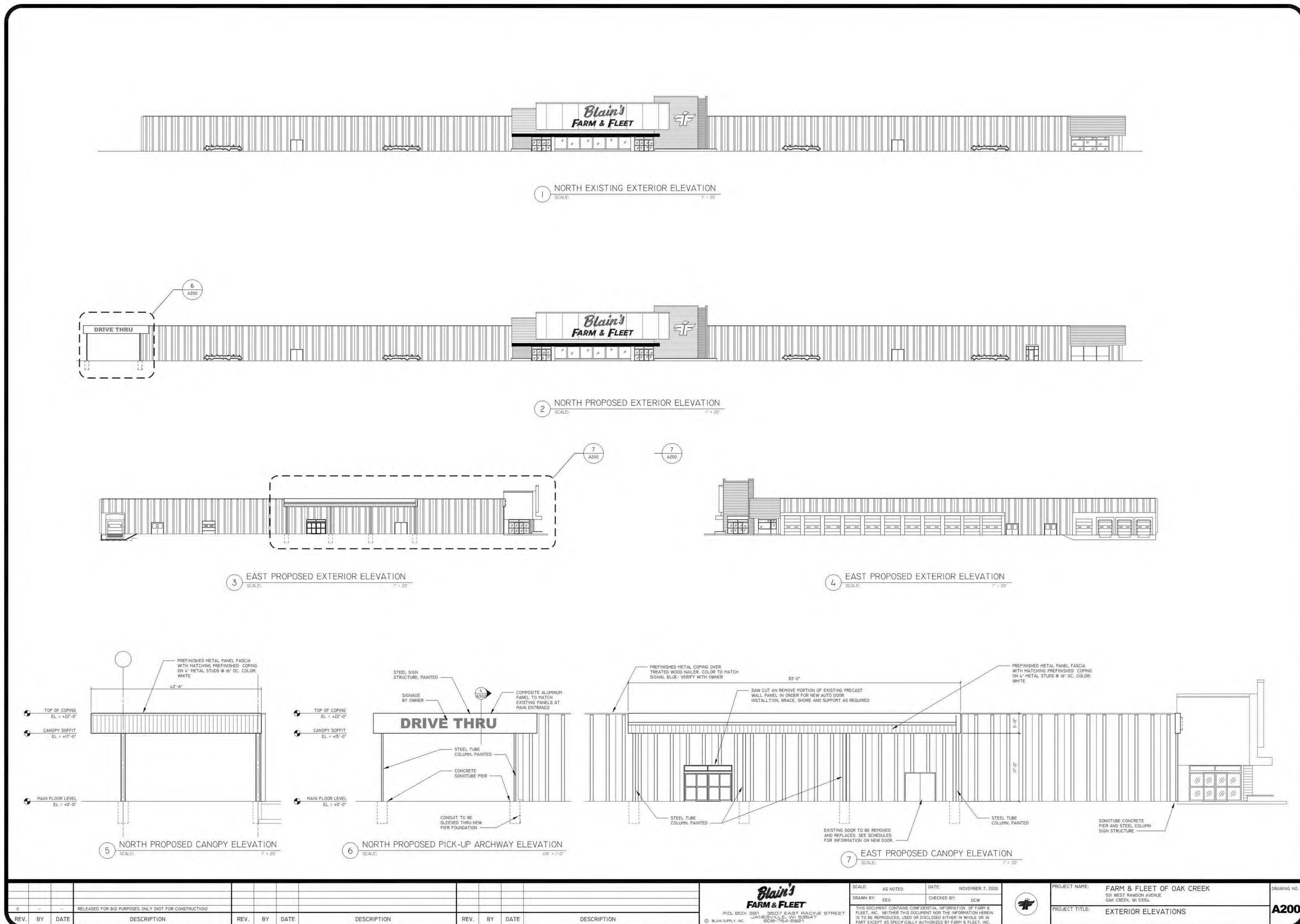


1 ENLARGED CANOPY FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 - - - RELEASED FOR BID PURPOSES ONLY (NOT FOR CONSTRUCTION)				Blair's FARM & FLEET P.O. BOX 3881 2800 EAST MAIN STREET MANASSAS, VA 20108 © BLAIR SUPPLY, INC.				SCALE: AS NOTED DATE: NOVEMBER 7, 2023 DRAWN BY: EGG CHECKED BY: SCW		PROJECT NAME: FARM & FLEET OF OAK CREEK 50 WEST RAWSON AVENUE OAK CREEK, WY 82424		DRAWING NO. A101	
REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION	THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION OF FARM & FLEET, INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, USED OR DISCLOSED EITHER IN WHOLE OR IN PART EXCEPT AS SPECIFICALLY AUTHORIZED BY FARM & FLEET, INC.				PROJECT TITLE: ENLARGED FLOOR PLANS	

ENLARGED DRIVE THRU CANOPY FLOOR PLAN





REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION
0	-	-	RELEASED FOR BID PURPOSES ONLY (NOT FOR CONSTRUCTION)				

Blain's FARM & FLEET
P.O. BOX 3951 3907 EAST PACIFIC STREET
OAK CREEK, WI 53156

SCALE: AS NOTED DATE: NOVEMBER 7, 2024
DRAWN BY: EES CHECKED BY: DCW

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION OF FARM & FLEET, INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, USED OR DISCLOSED EITHER IN WHOLE OR IN PART EXCEPT AS SPECIFICALLY AUTHORIZED BY FARM & FLEET, INC.

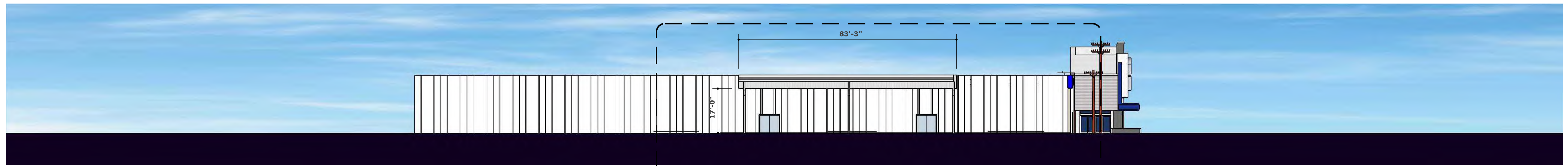
PROJECT NAME: FARM & FLEET OF OAK CREEK
550 WEST RAWSON AVENUE
OAK CREEK, WI 53156

PROJECT TITLE: EXTERIOR ELEVATIONS

DRAWING NO: **A200**

EXTERIOR ELEVATIONS

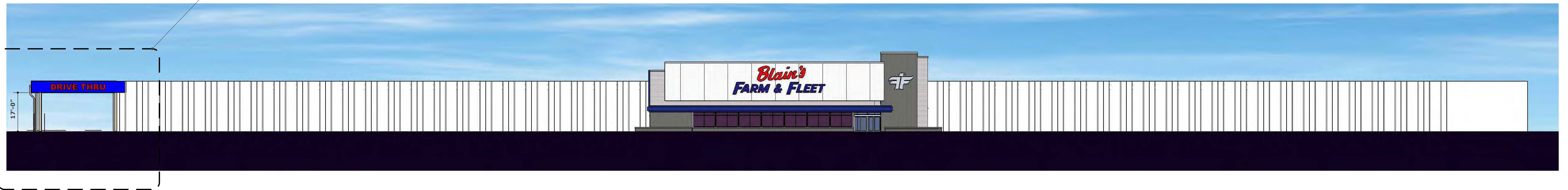




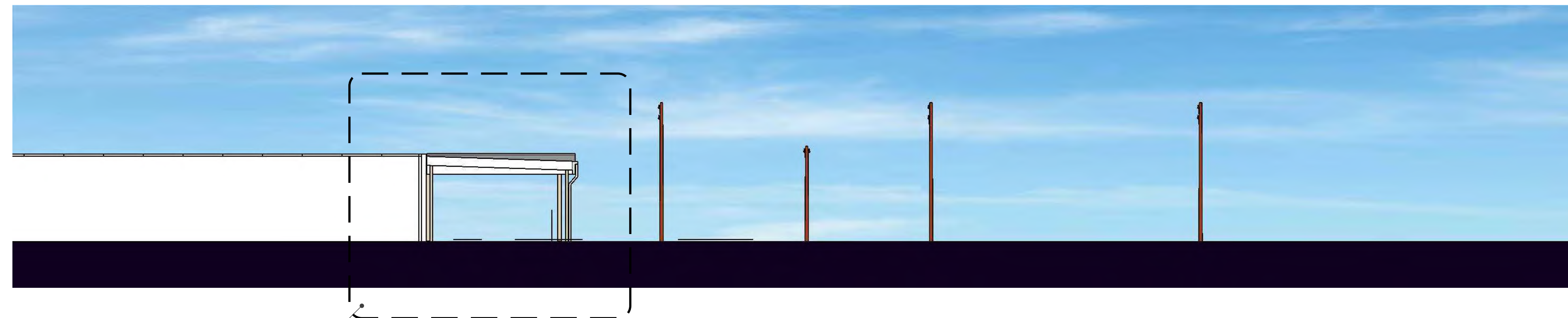
OVERALL EAST ELEVATION

NEW DRIVE THRU CANOPY ADDITION
SEE ENGLARGED

NEW DRIVE THRU CANOPY ADDITION
SEE ENGLARGED

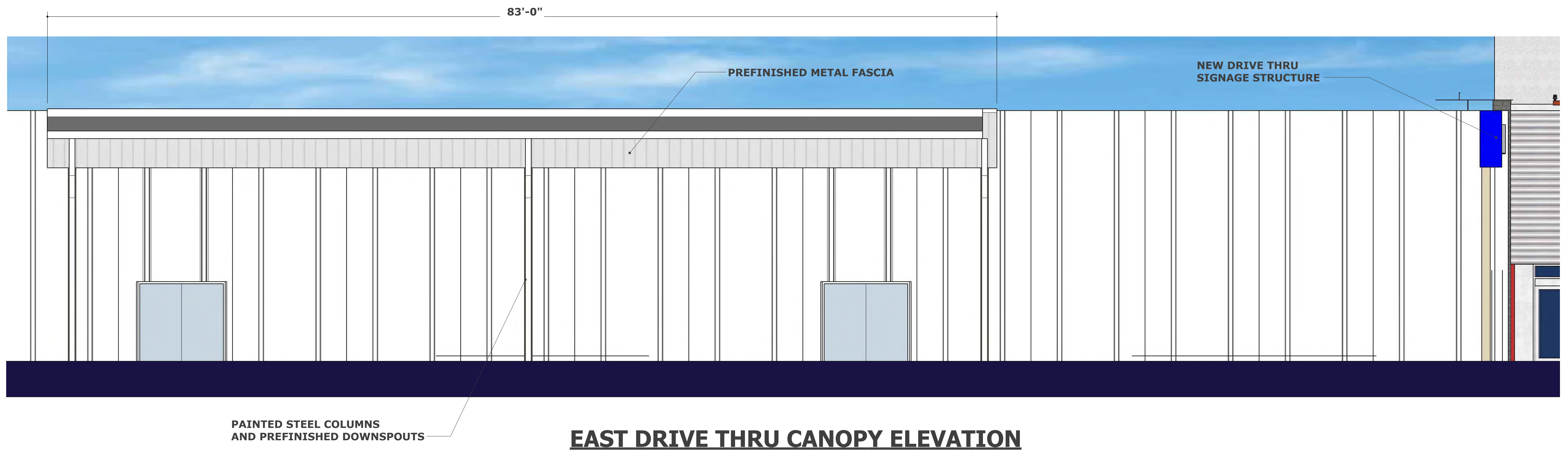


OVERALL NORTH ELEVATION

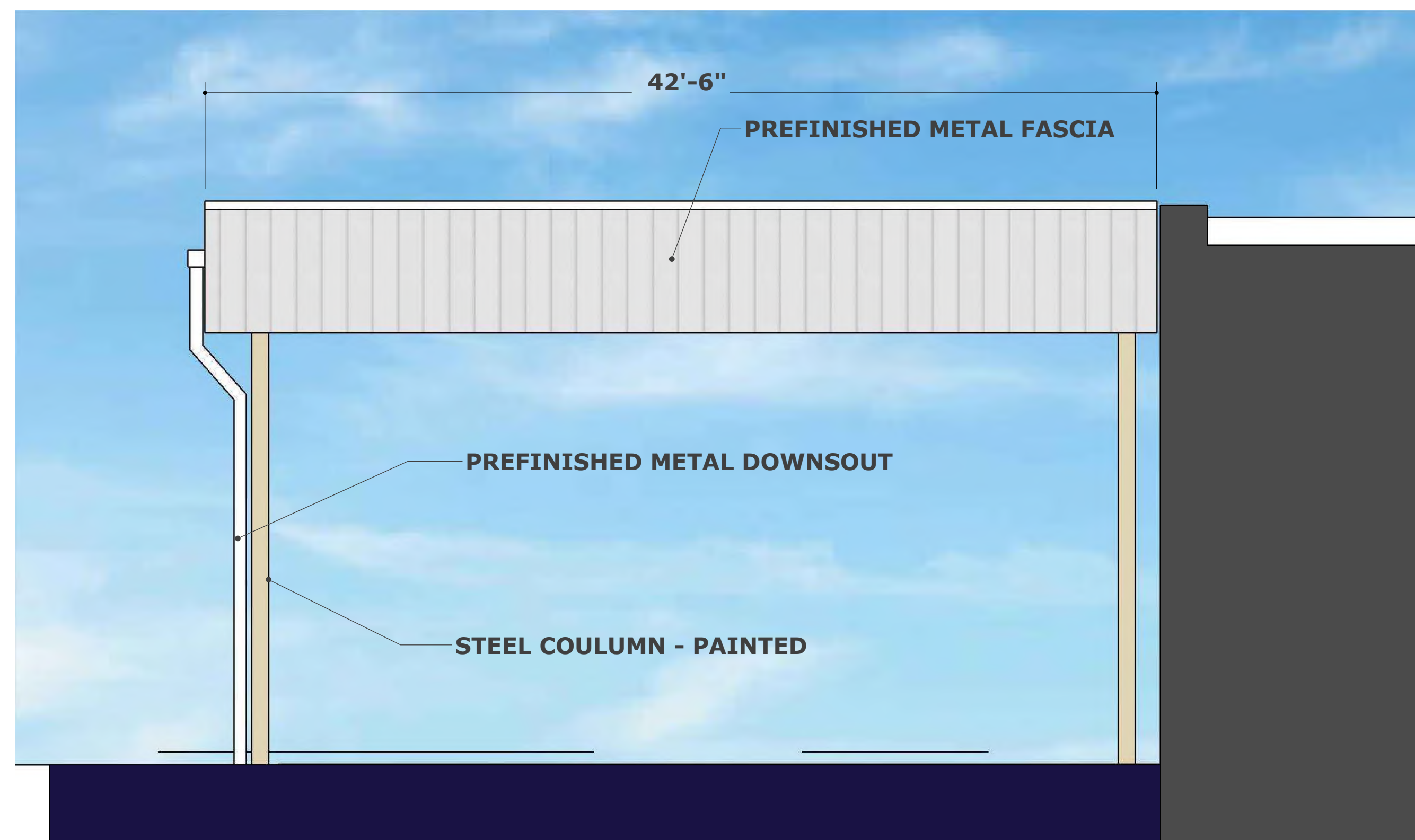


SOUTH CANOPY ELEVATION

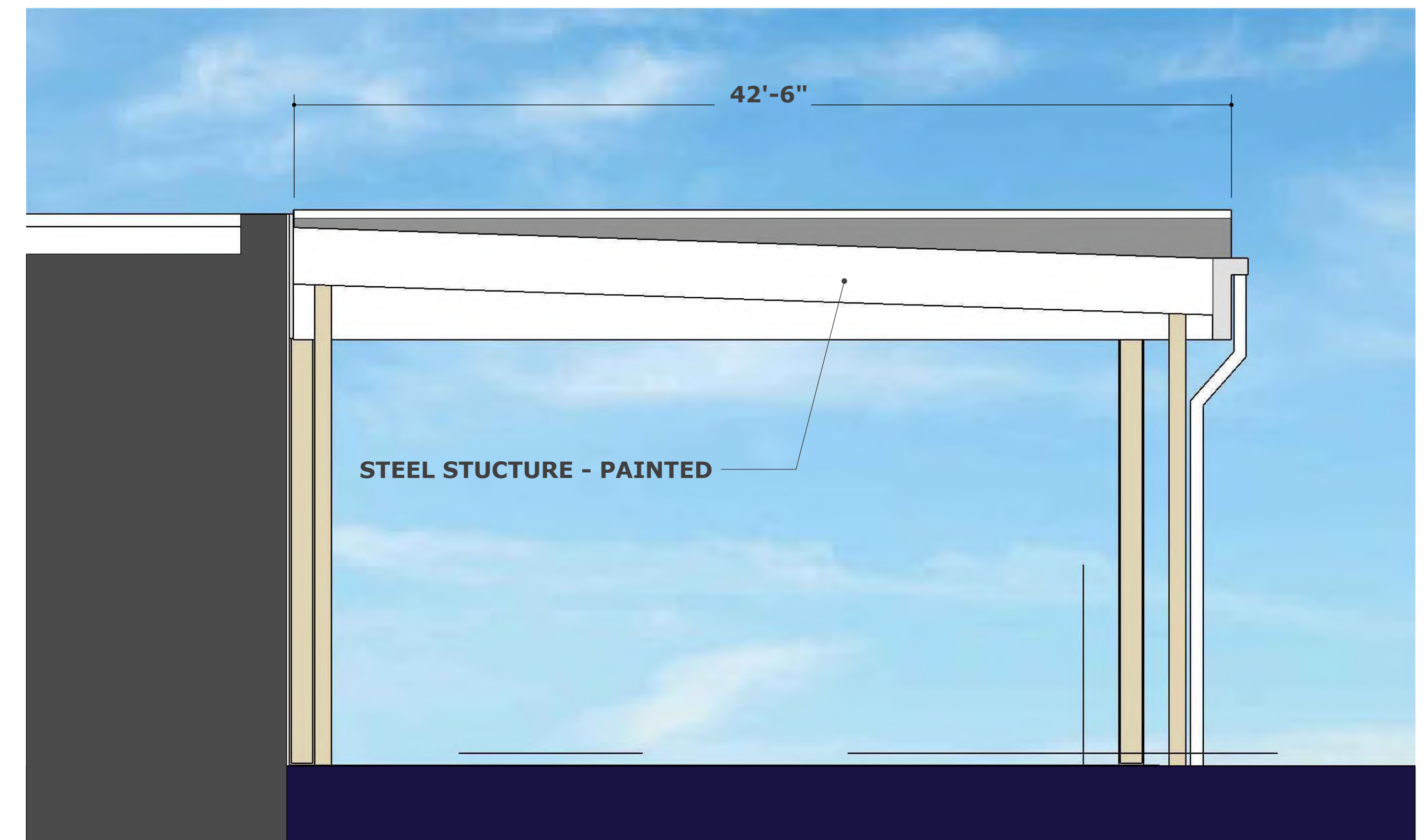
NEW DRIVE THRU CANOPY ADDITION
SEE ENGLARGED



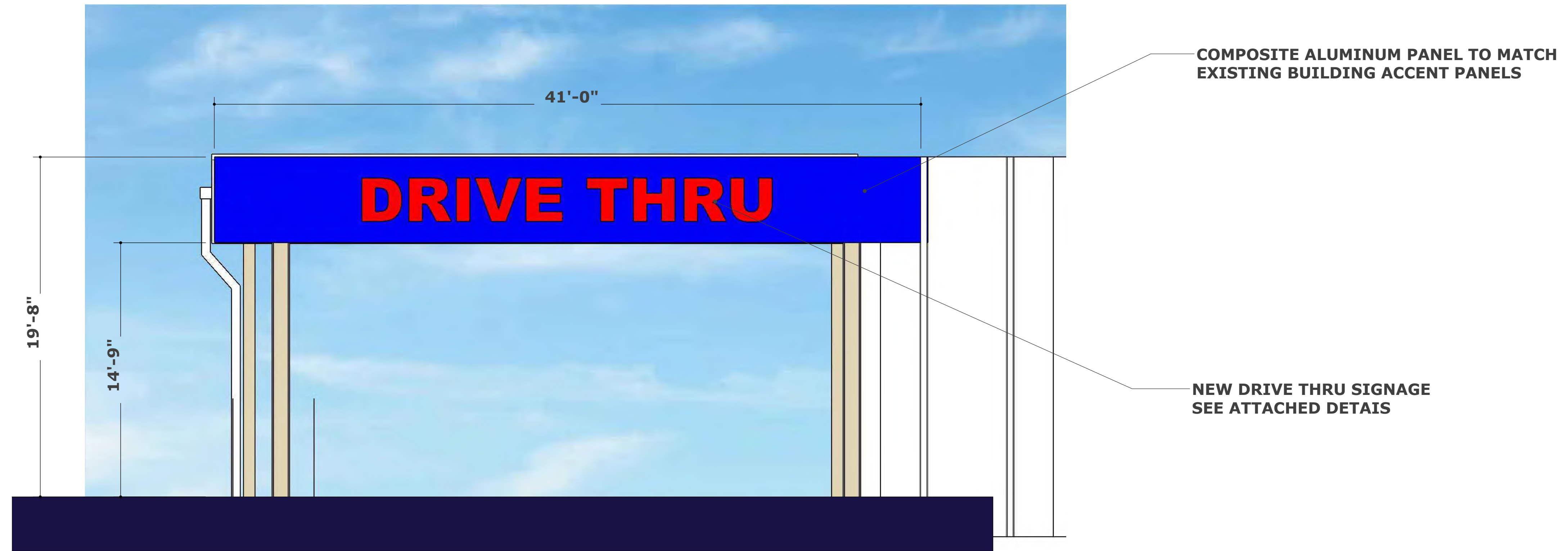
EAST DRIVE THRU CANOPY ELEVATION



NORTH DRIVE THRU CANOPY ELEVATION



SOUTH DRIVE THRU CANOPY ELEVATION



NORTH DRIVE THRU SIGN ELEVATION

OAK CREEK, WI LOCATION
BLAIN'S FARM & FLEET

DRIVE THRU

SQUARE FOOTAGE: 59.188 SQ. FT.

LETTER DETAIL
SCALE: NTS

9" DEEP RETURN MADE OF .040 ALUMINUM WITH MAP PAINTED FINISH AND BRUSHED ALUMINUM
ROUTED 3/16" PLEXI FACES
5/8" RED TRIM, VINYL GRAPHIC OVERLAY
ROUTED .040 ALUMINUM BACK
LED MODULES ATTACHED WITH VHB TAPE AND SILICONE
TERMINATING WIRE WITH WIRE CONNECTORS
CLASS 2 WIRE LEADS TO POWER BOX
RACEWAY MOUNTED BEHIND WALL
POWER SUPPLY
1" TRIMCAP (DELIVER)
U.L. APPROVED FABRICATION AND INSTALLATION

FARM & FLEET / CHANNEL LETTERS
ONE (1) SET OF INDIVIDUALLY MOUNTED FACE LIT CHANNEL LETTERS
5" DEEP .040 ALUMINUM RETURNS & PAINTED FINISHES
WHITE PLEXI FACES W/ 3M VINYL OVERLAY
INTERNAL LED ILLUMINATION
RACEWAY MOUNTED TO BACKSIDE OF WALL
U.L. APPROVED FABRICATION & INSTALLATION

LETTER DETAIL
SCALE: NTS

NORTH DRIVE THRU CANOPY ELEVATION

Client: Blain's FARM & FLEET	Date: 11-5-20	REVISION	Illumination: <input checked="" type="checkbox"/> LED	Paint Colors (As Shown):	Vinyl Film Colors (As Shown):	Client Signature:
Drawing #: 1(0)	<input type="checkbox"/> Δ	<input type="checkbox"/> Δ	Electrical Requirements: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> MAP RETURNS ENCLOSED ALUMINUM	<input type="checkbox"/> 5/8" RED TRIM (DELIVER)	Signature: _____
Address: 501 W RAWSON AVE	Sheet: 1 of 1	<input type="checkbox"/> Δ	Sign Specifications:	Quantity: 1		DATE: _____
City, State: OAK CREEK, WI 53154	Scale: 3/8"=1'	<input type="checkbox"/> Δ	NOTED ABOVE			NOTICE: Michael's Signs, Inc. does NOT provide primary electrical sign location - RESPONSIBILITY OF OTHERS. The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
Sales Rep: STEPHEN PROCHASKA	Designer: KD	<input type="checkbox"/> Δ				

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INVOLVED IN THE PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

DRIVE THRU SIGN SUBMITTAL



PERSPECTIVE A



PERSPECTIVE B



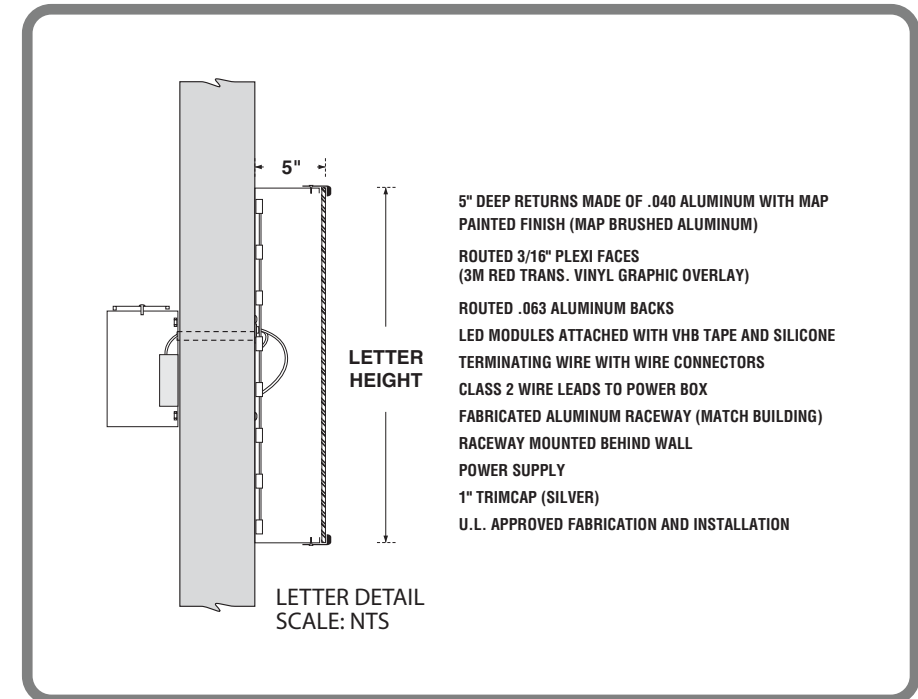
PERSPECTIVE C



PERSPECTIVE D

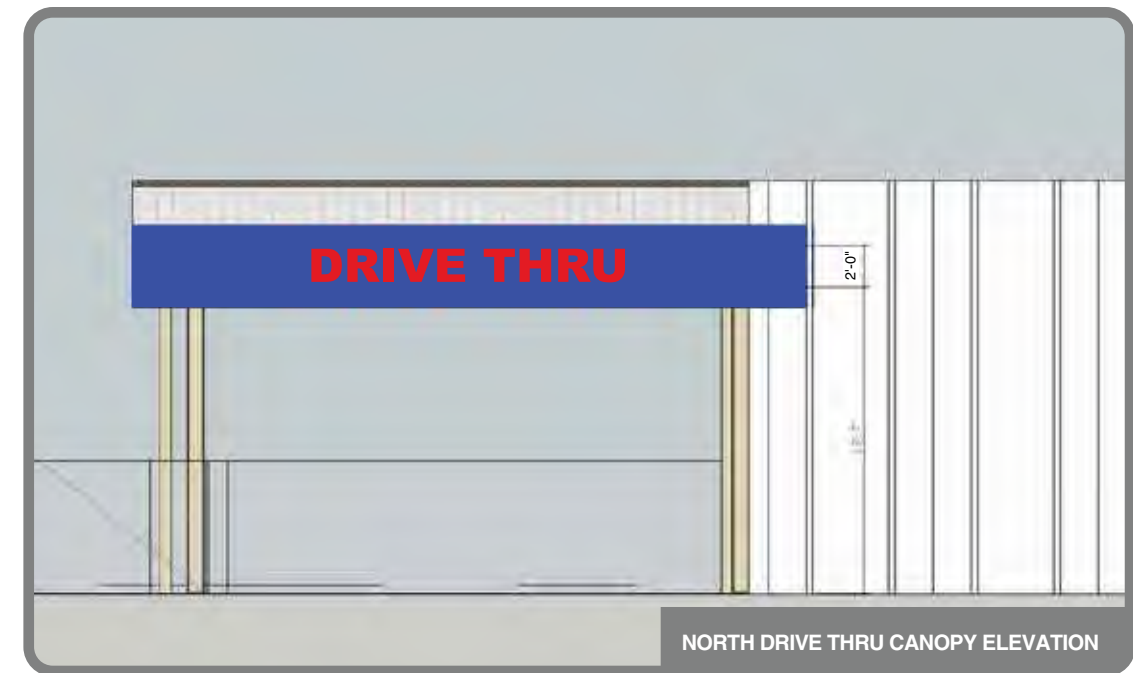
OAK CREEK, WI LOCATION
BLAIN'S FARM & FLEET

Received
by Kari Papelbon on 12-16-20



FARM & FLEET / CHANNEL LETTERS

- ONE (1) SET OF INDIVIDUALLY MOUNTED FACE LIT CHANNEL LETTERS
- 5" DEEP .040 ALUMINUM RETURNS & PAINTED FINISHES
- WHITE PLEXI FACES W/ 3M VINYL OVERLAY
- INTERNAL LED ILLUMINATION
- RACEWAY MOUNTED TO BACKSIDE OF WALL
- U.L APPROVED FABRICATION & INSTALLATION



"We Project Your Image"

PH: (262) 554-6066
TOLL FREE: (800) 554-8110

Client: Blain's FARM & FLEET Address: 501 W RAWSON AVE City, State: OAK CREEK, WI 53154 Sales Rep: STEPHEN PROCHASKA	Date: 11-5-20	REVISION		Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TYPE LED <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED	Paint Colors (AkzoNobel): <input checked="" type="checkbox"/> MAP RETURNS BRUSHED ALUMINUM	Vinyl Film Colors (3M Scotchcal): <input checked="" type="checkbox"/> 3M RED TRANS. (3630-33)	Client Signature: _____ Signature _____ Date _____
	Drawing #: 1(1)	△ 12-18-20	△	Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277	Quantity: 1		NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	Sheet: 1 of 1	△	△	Sign Specifications: NOTED ABOVE			
	Scale: 3/8"=1'	△	△				
	Designer: KD	△	△				

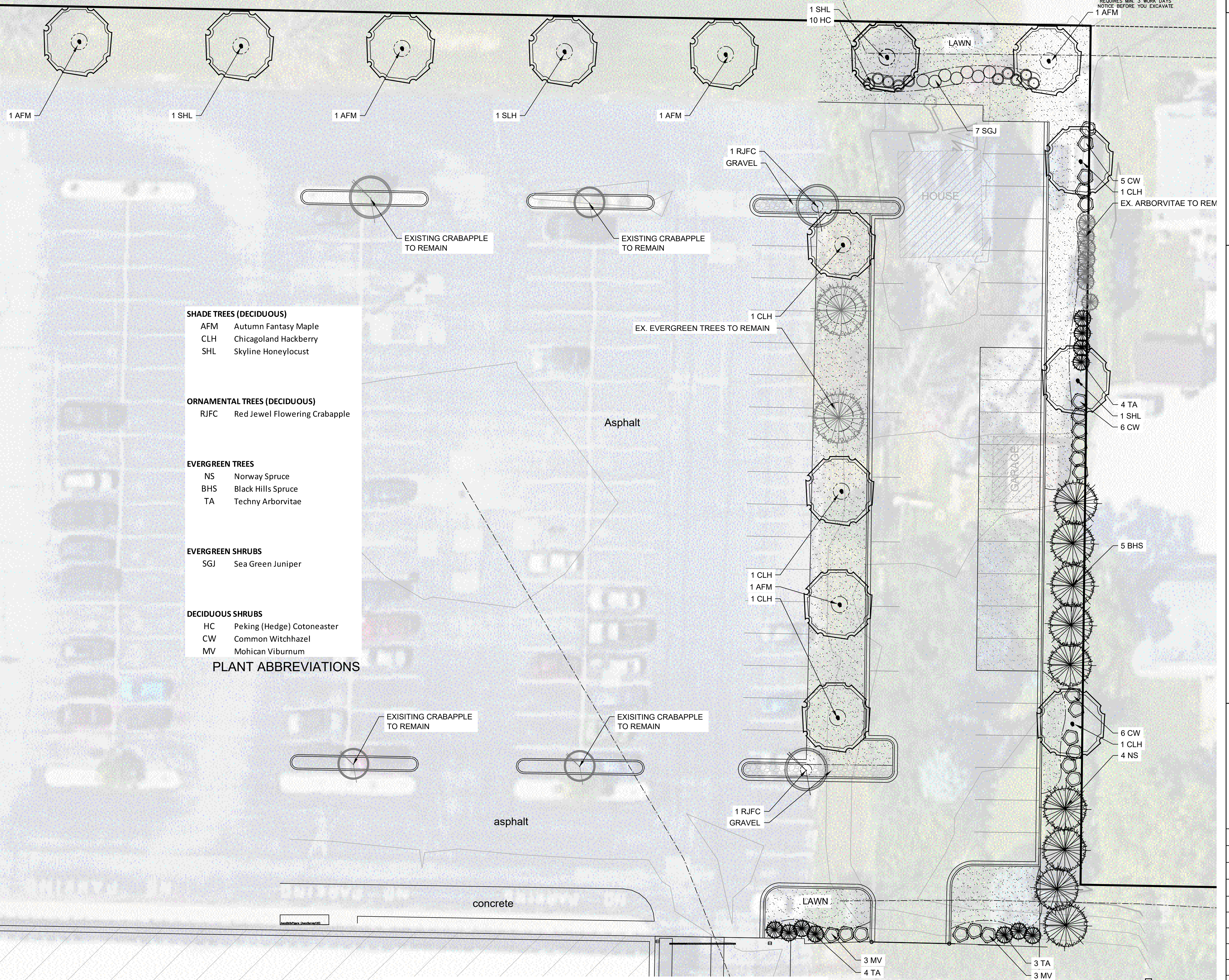
NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.

C. T. H. "BB" W. RAWSON AVE.

PUBLIC RW WIDTH VARIES

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOTLINE
 CALL DIGGERS HOTLINE
 811 or 1-800-242-8811
 MILWAUKEE AREA 229-1101
 WIS. STATUTE 182.017(1974)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
 1 AFM

SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



- SHADE TREES (DECIDUOUS)**
 AFM Autumn Fantasy Maple
 CLH Chicagoland Hackberry
 SHL Skyline Honeylocust
- ORNAMENTAL TREES (DECIDUOUS)**
 RJFC Red Jewel Flowering Crabapple
- EVERGREEN TREES**
 NS Norway Spruce
 BHS Black Hills Spruce
 TA Techny Arborvitae
- EVERGREEN SHRUBS**
 SGJ Sea Green Juniper
- DECIDUOUS SHRUBS**
 HC Peking (Hedge) Cotoneaster
 CW Common Witchhazel
 MV Mohican Viburnum
- PLANT ABBREVIATIONS**

BLAINS FARM & FLEET - OAK CREEK
 501 W. RAWSON AVE.
 OAK CREEK, WI. 53154

OVERALL LANDSCAPE PLAN

NO.	REVISION	DATE	BY
1.	NEW SITE PLAN	01-06-2021	

DRAWING NO.	
DRAWN BY:	PCA
DATE:	01-06-2021
PROJECT NO:	
CHECKED BY:	WDH
APPROVED BY:	
SHEET NO.:	L 1.0

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wdavidheller.com
 www.wdavidheller.com



OVERALL LANDSCAPE PLAN

Scale: 1" = 16'0"

PRELIMINARY
NOT FOR CONSTRUCTION

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8511
MILWAUKEE AREA 250-1181
WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/4 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 3/4 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

- 3/4 CY Peat Moss or Mushroom Compost
- 3/4 CY blended/pulverized Topsoil
- 1/4 CY composted manure

In roto-tilled beds only, also include in above mixture:

- 2 lbs Starter Fertilizer

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

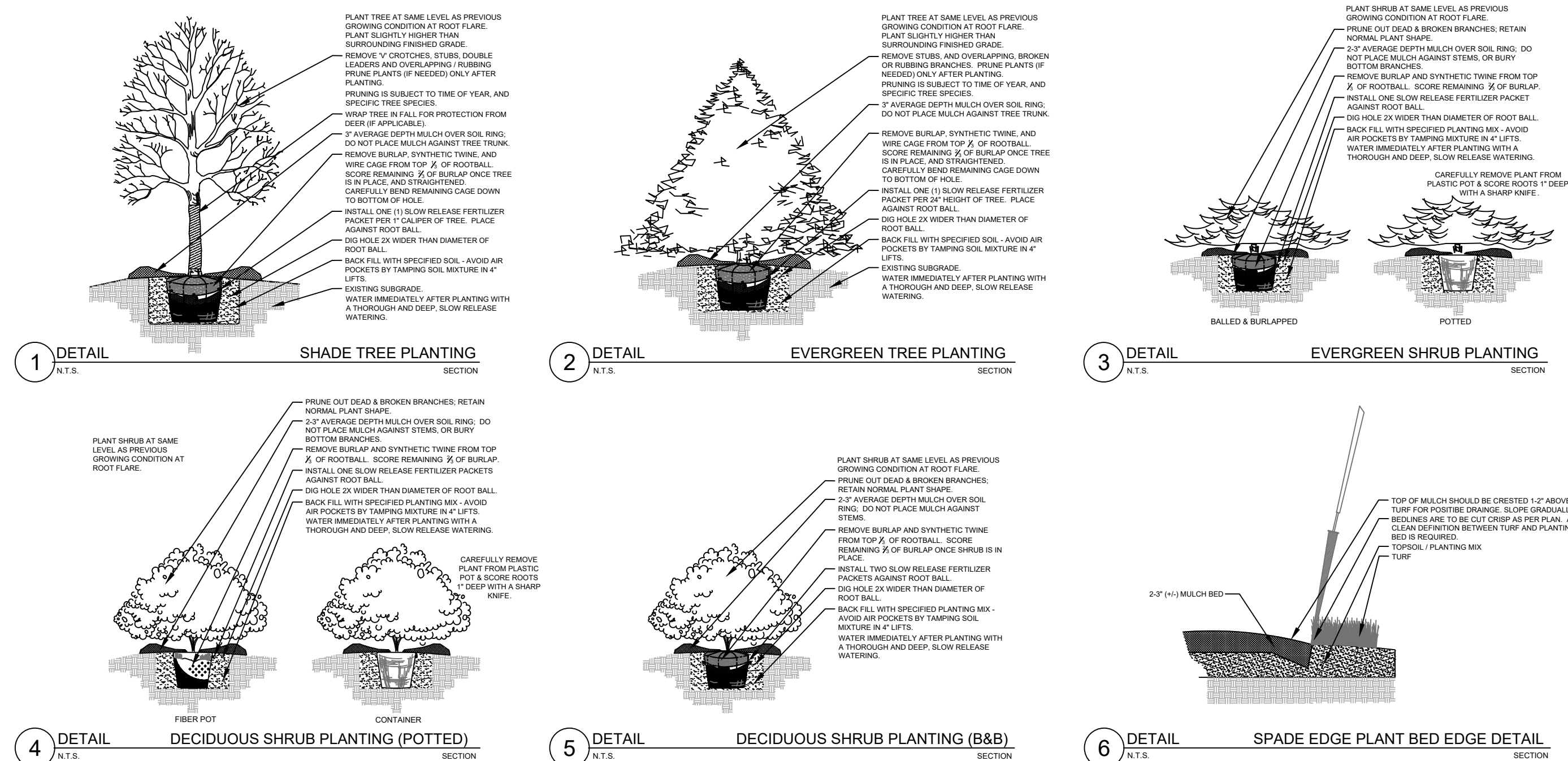
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER or HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING	MATURE SIZE	
		BOTANICAL NAME	COMMON NAME					HEIGHT	SPREAD
Proposed Landscape Materials									
SHADE TREES (DECIDUOUS)									
AFM	5	Acer xfreemani	'Autumn Fantasy'	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	35'	35-40'	
CLH	5	Celtis occidentalis	'Chicagoland'	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	35'	40-50'	
SHL	4	Gleditsia triacanthos	'Skycole' PP 1619	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50-60'	35-45'	
ORNAMENTAL TREES (DECIDUOUS)									
RJFC	2	Malus x 'Jewelcole'	Red Jewel Flowering Crabapple	2.25"	B&B	Straight central leader, full and even crown. Prune only after planting	15-20'	20'	
EVERGREEN TREES									
NS	4	Picea abies	Norway Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	17'	50-70'	25-30'
BHS	5	Picea glauca var. 'densata'	Black Hills Spruce	8' H	B&B	Evenly shaped tree with branching to the ground	15'	30-40'	15-25'
TA	11	Thuja occidentalis	'Techny'	72" H	B&B	Evenly shaped tree with branching to the ground	60"	25-30'	10-15'
EVERGREEN SHRUBS									
SGJ	7	Juniperus chinensis	'Sea Green'	24" w	Cont.	Full rounded well branched shrub	54"	4-6'	72"
DECIDUOUS SHRUBS									
HC	10	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"	6-10'	60"
CW	17	Hamamelis virginiana	Common Witchhazel	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	72"	15-20'	72"
MV	6	Viburnum lantana	'Mohican'	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"	7-8'	72"
Hardscape Materials									
LAWN	7155	Lawn Establishment Area / Grading Area				Reinder's Deluxe 50 Seed Mix (800-785-3301)			
	7155	Erosion Matting for sloped seeded areas				EroTex D575 Erosion Control Blanket (or approved equal)			
	5	Heritage River Gravel Mulch (1.0-1.5" pieces)				Area: 340 SF			
	340	Landscape Fabric				Area: 340 SF			
	20	Shredded Hardwood Mulch (3" depth)				Area: 2,150 SF			
	13	Soil Amendments (2" depth)				Area: 2,150 SF			
	22	Pulverized Topsoil (Lawn Area)				Area: 7,155 SF			
	13	Pulverized Topsoil (2" over bed areas)				Area: 2,150 SF			

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:
Reinder's Deluxe 50 Seed Mix (800-785-3301):
20% Kentucky Bluegrass (Soil Quality) 15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass 10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

Seed at rate of 150-200# per acre

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS

**PRELIMINARY
NOT FOR CONSTRUCTION**

SIGMA GROUP
Single Source. Sound Solutions.
www.thesignmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

**BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154**

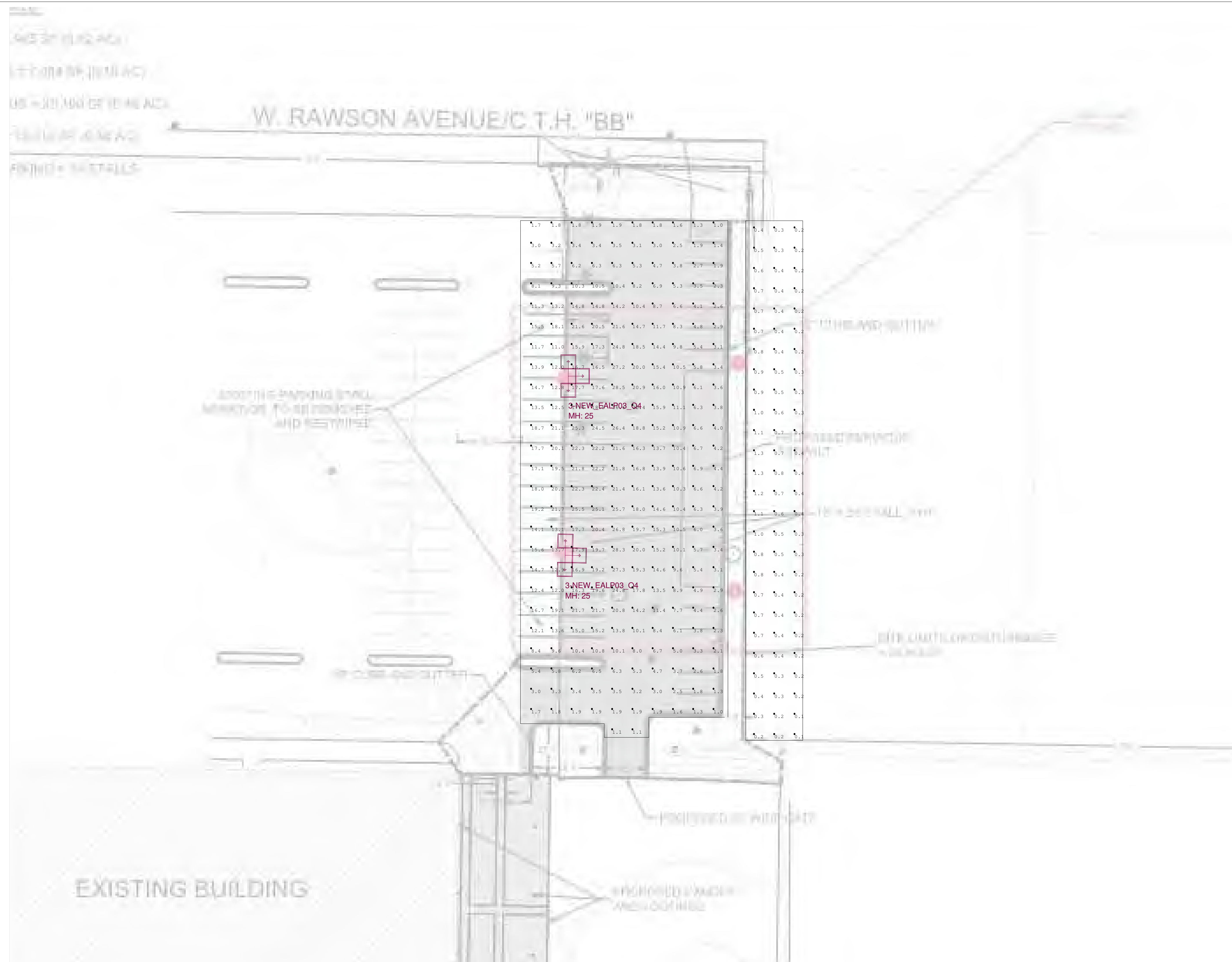
LANDSCAPE DETAILS, NOTES, & SCHEDULES

NO. REVISION	DATE	BY
1. NEW SITE PLAN	01-06-2021	
DRAWING NO.		
DRAWN BY:		PCA
DATE:		01-06-2021
PROJECT NO:		
CHECKED BY:		WDH
APPROVED BY:		
SHEET NO.:		

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HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



Symbol	Qty	Label	Description	Arr. Watts	Arr. Lum. Lumens	LLF
☒	2	3-NEW_EALP03_Q4	3-EALP0300AH740NDD1DKBZ	1710	202800	0.880

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin	Meter Type
Trespass	Illuminance	Fc	0.49	1.3	0.1	4.90	13.00	Horizontal
Parking Lot	Illuminance	Fc	10.98	28.5	1.0	10.98	28.50	Horizontal

Site Notes:
As per requirements 2 Qty's of new poles with two triple headed fixtures are proposed to achieve min 1FC at parking lot.

MOUNTING HARDWARE ACCESSORIES		Finish					
QTY	Description	CAT Logic	SVHVL (Silver)	BKHVL (Black)	BZHVL (Bronze)	GRAYHVL	WHHVL (White)
-	OSQ-Direct Arm Mount	OSQ-DA0					
-	OSQ-Adjustable Arm Mount	OSQ-B-AABZ					
-	Single Square Tenon Reducer	PB-1ABZ					
-	Tenon Square - 2 at 180 deg.	PB-2A					
-	Tenon - 3 at 120 deg.	SB-320-12-2(FINSH)					
-	Tenon - 4 at 90 deg.	SB-490-12-2(FINSH)					
-	Tenon Reducer - 3" Square Pole	RTASQ4-2__					
-	Tenon Reducer - 4" Square Pole	RTASQ5-2__					
-	Tenon Reducer - 3-1/4" ID Round Pole	TR-30-2__					
-	Tenon Reducer - 3-13/16" ID Round Pole	TR-35-2__					
-	Tenon Reducer - 4-1/4" ID Round Pole	TR-40-2__					
-	Wall Mount	WM-4LBZ					
-	ECBB 24" Escutcheon Plate	ECBE1WH					
-	Drywall Mount Kit 2' x 2'	GESK07					
-	ECBB Surface Mount Box	ECBM3WHITE					
-	ECBB Pendant Mount	ECBP1WTE					
-	RX8 Goof ring - OD 10.6"	GRRC8RPTWT					
-	RC6/RX8 Goof ring - OD 8.9"	GRRC6RPTWT					
-	RC12 Goof Ring - OD 14"	GRRC12RPTWT					
-	Flood to Mount on Arm Adapter - Bronze	SFABL-001					
-	Flood Wall Mnt (90 deg sq)-4 hole Bronze	FBSFA2TTDB OFM					
-	Flood Wall Mnt (90 deg sq)-4 hole Black	FBSFA2TTBL OFM					
-	Flood Pole Mnt (90 deg sq)-2 hole Bronze	RABX-4DB					
-	Flood Pole Mnt (90 deg sq)-2 hole Black	RABX-4BL					
-	Wall bracket	VM-4LBZ					
-	Double Flood Wall Mount - Black	DRAB-BL					
-	Shingle Roof Flood Mount - Bronze	VT2-6DB					
-	Shingle Roof Flood Mount - Black	VT2-6BL					
-	Round Pole Adaptor (Flood) - Black	RPA-EAMT10BLCK					
-	Round Pole Adaptor (Flood) - Bronze	RPA-EAMT10DKBZ					

CAT #	Voltage
0	120V-277V
1	120V
2	208V
4	277V
5	480V
H	347-480V

Voltage Notes
E/WNA Internal Button PE works on discrete voltages '1', '2', or '4'
E/ASCE/ANA PE Resp control only specify as 'V' or 'V'
ECBB only available in 'V' or 'H'
RC6 and RC10 Voltage is '1' for 120V and '2' for 277V

Qty	INCANDESCENT, PAR, T8 and T12 Standard Output LED Solutions	Existing Fixture	Solution
-	-	2 - 8' T8 Lamp	(2) LED36T8G-8840 & (1) LED36T8DR-DL
-	-	A19	LED0A19-830
-	-	PAR 38	LED180380W384040
-	-	A19 Enclosed	LED12DA21F8-100FE

Southern Lighting
800 Battery Avenue SE Suite 410
Atlanta, GA

Calculator light levels are based on specific information that has been supplied to SLS. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref:IES LM-61-1986
Identifying Operating Factors for HID Luminaires

Southern Lighting Source
800 Battery Avenue SE Suite 410
Atlanta, GA 30339

Designer: ST
Date: 12/10/2020
SLS Drawing #: Farm and Fleet of Oak and Creek_Option 2.rvt

Farm and Fleet of Oak Creek
Horizontal and Vertical FC indicated
Values at maintained output



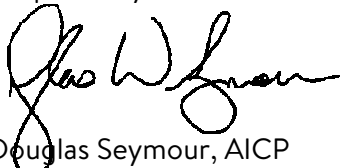
Plan Commissioners will recall that Farm & Fleet have requested nearly annual approvals for Temporary Use Permits for the temporary outdoor storage and display of their trailers on the west portion of the property going back to 2010. It was strongly recommended that they pursue a Conditional Use Permit designating a permanent area for this display moving forward. Plans for parking lot expansion on the properties were reviewed in the previous agenda item. A narrative providing further explanation for the request is included with this report.

As was mentioned in the previous report for the review of the parking lot expansion, most or all of the expanded parking lot stalls will be utilized for the permanent storage and display of the trailers on the east side of the combined properties. Landscaping plans may require some minor modifications to ensure adequate screening, and the Applicant may add fencing along the east property line for additional security. Screening, lighting restrictions/requirements, and limitations/prohibitions on the extent and type of merchandise allowed for the outdoor storage area will be incorporated into Conditions and Restrictions if recommended for approval.

Should the Plan Commission determine that the request for outdoor display of retail merchandise for trailers on the property is appropriate, staff will prepare Conditions and Restrictions that for review at the January 26th Plan Commission meeting.

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

Narrative (1 page)

Landscape Plans (2 pages)



3507 East Racine Street · P.O. Box 391 · Janesville, WI 53547-0391 · 608-754-2821 · 608-754-3614 fax

Oak Creek Plan Commission
1-12-2021

Currently, Blain's Farm and Fleet is unable to display our trailers permanently year to year. We must apply for a temporary permit each year. We are also unable to display the trailers out in the front of our store, they must be kept in a gated, fenced off area behind the store which is a hardship for our customers to physically shop our trailers close up. Currently, a customer must be escorted through the locked gate by an associate. With the new property acquisition, we would be able to permanently display trailers for a shopper to look at on their own. Having visible trailers on display for our customers is an integral part of our selling process and is the condition at most other Blain's locations in Wisconsin and other states.

Sara Iverson Smith
Director of Real Estate, Facilities and Construction
Blain's Farm and Fleet

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8511
MILWAUKEE AREA 250-1181
WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{4}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{3}{4}$ of the burlap and remove the wire. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{100}$ mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:
 - Per 100 SF of bed area (Soil Amendment composition):
 - $\frac{1}{2}$ CY Peat Moss or Mushroom Compost
 - $\frac{1}{4}$ CY blended/pulverized Topsoil
 - $\frac{1}{4}$ CY composted manure
 - In roto-tilled beds only, also include in above mixture:
 - 2 lbs Starter Fertilizer
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary as the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

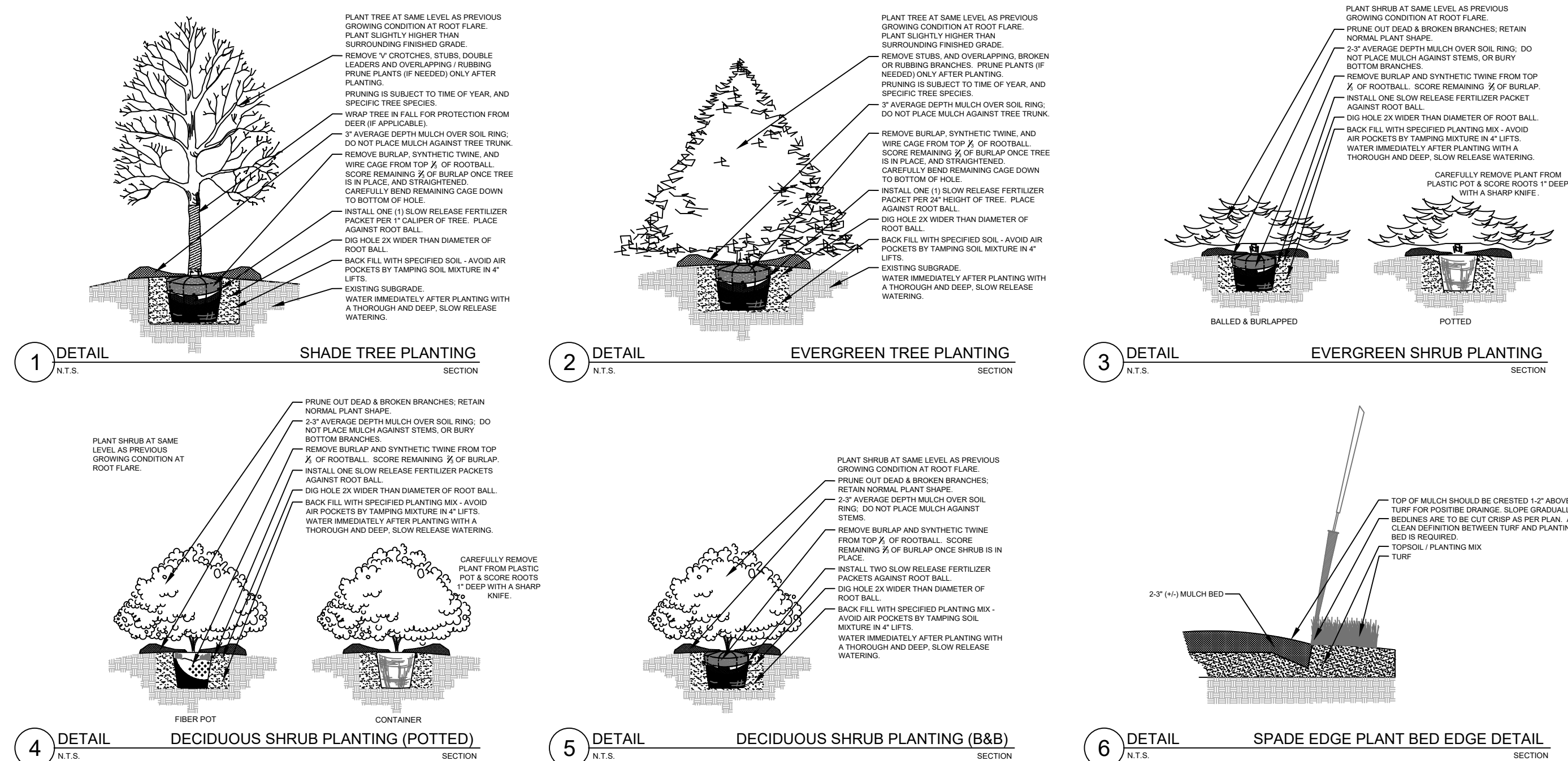
LANDSCAPE GENERAL NOTES

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Proposed Landscape Materials									
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AFM	5	Acer xfreemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	35'	35-40'	
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SHL	4	Gleditsia triacanthos 'Skycole' PP 1619	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	50-60'	35-45'	
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RJFC	2	Malus x 'Jewelcole'	Red Jewel Flowering Crabapple	2.25"	B&B	Straight central leader, full and even crown. Prune only after planting	15-20'	20'	
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BOTANICAL NAME	COMMON NAME								
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PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING	MATURE HEIGHT	MATURE SPREAD
BOTANICAL NAME	COMMON NAME								
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MV	6	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"	7-8'	72"
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES			
SPECIFIED SEED MIX / SOD									
LAWN	7155	Lawn Establishment Area / Grading Area				SF	Reinder's Deluxe 50 Seed Mix (800-785-3301)		
	7155	Erosion Matting for sloped seeded areas				SF	EroTex D575 Erosion Control Blanket (or approved equal)		
Hardscape Materials									
	5	Heritage River Gravel Mulch (1.0-1.5" pieces)				TN	2" depth		
	340	Landscape Fabric				SF			
	20	Shredded Hardwood Mulch (3" depth)				CY	Bark Mulch; apply Preemergent after installation of mulch		
	13	Soil Amendments (2" depth)				CY			
	22	Pulverized Topsoil (Lawn Area)				CY			
	13	Pulverized Topsoil (2" over bed areas)				CY			
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25% Creeping Red Fescue

Seed at rate of 150-200# per acre

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS

**PRELIMINARY
NOT FOR CONSTRUCTION**

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Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

**BLAIN'S FARM & FLEET - OAK CREEK
501 W. RAWSON AVE.
OAK CREEK, WI. 53154**

LANDSCAPE DETAILS, NOTES, & SCHEDULES

NO. REVISION	DATE	BY
1.	NEW SITE PLAN	01-06-2021
DRAWING NO.		
DRAWN BY:		PCA
DATE:		01-06-2021
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HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

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