



Via Video/Phone Conference Only

Oak Creek, WI 53154

(414) 766-7000

PLAN COMMISSION

Via Video/Phone Conference Only

April 13, 2021

6:00 P.M.

Daniel Bukiewicz - Chair

Dawn Carrillo

Chaucey Chandler

Donald Oldani

Chris Guzikowski

Matt Sullivan

Gregory Loreck

Fred Siepert

Christine Hanna

Michael Simmons - ex-officio

Kari Papelbon - ex-officio

The City's Vision

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

IMPORTANT NOTICE

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

Attendees who wish to participate by phone may do so by calling the City Hall, (414) 766-7000, before 4:00 PM on the day of the meeting (April 13, 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. Approval of Minutes – March 23, 2021
4. Significant Common Council Actions
5. New Business
 - a. CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a request submitted by Eric Ogden, HSA Commercial Real Estate/Oak Creek Industrial, LLC, for a Conditional Use Permit for freight yard / freight terminal / trans-shipment depot facilities on the property at 150 W. Oakview Parkway (Tax Key No. 955-1041-000).
ZoningHub: <https://s.zoninghub.com/CYBM820TUB>; Twitter @OakCreekPC#OCPCHSA150CUP

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

- b. **CONDITIONS AND RESTRICTIONS** – Review conditions and restrictions for a request submitted by Eric Ogden, HSA Commercial Real Estate/Oak Creek Industrial, LLC, for a Conditional Use Permit for freight yard / freight terminal / trans-shipment depot facilities on the property at 10551 S. Oakview Parkway (Tax Key No. 955-1024-000).
ZoningHub: <https://s.zoninghub.com/FM5GXND5M7>; Twitter @OakCreekPC#OCPCHSACUP
- c. **CERTIFIED SURVEY MAP** – Review a certified survey map submitted by Jim Kane, Truck Country - McCoy Group, combining the properties at 9970, 10020, and 10040 S. 20th St. (Tax Key Nos. 926-9977-001, 926-9978-001, 926-9979-000).
ZoningHub: <https://s.zoninghub.com/GF7IE6PLQD>; Twitter @OakCreekPC#OCPCTruckCountryCSM
- d. **CONDITIONAL USE PERMIT** – Review a request submitted by Kelly Cech, Milwaukee Area Technical College – Oak Creek, for a Conditional Use Permit for solar arrays on the property at 6665 S. Howell Ave. (Tax Key No. 718-9961-002).
ZoningHub: <https://s.zoninghub.com/OG9ZLI8YKI>; Twitter @OakCreekPC#OCPCMATC

Adjournment.

Dated this 8th day of April, 2021

Posted 4/8/2021 ad

Public Notice

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

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

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 23, 2021**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Sullivan, Commissioner Carrillo, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Commissioner Hanna joined after roll call was taken. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Havey, Assistant Fire Chief. Thomas Kramer, Assistant 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.

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

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

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

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

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

Minutes of the March 9, 2021 meeting

Commissioner Siepert moved to approve the minutes of the March 9, 2021 meeting. Commissioner Chandler seconded. On roll call: all voted aye except Alderman Loreck, who abstained. Motion carried.

LANDSCAPE PLAN REVIEW FRONTLINE COMMERCIAL REAL ESTATE, LLC 9141 S. 13TH STREET TAX KEY NOS. 877-9010-000

Planner Papelbon provided an overview of the landscape plan for a proposed multitenant industrial building at 9141 S. 13th Street (see staff report for details).

John Schlueter, Frontline Commercial Real Estate, 7265 S. 1st St., Oak Creek, WI, stated that he was present to answer questions.

Matt Carey, Pinnacle Engineering Group, 20275 Watertown Road, Suite 100, Brookfield, WI, stated that he was also present to answer questions.

Alderman Guzikowski stated he has not received any calls from any residents about this item for this meeting. Alderman Guzikowski did receive a message from Mr. Schlueter asking for his opinion, but they did not speak. He requested that the applicant add in the berm wall and type of screening.

Commissioner Chandler asked the applicant for feedback regarding the landscaping in the easement.

Mr. Carey made comments that were inaudible.

Mr. Carey stated that along the eastern property line is an empty easement with no existing utilities, and is simply a reservation for WE Energies in the future. The bases of all plantings are outside the easement. Mayor Bukiewicz summarized Mr. Carey's comments regarding the easement as follows: the easement is a WE Energies easement and the plantings will be outside of the 12-foot easement. Mr. Carey confirmed that was correct.

Planner Papelbon stated the easement is something that will need to be coordinated with WE Energies in terms of canopy. If WE Energies has any requirements for the applicant to move the landscaping, the City requests that the landscaping be pulled back onto the property further west rather than eliminated completely.

Alderman Guzikowski moved that the Plan Commission approves the landscape plans submitted by John Schlueter, Frontline Commercial Real Estate, LLC, for the property at 9141 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from March 9, 2021 remain in effect.
3. That plans are revised to incorporate a screen wall (min. height = 10 feet) on the east side of the loading dock area.
4. 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
WEST VIEW GARDENS
7501 S HOWELL AVE
TAX KEY NO. 782-9036-000**

Planner Papelbon provided an overview of the request for a Temporary Use Permit to operate a garden center in the Classic Lanes parking lot (see staff report for details).

Casie Ertl, 8818 W 5 Mile Road, Franksville, WI, stated that everything will be the same this year; however, she will be running the green house this year instead of Larry.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Casie Ertl, West View Gardens, for the operation of a garden center in the parking lot on the property at 7501 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all garden center activities shall be located within the portion of the parking lot as per the proposed map.
3. That operations shall occur between 9:00 AM and 6:00 PM Monday through Saturday, and between 9:00 AM and 5:00 PM Sunday.
4. That signage for the operation is limited one 32 square-foot temporary sign.
5. That the Temporary Use Permit shall be valid between April 15, 2021 and July 20, 2021. The property shall be restored to its pre-temporary use condition by no later than July 23, 2021.

Alderman Guzikowski seconded.

Mayor Bukiewicz asked if the greenhouse will be opening on April 15, 2021. Ms. Ertl stated setup will begin April 15 and usually opens to the public on May 1.

On roll call: all voted aye. Motion carried.

**OFFICIAL MAP AMENDMENT
TRUCK COUNTRY – MCCOY GROUP
9970, 10020, & 10040 S. 20TH ST.
TAX KEY NOS. 926-9977-001, 926-9978-001, & 926-9979-000**

Planner Papelbon provided an overview of the request to remove a portion of the future street pattern of the Official Map affecting the properties at 9970, 10020, & 10040 S. 20th Street (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, gave a presentation about the history of Truck Country, the subject sites, and a brief explanation of the applicant's proposal.

Alderman Guzikowski stated he received an email regarding this item. The resident would like to keep Judith Place a quiet street. Alderman Guzikowski stated he believes most of the neighbors there would not be in favor of any type of access street going south on Judith Place.

Commissioner Oldani asked Planner Papelbon to clarify if access to Judith Place is just a potential proposal for the future and not a part of this agenda item. Planner Papelbon explained that, for a future layout, staff is recommending the South Judith Place connection be for emergency access only. Trucks and customers would not be allowed to use South Judith Place.

Assistant Fire Chief Havey stated that the Fire Department reviewed this proposal, and is satisfied with the roundabout and the proposal thus far.

Stacey Siekert, 10132 S Judith Place, Oak Creek, WI, stated concerns about the future business, the number of trees that will be installed between the business and the neighborhood, and truck traffic coming down Judith Place. Ms. Siekert stated she will be joining future meetings on this topic.

Mayor Bukiewicz explained that Ms. Siekert should be notified of any future proposals as notifications go out to neighbors within 300 feet of any property coming before the Plan Commission.

Ms. Siekert asked if it will be most of the neighbors on Judith Place.

Mayor Bukiewicz reiterated that it would be anyone within 300 feet; however, the Alderman can increase the distance if needed.

Ms. Siekert stated that she believes that would be a good idea if the applicant would ever consider using Judith to get out to Oakwood [Road]. A lot of the neighbors closer to Oakwood [Road] had no idea about this proposal.

Planner Papelbon explained there will be notice for all future meetings, but the Official Map Amendment does need to be approved by the Common Council, and it does affect the development for these three properties. Planner Papelbon also stated the Certified Survey Map (CSM) will be reviewed concurrently with the site plan.

Alderman Guzikowski asked Planner Papelbon to include all residents on Judith Place for notification of any future items regarding this property.

Christopher Johns, Eppstein Uhen Architects, 333 East Chicago Street, Milwaukee, WI, stated it is not the applicant's intention to connect this development to Judith Place.

Mary Lavin, 10126 South Judith Place, Oak Creek, WI, stated that she is happy to hear the applicant is not interested in connecting 20th Street to Judith Place. Ms. Lavin stated her concern regarding the type of access for emergencies the applicant will want to include on their property facing Judith Place. Ms. Lavin stated her hope that the applicant will be good neighbors, and that she is a little concerned about light and noise pollution from this development. She suggested having a berm to separate the development from the residential area. Ms. Lavin stated that she is also concerned about the amount of paved surface that is proposed combined with the amount of wetland in the area. A lot of people walk along Judith Place due to the lack of parks in this area of the City. Ms. Lavin stated that she has some concerns regarding the wildlife that will be disrupted by this development, and asked if there was any consideration of leaving a walking path between Reinhart and Truck Country.

Mayor Bukiewicz stated Ms. Lavin has valid points, but these items would be discussed during the Plan Review. Mayor Bukiewicz also stated the City has tried several times to get a park in that area, but nothing has worked out.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the mapped, unimproved future right-of-way affecting the properties at 9970, 10020, & 10040 S. 20th St. be removed after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
F STREET DEVELOPMENT GROUP AND CITY OF OAK CREEK
4200 E. LAKE VISTA BLVD. AND 4001 E. LAKE VISTA PARKWAY
TAX KEY NO. 868-9993-001 & 868-9996-002**

Planner Papelbon provided an overview of the Certified Survey Map request to combine and reconfigure the properties at 4200 E. Lake Vista Blvd. and 4001 E. Lake Vista Parkway (see staff report for details).

Jessica Guzman, F Street Development Group, 1134 N. 9th St., Milwaukee, WI, stated that she was available to answer questions.

Commissioner Hanna stated her concern about saving the natural environment of this area.

Planner Papelbon stated that, at this time, Lots 1 and 2 will be maintained and controlled by the City. Lot 2 contains most of Lake Vista Park and the environmental area that is also identified as a large wetland. Lot 1 contains the overlook, the beacon, the pathways down to the lake, and the remaining undeveloped portion that continues along Lake Vista Boulevard. Some wetlands have been identified by the Wisconsin Department of Natural Resources (DNR) as being artificial and exempt. There are also wetlands in Lot 3 and Outlot 1 that will be proposed to be filled. The bird blinds are part of the park and will remain. The City will maintain the portion of the wooded area that contains the walking paths to the lake. As the City continues to move along with the development plans for this area, staff will incorporate as much nature as possible into those plans.

Commissioner Hanna inquired if public access to the neighbors' parks and pathways will be looked at during the future planning. Planner Papelbon confirmed connectivity through the entire development, Lake Vista Park, and down to Bender Park have all been part of the planning effort for this development.

Commissioner Siepert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by F Street Development Group and the City of Oak Creek for the properties at 4200 E. Lake Vista Blvd. and 4001 E. Lake Boulevard Parkway [Note: the written motion stated "4001 E. Lake Vista Parkway," not "4001 E Lake Boulevard Parkway"] 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.

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT
OAK CREEK INDUSTRIAL LLC
150 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1041-000**

Planner Papelbon provided an overview of the request for a Conditional Use Permit to allow for freight yard/freight terminal/trans-shipment depot facilities for the property at 150 W. Oakview Parkway (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, provided a brief presentation about the history of OakView Business Park, the proposal, the applicant's reason for seeking a Conditional Use Permit, and the parking modification request.

Commissioner Hanna asked if this development would increase trucking traffic on Oakwood [Road], especially west from the railroad.

Mayor Bukiewicz stated the City has done a Traffic Impact Analysis (TIA).

Commissioner Sullivan stated Traffic Analysis & Design (TADI) did update the TIA for this business park. The Plan Commission and Engineering Department were concerned about the change in the original identification of the uses for the lots. TADI updated the TIA with identifying the lots that have already been developed and what the future lots will be. These two items are identified as warehouse and trucking freight. The applicant does not specifically state which ways the trucks will enter or exit; however, Commissioner Sullivan stated he assumes given the location of the proposed sites the trucks will use Howell Avenue.

Commissioner Hanna stated that she is concerned about additional truck traffic on Oakwood [Road] because only the gas company should be using Oakwood [Road]; however, other trucking companies have been using Oakwood [Road] as a shortcut.

Alderman Guzikowski asked Planner Papelbon how many parking spots the applicant is short. Planner Papelbon stated the applicant is roughly 50 parking stalls short. Alderman Guzikowski stated that he is concerned about being short on parking spaces. Planner Papelbon stated that she believes the estimate of 150 employees onsite at a given time is probably a high estimate. Planner Papelbon also stated that staff does not have much of a concern regarding the number of stalls. It is up to the landowner and/or their management company to ensure that there is sufficient parking for their tenants.

Commissioner Siepert asked about the traffic flow on Howell Avenue, particularly the intersection near the business park, with the additional trucks and subdivision development.

Commissioner Sullivan stated the TIA identified the Elm Road and Howell Avenue intersection as an improvement. Once the entire business park is developed, a controlled intersection would be warranted there. The TIA did include the new residential development to the south, FedEx, and background traffic that is already present.

Assistant Fire Chief Havey stated the Fire Department has no concerns on this proposal.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the proposed multitenant building on the property at 150 W. Oakwood [Note: the written

motion stated “Oakview” not “Oakwood”] Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (April 13, 2021). Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
OAK CREEK INDUSTRIAL LLC
150 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1041-000**

Planner Papelbon provided an overview of the site, building, and related plan review for a proposed multitenant industrial building (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, stated that he believes the applicant can work through all the conditions in the suggested motion. Not all tenants will have a need for a trash enclosure.

Commissioner Chandler asked the applicant to share details about the entrance coverings. Attorney Randall stated that he does not believe the coverings exist on the building as proposed. The building as presented is to have a clean look and focus on the corners with the glazing.

Commissioner Chandler asked the applicant to provide information about how the traffic will flow on the site. Attorney Randall stated that all traffic will enter from the cul-de-sac on the southeast corner of the site. Trucks will go northwest along the drive aisle to the loading docks, outdoor parking spaces, or drive-in area on the north side of the building. Employees and visitors will turn left to drive west onto the site. Attorney Randall explained there will be a drive on the west side of the site to connect the two parking lots, but anticipates that to be used for emergencies.

Commissioner Chandler asked the applicant to provide information regarding the pedestrian walkways on the site. Attorney Randall stated that he is not sure if the City has a sidewalk system in this area, but the site will connect in to that, if available. The preferred route of pedestrians would be to include a sidewalk on the south side of the site, near the employee and visitor entrance.

Commissioner Hanna asked if the Plan Commission or City has a landscaping contract to ensure the owner will continue to maintain the landscaping and screening.

Planner Papelbon explained that anything that is approved as part of Plan Commission approval is intended to and required to be maintained as approved. If there are ever any concerns about removal of landscaping and lack of replacement in-kind, there would be enforcement action that could occur. There is also a requirement that, prior to occupancy, landscaping must be installed before the Planning Department will sign off on the final occupancy permit. Planner Papelbon stated that a development agreement would contain language about maintenance. The landscape plan also contains language about establishment and maintenance. If there are any concerns in the future about pests or trees need to be cut down then staff would work with the applicant to make sure the intent of the landscape plan is maintained.

Assistant Fire Chief Havey stated the Fire Department has reviewed the proposed plans and has no concerns about access.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Eric Ogden, Oak Creek Industrial LLC, for the property at 150 W. Oakwood [Note: the written motion stated “Oakview” not “Oakwood”] Parkway with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That the landscape plans are revised to include heights of all screening plants at installation and maturity.
4. That the plans are revised to include details for the proposed trash enclosure(s).
5. That a detailed Master Sign Plan is reviewed and approved by the Plan Commission prior to submission of sign permit applications.
6. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT
OAK CREEK INDUSTRIAL LLC
10551 S. OAKVIEW PARKWAY
TAX KEY NO. 955-1024-000**

Planner Papelbon provided an overview of the request for a Conditional Use Permit to allow for freight yard/freight terminal/trans-shipment depot facilities for the property at 10551 S. Oakview Parkway (see staff report for details).

Brian Randall, Davis and Kuelthau, 111 East Kilbourn Avenue, Suite 1400, Milwaukee, WI, explained that the applicant is trying to be proactive by requesting the Conditional Use Permit for a potential freight user, although any M-1 use can be accommodated by the proposed building.

Assistant Fire Chief Havey stated he received revised drawings the morning of this Plan Commission meeting that will need to be reviewed.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities within the properties [Note: the written motion stated “proposed” not “properties”] multitenant building on the property at 10551 S. Oakview Parkway, after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (April 13, 2021). Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

ZONING CODE UPDATE DISCUSSION

Jackie Wells, Houseal Lavigne Associates lead the discussion about the Zoning Code update by asking the following questions:

- Accessory buildings
 - Is the proposed maximum size of accessory buildings appropriate?
 - Lots less than or equal to .5 acres: 1,000 sq ft or 75% of the livable area of the principal building, whichever is **less**
 - Lots greater than .5 acres: 1,200 sq ft or 75% of the livable area of the principal building, whichever is **less**

The following points were discussed by the Plan Commission:

- Director Seymour explained homeowners are allowed two accessory buildings on their property so this would still allow a lot of square footage. Mayor Bukiewicz asked if the allowed square footage would be combined for both buildings or each building could be the maximum square footage. Director Seymour was not sure of the correct answer. Ms. Wells clarified that the way the current text is written it would allow the maximum square footage per accessory building.
- Planner Papelbon asked the Plan Commission if they would be in favor of a cumulative maximum.
 - Mayor Bukiewicz and Alderman Loreck stated that they are in favor of a cumulative maximum.
 - Planner Papelbon stated accessory buildings under 120 square feet are not permitted and might affect the cumulative total.
- Ms. Wells asked to confirm that the Plan Commission would like to go in the direction of the proposed maximums with a cumulative total for all accessory buildings. Mayor Bukiewicz and Alderman Loreck agreed.

Ms. Wells continued the Zoning Code discussion by asking the following:

- Accessory buildings
 - Should accessory buildings located in rear yards be required to connect to driveways or alleys?

The following points were discussed by the Plan Commission:

- Director Seymour stated that currently without the driveway requirement some homeowners are driving on neighbors' properties to get to their garage. Director Seymour also suggests a size restriction so small sheds do not need to be connected to the driveway or alley.
- How to differentiate what accessory buildings would require the connection.
 - The following ways were discussed:
 - Accessory building size
 - Proposed use of accessory building
 - Items being stored in accessory building
- The general consensus is to require accessory buildings over a certain size to be connected to a driveway or alley. It was decided that the need for that connection would be determined by the accessory building size.
- A conversation will be had to determine what that size threshold will be.

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

- Food truck parks
 - A permanent location for food trucks to come and go.
 - Some of the topics covered were: distance between food trucks, requiring seating and shade elements, requiring permanent ADA compliant restrooms, and a separation requirement from brick and mortar restaurants by 500 feet.

The following points were discussed by the Plan Commission:

- The Zoning Ordinances have not been updated to include the current Centers for Disease Control and prevention's (CDC) guidelines, however for the food trucks to be open they will need to follow state and city guidelines just like a regular restaurant.
- It was suggested that two permanent restrooms may not be attainable at the beginning, but should be completed to make the food truck park a more permanent location.

- The permanent restrooms do not need to be constructed specifically for the food truck park, but could be nearby with an agreement to be used during times the food trucks are operating.
- This would be a more permanent development to create a food truck park with permanent restrooms and hook ups for the trucks.
- The seating requirement was changed to read, “permanent seating, picnic area, and shade elements”.

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

- RV Parking
 - RV parking limited to hard paved surfaces
 - Should RVs parked in rear yards be required to connect to driveways or alleys?
 - Should parking within the front setback be prohibited all together?

The following points were discussed by the Plan Commission:

- Several commissioners agreed that RVs should be parked on a hard-paved surface, and prohibited from parking in the front setback.
- There were differing viewpoints regarding connecting RVs parked in the rear yards to driveways or alleys.
- Hard-paved surface was defined to not include gravel or pavers.
- A time limit will be hard to enforce.
- The consensus is that RV parking items one and three will be included in the new Zoning Code, but item two will not.
- A grandfather clause will be discussed with the City’s legal team.

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

- Brewery vs microbrewery
 - Definitions were provided for each.
 - Breweries would be allowed in manufacturing districts and microbreweries would be allowed in commercial districts.

The following points were discussed by the Plan Commission:

- There are separate, but similar definitions for distilleries and wineries.
- A microbrewery is not required to have, but can include a restaurant, bar, or tasting room on site in the Commercial District.
- A brewery of any size can be located in the Manufacturing Zoning District.

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

- Fence
 - Should side yard fences be required to taper the height from six (6) feet to four (4) feet when entering the front yard?

The following points were discussed by the Plan Commission:

- Planner Papelbon provided an example of a tapered fence.
- There were conflicting opinions on requiring the tapering of a fence in the Zoning Code.
- The front yard is defined as the face of the house forward.
- Taller fences in the front yard may obstruct views for drivers.
- Several commissioners agree there should not be fences in the front yard.
- There were conflicting opinions about allowing fences in street facing side yards.

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

- Fence
 - Should chain-link be:
 - Prohibited in all yards,
 - Allowed in interior side and rear yards, but prohibited in street facing side and front yards only, or
 - Allowed in all yards?

The following points were discussed by the Plan Commission:

- Some commissioners feel chain-link fences should be prohibited, while other commissioners felt chain-link should be allowed if the fence is not street facing.
- Some communities only allow chain-link fences in the rear yards only. Other communities only allow coated chain-link fences.
- The Plan Commission conducted a straw vote on chain-link fences:
 - Commissioner Hanna voted to not allow chain-link fences.
 - Commissioner Sullivan voted to allow chain-link fences in the rear yard only.
 - Commissioner Carrillo voted to not allow chain-link fences anywhere.
 - Alderman Loreck voted to allow chain-link fences.
 - Alderman Guzikowski left before this vote was taken.
 - Commissioner Oldani voted to allow chain-link fences in the rear yard only.
 - Commissioner Siepert voted to allow chain-link fences in the rear yard only.
 - Commissioner Chandler voted to allow chain-link fences in the rear yard only.
- The Code will allow for chain-link fences in the rear yard only.

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

- Signs for Special Events
 - Temporary signs for special events will be reviewed in conjunction with the issuance of a special event permit.
- Electric Vehicle Charging Stations
 - Should electric vehicle charging stations count towards the minimum parking requirement?

The following points were discussed by the Plan Commission:

- Commissioners agreed the stations should count towards the minimum parking requirement.

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

- Electric Vehicle Charging Stations
 - Should electric vehicle charging stations be allowed as a primary use?
 - Should the stations be held to similar standards as fuel stations?

The following points were discussed by the Plan Commission:

- Commissioners agreed that electric vehicle charging stations should be allowed as a primary use and treated like a gas station.

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

- Certificate of Zoning Compliance
 - Proposed to be required:
 - New use occupies existing building

- Before a building permit or certificate of occupancy is issued

The following points were discussed by the Plan Commission:

- This would cover a change of occupant.
- Commissioners agreed this should be included.

Ms. Wells asked the Plan Commission if there were any other topics that should be discussed.

The Plan Commission brought up the following topics:

- Increasing the number of temporary signs allowed in residential areas.
 - This topic was met with opposing viewpoints.
 - The consensus was to not increase the number of temporary signs allowed.

The Zoning Code is in the draft and final Ordinance stage. Houseal Lavigne Associates will work with staff to incorporate the final revisions and get the final draft ready for public review. The next step will be to create a community outreach program to inform residents of the coming changes.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all present voted aye. Motion carried. The meeting was adjourned at 9:44 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

4-6-21

Date

Summary of Significant Common Council Actions

March 16, 2021

- **APPROVED** – Resolution No. 12226-020221, vacating and discontinuing a part of a public street in the City of Oak Creek (60' wide public street in the southeast 1/4 and the southwest 1/4 of the northwest 1/4 of Section 18).
- **APPROVED** – Resolution No. 12237-031621, approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 and 8146 S. 27th St., and 8100 S. Orchard Way.



Kari Papelbon, CFM, AICP
Planner



PLAN COMMISSION REPORT

Proposal: Conditions and Restrictions – freight yard/freight terminal/trans-shipment depot facilities

Description: Review draft Conditions and Restrictions as part of a request for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities for the property at 150 W. Oakview Parkway.

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

Address(es): 150 W. Oakview Parkway

Suggested Motion: 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 proposed multitenant building on the property at 150 W. Oakview Parkway.

Owner(s): 150 W Oakview Industrial, LLC

Tax Key(s): 955-1041-000

Lot Size(s): 8.782 ac

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

Overlay District(s): PUD

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Business Park

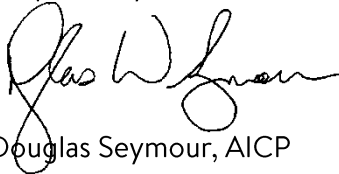
Background:

At the March 23, 2021 meeting, the Plan Commission recommended Common Council approval of a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities for the property at 150 W. Oakview Parkway. Staff has prepared draft Conditions and Restrictions for the Commission’s review.

If the Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



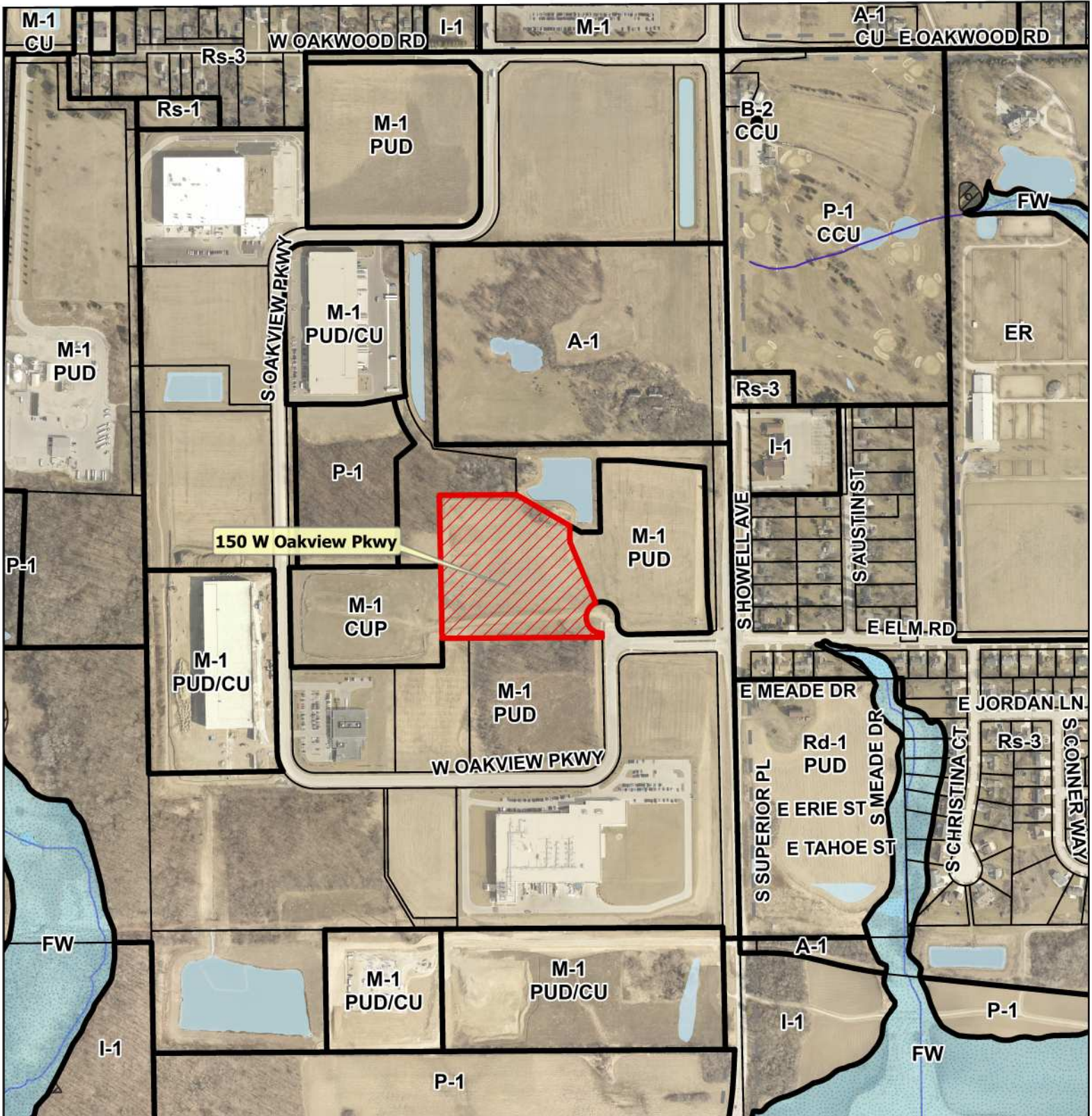
Kari Papelbon, CFM, AICP
Planner

Attachments:

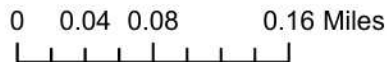
- Location Map
 - Draft Conditions and Restrictions
-

LOCATION MAP

150 W. Oakview Parkway



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



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- Parcels
- 150 W Oakview Pkwy

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

Applicant: Eric Ogden, HSA Commercial Real Estate/Oak Creek Ind. LLC	Approved by Plan Commission: TBD
Property Address: 150 W. Oakview Parkway	Approved by Common Council: TBD
Tax Key Number(s): 955-1041-000	(Ord. TBD)
Conditional Use: Freight yard/freight terminal/trans-shipment depot facilities	

1. LEGAL DESCRIPTION

CSM NO. 9044, NE & NW 1/4 SEC 32-5-22, LOT 1 (8.782 ACS).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

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

2) **Landscape Plan**

- a) Screening plan, including parking lot / truck parking screening/berming
- b) Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

3) **Building Plan**

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

4) **Lighting Plan**

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

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

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

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of

any building permits.

- E. A landscaping plan must be submitted for review and approval by the Plan Commission prior to the issuance of a building or occupancy permit. Landscaping shall be installed in accordance with plans approved by the Plan Commission March 23, 2021, and all applicable Codes and policies.
- F. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed by the M-1, Manufacturing zoning district, the OakView Business Park PUD, these Conditions and Restrictions, plans approved by the Plan Commission March 23, 2021, and all applicable sections of the Municipal Code (as amended).
- B. There shall be no parking or storage of vehicles, equipment, merchandise, parts, or supplies within designated public and employee parking areas. Outdoor storage shall be limited to the parking of trucks and trailers associated with the business, and shall be located in designated loading dock areas & striped stalls on the north portion of the property. There shall be no storage of unlicensed, non-operational vehicles, equipment, merchandise, parts, supplies, or any other materials.
- C. All parking areas shall be striped and landscaped in accordance with approved site plans and applicable Codes.
- D. No box/cabinet signs other than logos with accompanying channel letters in conformance with all applicable Code Sections shall be allowed on the building.
- E. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements (as amended).
- F. Solid waste collection and recycling shall be the responsibility of the owner.
- G. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission March 23, 2021.
- B. Trucks utilizing this facility shall adhere to all posted traffic signs and regulations. Trucks entering and exiting this site from any direction shall not utilize West Oakwood Road west of its intersection with S. Oakview Parkway.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in

accordance with Section 17.0808 of the Municipal Code (as amended), these Conditions and Restrictions, and plans approved by the Plan Commission March 23, 3021.

B. All light sources shall be shielded and directed downward.

6. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	40 ft	20 ft	20 ft
Accessory Structure(s)*	40 ft	20 ft	20 ft
Off-street Parking	30 ft	5 ft	5 ft

**No accessory structures shall be permitted in the front yard nor shall any structures be permitted in required buffer yards. See plans approved by the Plan Commission March 23, 2021.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if building or occupancy permits have not been issued for this use.

8. DURATION OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to ten (10) years from the date of issuance of the Conditional Use Permit. The owner may apply for an extension of this Conditional Use Permit. The process for extension of the Conditional Use Permit shall follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

9. OTHER REGULATIONS

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

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked.

The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

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

Owner / Authorized Representative Signature

Date

(please print name)

DRAFT



PLAN COMMISSION REPORT

Proposal: Conditions and Restrictions – freight yard/freight terminal/trans-shipment depot facilities

Description: Review draft Conditions and Restrictions as part of a request for a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities for the property at 10551 S. Oakview Parkway.

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

Address(es): 10551 S. Oakview Parkway

Suggested Motion: 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 proposed multitenant building on the property at 10551 S. Oakview Parkway.

Owner(s): OAKVIEW II INDUSTRIAL, LLC

Tax Key(s): 955-1024-000

Lot Size(s): 9.786 ac

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

Overlay District(s): PUD

Wetlands: Yes No **Floodplain:** Yes No

Comprehensive Plan: Business Park

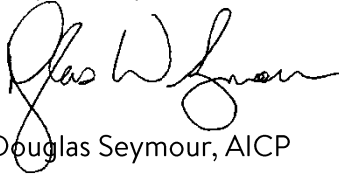
Background:

At the March 23, 2021 meeting, the Plan Commission recommended Common Council approval of a Conditional Use Permit for freight yard/freight terminal/trans-shipment depot facilities for the property at 10551 S. Oakview Parkway. Staff has prepared draft Conditions and Restrictions for the Commission’s review.

If the Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

Options/Alternatives: The Plan Commission has the discretion to recommend Common Council approval of, or require modifications to, the draft Conditions and Restrictions.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

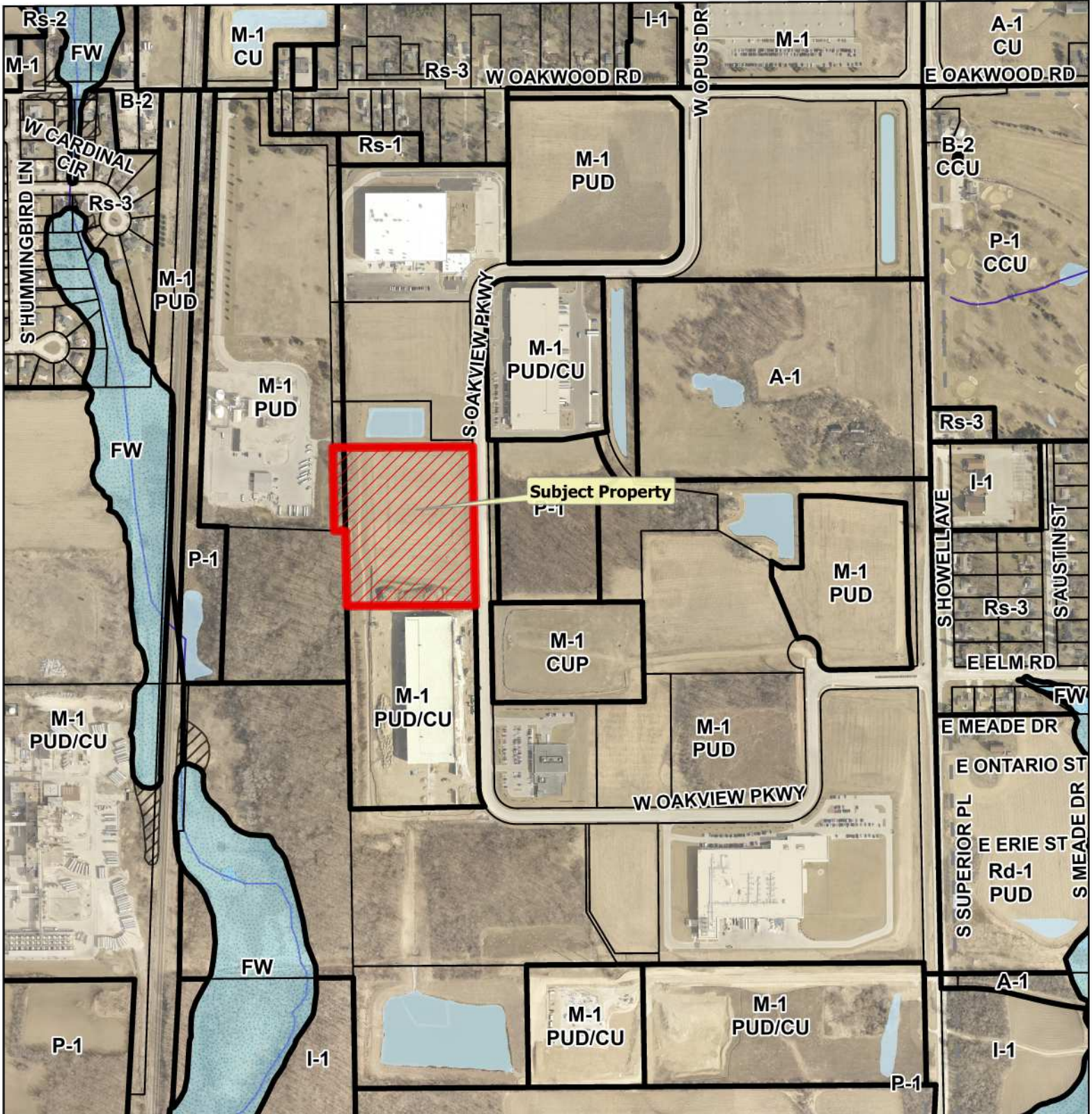
Attachments:

Location Map

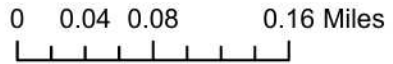
Draft Conditions and Restrictions

LOCATION MAP

10551 S. Oakview Pkwy.



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



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- Parcels
- 10551 S. Oakview Pkwy.

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

Applicant: Eric Ogden, HSA Commercial Real Estate/Oak Creek Ind. LLC	Approved by Plan Commission: TBD
Property Address: 10551 S. Oakview Parkway	Approved by Common Council: TBD
Tax Key Number(s): 955-1024-000	(Ord. TBD)
Conditional Use: Freight yard/freight terminal/trans-shipment depot facilities	

1. LEGAL DESCRIPTION

CSM NO. 8718, NE & SE 1/4 SEC 35-5-22, LOT 2 (9.786 ACS).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

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

2) **Landscape Plan**

- a) Screening plan, including parking lot / truck parking screening/berming
- b) Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

3) **Building Plan**

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

4) **Lighting Plan**

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

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

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

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

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

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of

any building permits.

- E. A landscaping plan must be submitted for review and approval by the Plan Commission prior to the issuance of a building or occupancy permit. Landscaping shall be installed in accordance with all applicable Codes and policies.
- F. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed by the M-1, Manufacturing zoning district, the OakView Business Park PUD, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. There shall be no parking or storage of vehicles, equipment, merchandise, parts, or supplies within designated public and employee parking areas. Outdoor storage shall be limited to the parking of trucks and trailers associated with the business, and shall be located in designated loading dock areas & striped stalls on the north portion of the property. There shall be no storage of unlicensed, non-operational vehicles, equipment, merchandise, parts, supplies, or any other materials.
- C. All parking areas shall be striped and landscaped in accordance with approved site plans and applicable Codes.
- D. No box/cabinet signs other than logos with accompanying channel letters in conformance with all applicable Code Sections shall be allowed on the building.
- E. Any change to the occupancy of the site or building shall conform to all Building, Fire, and Municipal Code requirements (as amended).
- F. Solid waste collection and recycling shall be the responsibility of the owner.
- G. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission March 23, 2021.
- B. Trucks utilizing this facility shall adhere to all posted traffic signs and regulations. Trucks entering and exiting this site from any direction shall not utilize West Oakwood Road west of its intersection with S. Oakview Parkway.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in

accordance with Section 17.0808 of the Municipal Code (as amended) and these Conditions and Restrictions.

B. All light sources shall be shielded and directed downward.

6. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	40 ft	20 ft	20 ft
Accessory Structure(s)*	40 ft	20 ft	20 ft
Off-street Parking	30 ft	5 ft	5 ft

**No accessory structures shall be permitted in the front yard nor shall any structures be permitted in required buffer yards.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if building or occupancy permits have not been issued for this use.

8. DURATION OF CONDITIONAL USE PERMIT

This Conditional Use Permit is limited in duration to ten (10) years from the date of issuance of the Conditional Use Permit. The owner may apply for an extension of this Conditional Use Permit. The process for extension of the Conditional Use Permit shall follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

9. OTHER REGULATIONS

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

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked.

The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

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

Owner / Authorized Representative Signature

Date

(please print name)

DRAFT



PLAN COMMISSION REPORT

Proposal: Certified Survey Map – Truck Country

Description: Review of a Certified Survey Map request to combine the properties at 9970, 10020, and 10040 S. 20th St., and dedicate the public right-of-way for the Ridgeview Drive cul-de-sac.

Applicant(s): Jim Kane, Truck Country - McCoy Group

Address(es): 9970, 10020, and 10040 S. 20th St.

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jim Kane, Truck Country - McCoy Group, for the properties at 9970, 10020, and 10040 S. 20th St. be approved with the following conditions:

1. That the Official Map Amendment proposal is approved by the Common Council prior to recording the Certified Survey Map.
2. That all required easements are shown on the map prior to recording.
3. That the billboard access easement is not approved, and must be removed prior to recording.
4. That the wetland delineation dates are corrected prior to recording.
5. 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): Truck Country of Wisconsin, Inc.

Tax Key(s): 926-9977-001, 926-9978-001, 926-9979-000

Lot Size(s): 22.2636 ac (following consolidation and dedication)

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

Overlay District(s): PUD

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

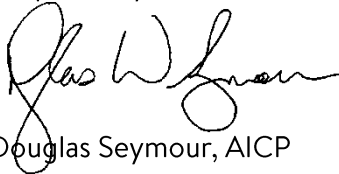
The Applicant is requesting approval of a Certified Survey Map (CSM) combining the properties at 9970, 10020, and 10040 S. 20th St., and dedicating the public right-of-way for the proposed cul-de-sac at the end of S. Ridgeview Drive. Plan Commissioners will recall that these properties were the subject of an Official Map Amendment request reviewed at the March 23, 2021 meeting. This CSM is in anticipation of a proposed truck sales and service development for Truck Country.

Following reconfiguration, the proposed parcel will exceed the M-1, Manufacturing district’s minimum lot size requirements. As the lots were created by subdivision plat in the 1950s (later vacated), frontage requirements cannot be met. The cul-de-sac at the end of Ridgeview Drive is shown per the proposed Official Map Amendment, which will be reviewed by the Common Council May 4. Should that proposal be denied or required to be revised by the Council, a revision to the CSM will also be required. Dedication of the public right-of-way is included with the CSM, although the exact alignment with the existing Ridgeview Drive right-of-way should be verified.

Wetlands are depicted on the map, but the delineation dates must be corrected prior to recording. Easements for public utilities and an existing billboard on the property are also shown; however, the utility easement may need to be revised based on final plans. The City does not support the relocation of billboards on the property. Termination and elimination of the easement is included for Plan Commission consideration in the conditions of approval above. Technical corrections, including revisions to the signature blocks on the last page, will also be required prior to recording.

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 would affect the anticipated future development of these properties.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

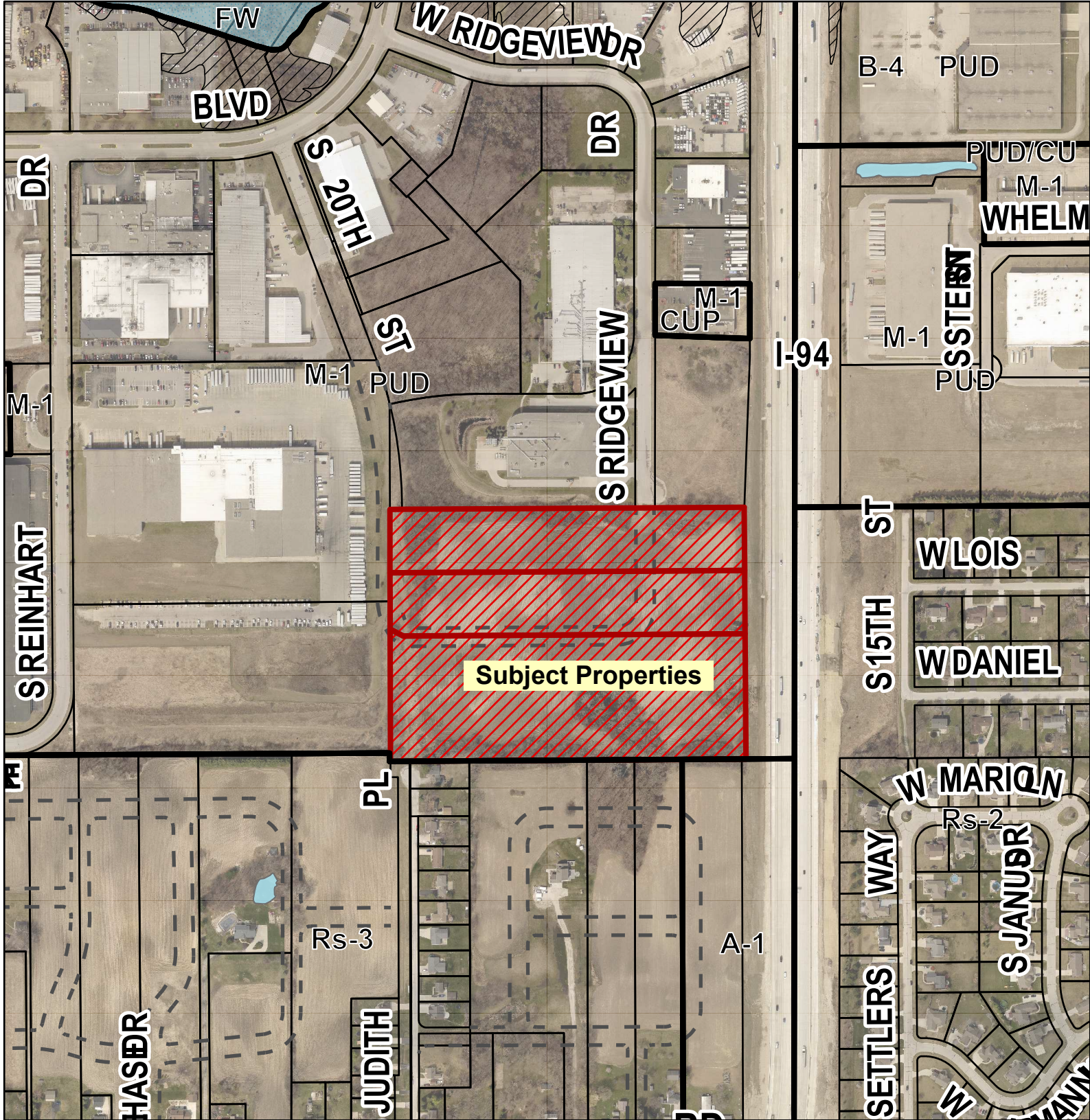
Attachments:

Location Map

Proposed CSM (5 pages)

Location Map

9970, 10020 & 10040 S. 20th St.



Subject Properties

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



0 0.04 0.07 0.15 Miles

Community Development



Legend

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

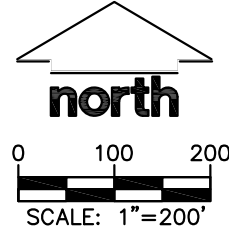
PRELIMINARY

CERTIFIED SURVEY MAP NO.

ALL OF VACATED BLOCKS 1, 2, AND 3, IN OAK MANOR SUBDIVISION, VACATED LOIS LANE, DANIEL LANE, SOUTH 17TH ST. AND SOUTH 20 ST., BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

NOTES

- 1 BEARINGS REFER TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(NAD27) BEARING OF N 00°07'31"W
2. SEE SHEET 2 FOR EASEMENT DETAILS.
3. SEE SHEET 3 FOR WETLAND DETAILS.



NORTHWEST CORNER
SOUTHEAST 1/4
30-5-22
CONCRETE MONUMENT
W/BRASS CAP
N: 322,166.96
E: 2,551,596.24

SOUTHWEST CORNER
SOUTHEAST 1/4
30-5-22
CONCRETE MONUMENT
W/BRASS CAP
N: 319,511.78
E: 2,551,602.04



MARCH 22, 2021

LOT 1
CSM 7884

LOT 2
CSM 7884

N89°32'54"E 1174.12'

803.20'

300.92'

LOT 1
969,804 SQ. FT.
22.2636 ACRES

EASEMENT AGREEMENT
FOR BILLBOARD
SEE SHEET 2

BILLBOARD ACCESS EASEMENT
SEE SHEET 2

S89°37'24"W 1177.79'

LOT 1
CSM 8555

UNPLATTED
LANDS

UNPLATTED
LANDS

UNPLATTED
LANDS

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- CSM BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- SECTION LINE

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N89°32'54"E	70.00'
L-2	S29°56'31"E	42.12'
L-3	N30°03'29"E	41.49'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	32.00'	30°08'06"	S14°52'28"E	16.64'	16.83'	S00°11'35"W	S29°56'31"E
C2	69.50'	240°00'00"	N89°56'31"W	120.38'	291.12'	N30°03'29"E	S29°56'31"E
C3	32.00'	30°00'00"	N15°03'29"E	16.56'	16.76'	N30°03'29"E	N00°03'29"E

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

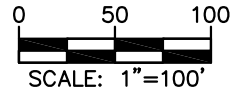
<p>SURVEYED BY:</p> <p>SURVEYED FOR: EUA</p> <p>MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666</p>	<p>PROJECT NO: 20-10055</p> <p>FIELDBOOK/PG: -</p> <p>SHEET NO: 1 OF 5</p>	<p>SURVEYED BY: JSD</p> <p>DRAWN BY: DHS</p> <p>CHECKED BY: AWW</p> <p>APPROVED BY: JLJ</p>
	<p>333 E. CHICAGO ST. MILWAUKEE, WI 53202</p>	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

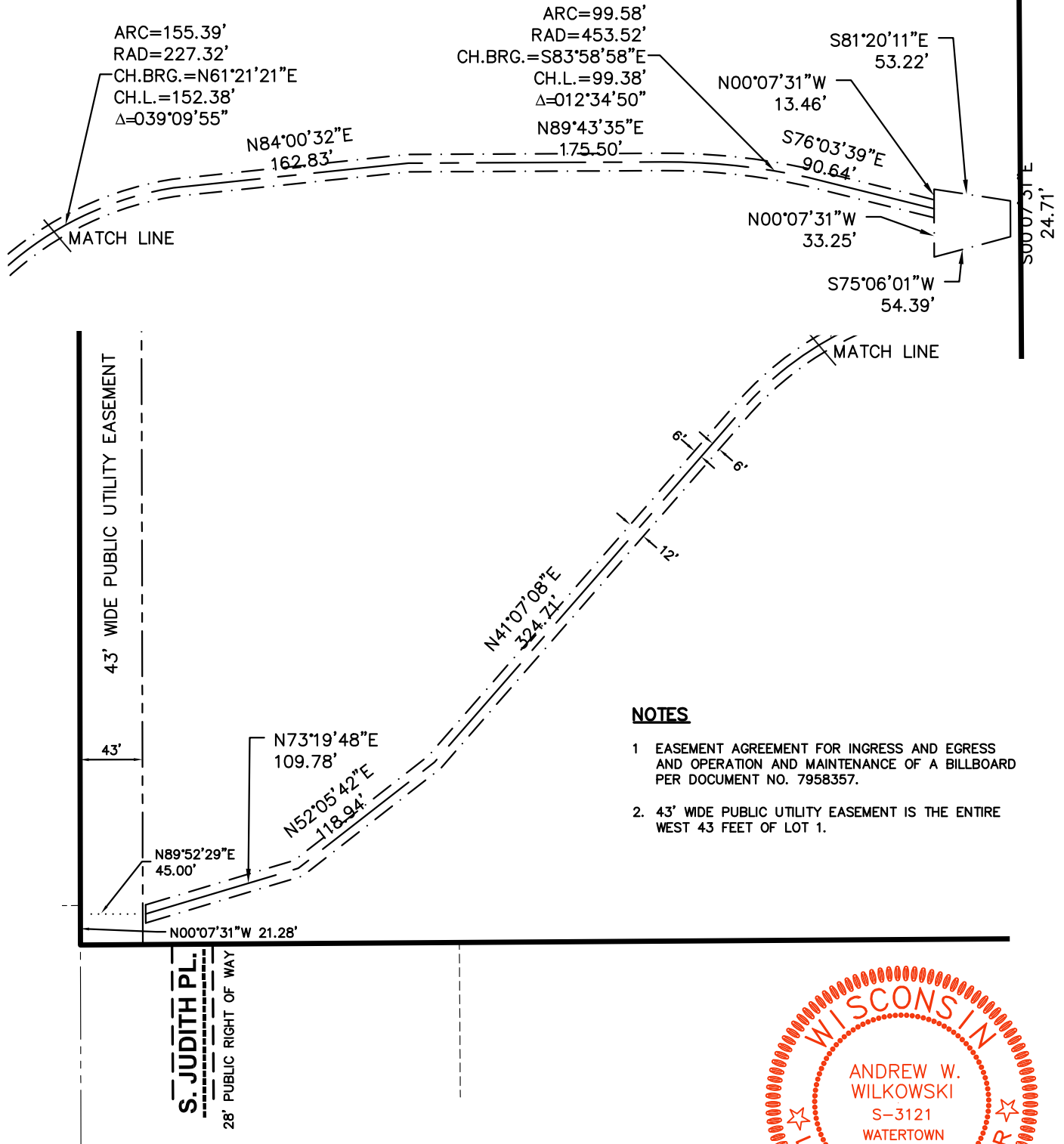
ALL OF VACATED BLOCKS 1, 2, AND 3, IN OAK MANOR SUBDIVISION, VACATED LOIS LANE, DANIEL LANE, SOUTH 17TH ST. AND SOUTH 20 ST., BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

EASEMENT DETAILS



LOT 1

969,804 SQ. FT.
22.2636 ACRES



NOTES

- 1 EASEMENT AGREEMENT FOR INGRESS AND EGRESS AND OPERATION AND MAINTENANCE OF A BILLBOARD PER DOCUMENT NO. 7958357.
2. 43' WIDE PUBLIC UTILITY EASEMENT IS THE ENTIRE WEST 43 FEET OF LOT 1.



MARCH 22, 2021

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

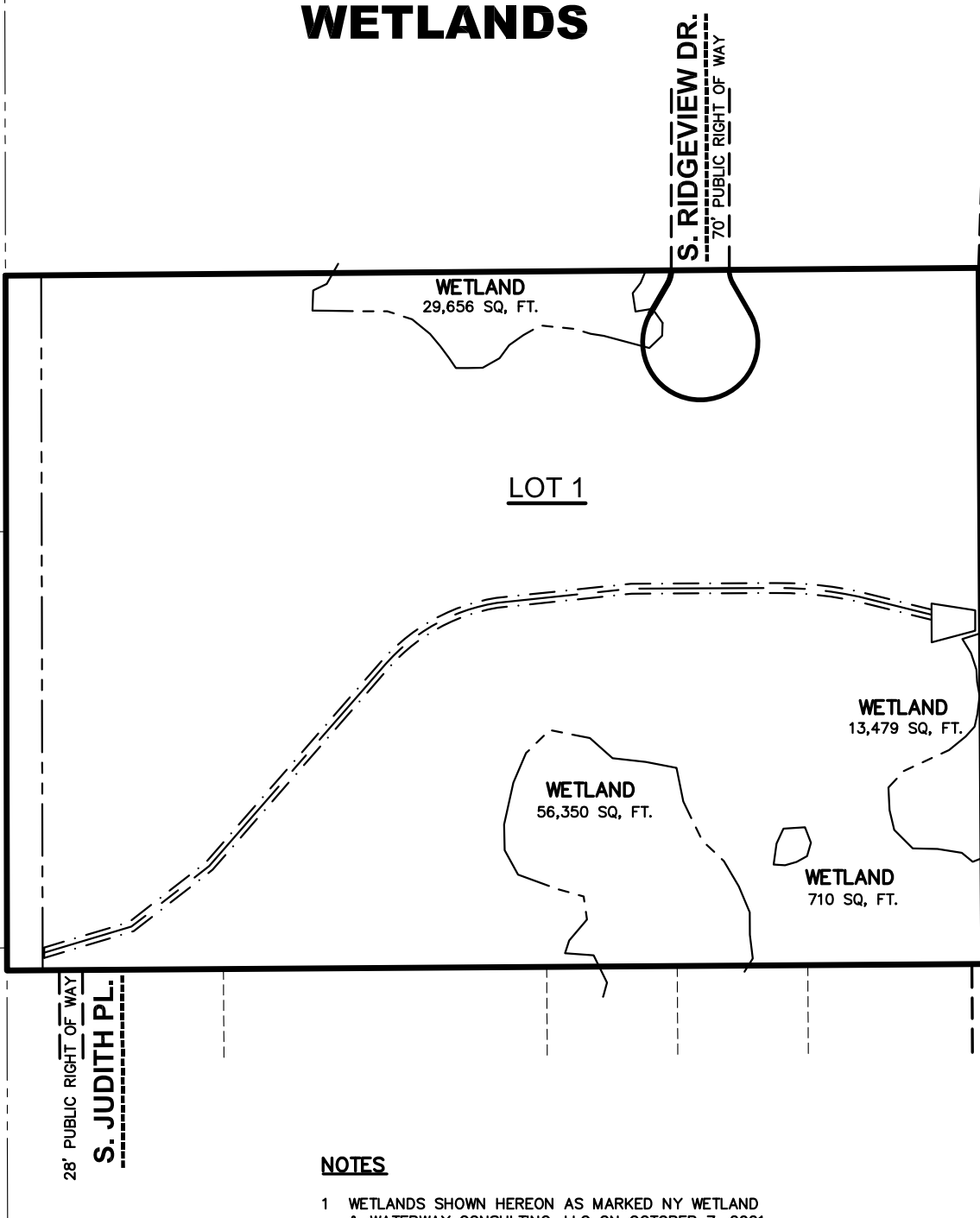
SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: EUA 333 E. CHICAGO ST. MILWAUKEE, WI 53202	PROJECT NO: <u>20-10055</u> FIELDBOOK/PG: <u>-</u> SHEET NO: <u>2 OF 5</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

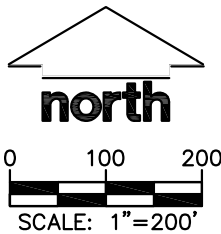
ALL OF VACATED BLOCKS 1, 2, AND 3, IN OAK MANOR SUBDIVISION, VACATED LOIS LANE, DANIEL LANE, SOUTH 17TH ST. AND SOUTH 20 ST., BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

WETLANDS



NOTES

- 1 WETLANDS SHOWN HEREON AS MARKED BY WETLAND & WATERWAY CONSULTING, LLC ON OCTOBER 7, 2021 AND FIELD LOCATED BY JSD PROFESSIONAL SERVICES, INC ON OCTOBER 15, 2021.



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

MARCH 22, 2021

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: EUA 333 E. CHICAGO ST. MILWAUKEE, WI 53202	PROJECT NO: <u>20-10055</u> FIELDBOOK/PG: <u>—</u> SHEET NO: <u>3 OF 5</u>	SURVEYED BY: <u>JSD</u> DRAWN BY: <u>DHS</u> CHECKED BY: <u>AWW</u> APPROVED BY: <u>JLJ</u>
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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

ALL OF VACATED BLOCKS 1, 2, AND 3, IN OAK MANOR SUBDIVISION, VACATED LOIS LANE, DANIEL LANE, SOUTH 17TH ST. AND SOUTH 20 ST., BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

ALL OF VACATED BLOCKS 1, 2, AND 3, IN OAK MANOR SUBDIVISION, VACATED LOIS LANE, DANIEL LANE, SOUTH 17TH ST. AND SOUTH 20 ST., BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

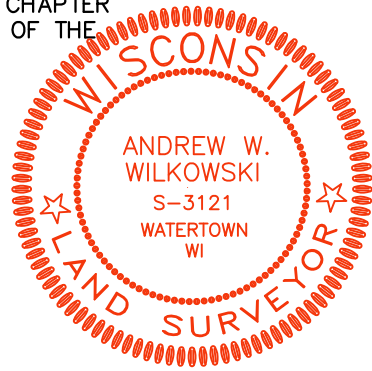
LANDS CONTAINING 986,780 SQUARE FEET OR 22.6534 ACRES.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF TRUCK COUNTRY OF WISCONSIN, INC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

MARCH 22, 2021
DATE



CORPORATE OWNER'S CERTIFICATE

TRUCK COUNTRY OF WISCONSIN, 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF OAK CREEK FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID TRUCK COUNTRY OF WISCONSIN, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2021.

BY: _____
JASON GRAWE
CHIEF FINANCIAL OFFICER


STATE OF _____) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021,
THE ABOVE NAMED REPRESENTATIVE OF THE ABOVE NAMED TRUCK COUNTRY
WISCONSIN, INC. TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,

MY COMMISSION EXPIRES

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI, P.L.S. S-3121

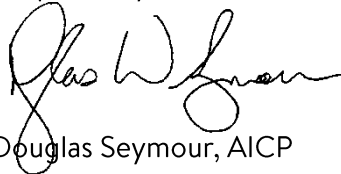
SURVEYED BY:  <small>• Engineers • Surveyors • Planners</small> MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: EUA	PROJECT NO: 20-10055 FIELDBOOK/PG: - SHEET NO: 4 OF 5	SURVEYED BY: JSD DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JLJ
	333 E. CHICAGO ST. MILWAUKEE, WI 53202		

Ave. or Howell Ave. No landscaping is required due to the nature of the proposal. Additional details for the panels are included with this report. Staff have no objections to the proposal as presented.

Should the Plan Commission determine that the request for solar energy collectors on the property is appropriate, staff will prepare Conditions and Restrictions that for review at the April 27, 2021 Plan Commission meeting.

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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



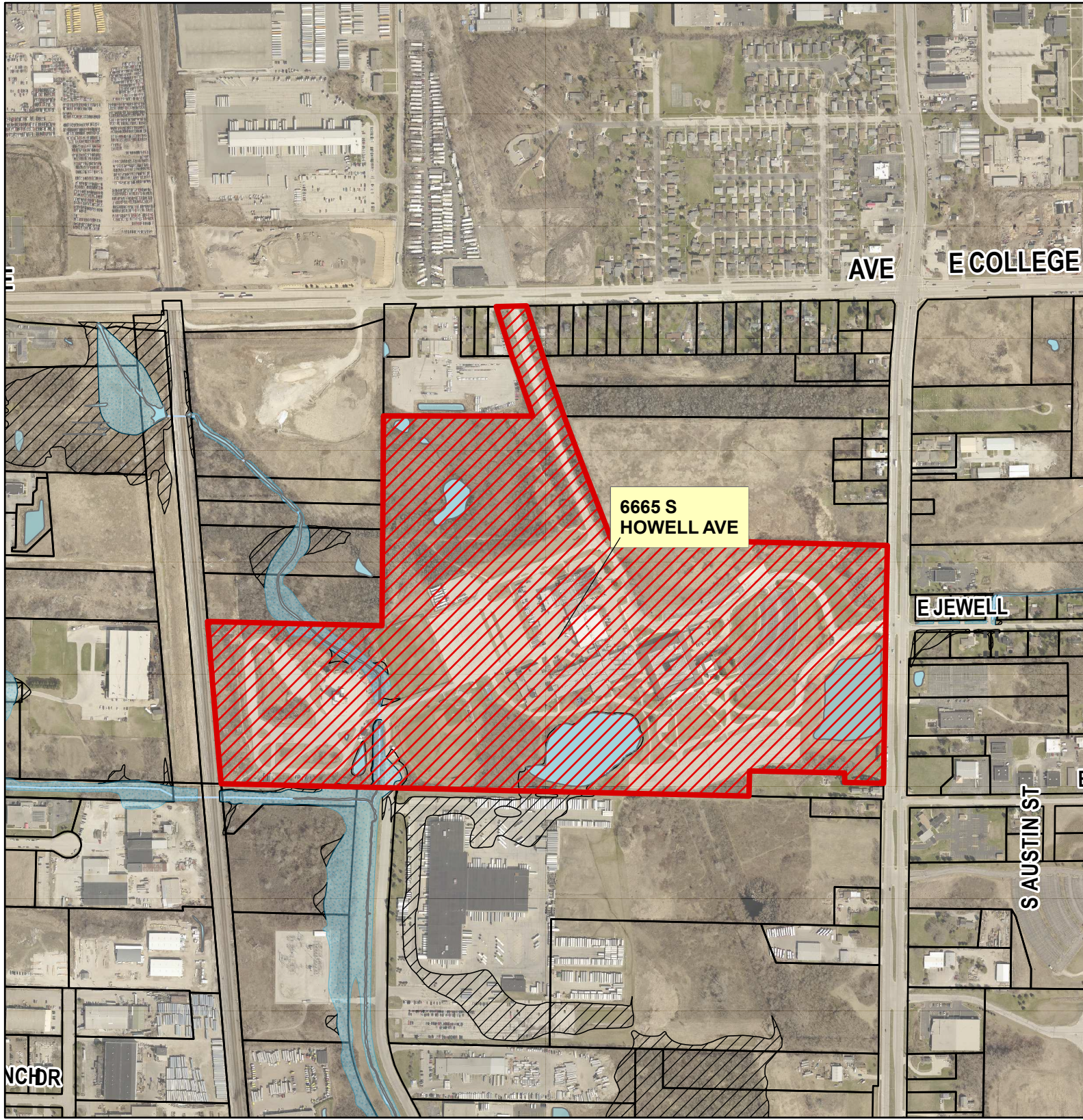
Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map
Letter dated March 16, 2021 (1 page)
Plans (14 pages)

Location Map

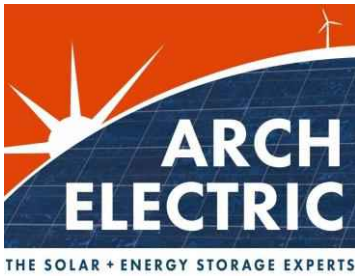
6665 S. Howell Ave.



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

Legend

- - Official Map
- Floodway
- Flood Fringe
- 6665 S. Howell Ave.
- Parcels



Phone: 1.920.893.8388
Fax: 920.892.7807
www.archelec.com

March 16th, 2021

Anthony Csavoj
Building Inspector
8040 S 6th St
Oak Creek, WI 53154
414-349-4564

Dear Mr. Csavoj,

Arch Electric is a Sheboygan County Electrical contractor based in Plymouth, WI, specializing in Solar Energy. We are the chosen electrical contractor for the Milwaukee Area Technical College, Oak Creek Campus solar installation. An approximate 530' x 85' (1 acre) area in the north portion of parcel 7189961002 is proposed to be fenced in with rows of solar panels installed to capture solar energy and convert to usable electric energy to meet utility standards. The proposed fence is to be 8' tall black fencing. The solar panels proposed to be a maximum of 14' in height with a 3' clearance underneath them. The panels are fixed mounted with a 25-degree tilt on a single post racking design. Each table of panels is about 13' x 80'. Proposed are 3 rows of solar panels in 513' in length. The solar panels are proposed to maintain all minimum required setback from property lines. The proposed location of this site is north of the MATC building. Nearest neighboring houses are greater than 1,300' away.

Thank you for your consideration.

Sincerely,

Dan Steinhardt, CEM and Master Electrician



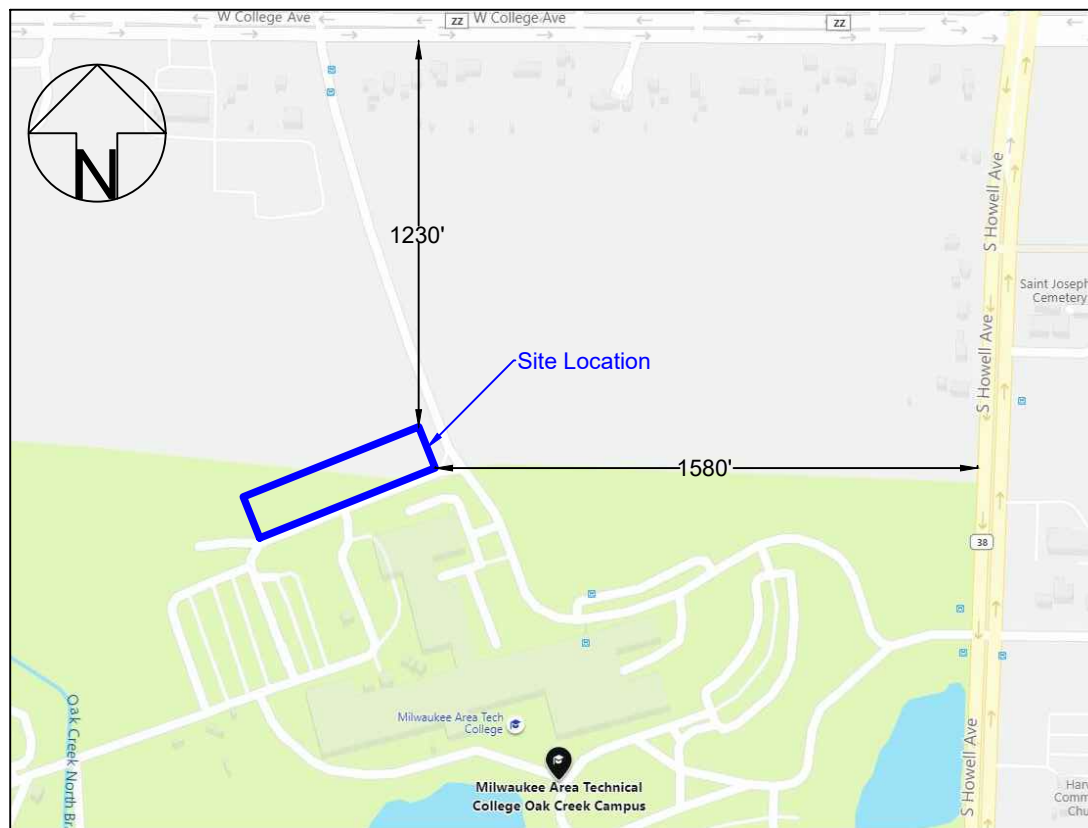
THE SOLAR + ENERGY STORAGE EXPERTS

1237 Pilgrim Rd.
Plymouth, WI 53073

2025 N. Summit Ave., Suite 100A
Milwaukee, WI 53202

2302 Vondron Rd.
Madison, WI 53718

Madison Area Technical College Oak Creek Campus Solar Project



Parcel Number: 7189961002

Approximate Square Footage of Site: 45,000sf

**ARCH
ELECTRIC**
THE SOLAR • ENERGY STORAGE EXPERTS

Address: 1237 Pilgrim Rd
City: Plymouth
State: WI
Zip Code: 53073

Project Manager: Dan Steinhart
Phone: (920) 838-4108
Email: dan@archelec.com

Designer: Rebecca Nicholson
Phone: (920) 838-5368
Email: rebecca@archelec.com

Customer: MATC - Oak Creek Campus
Address: 6665 S. Howell Ave
City: Milwaukee
State: WI
Zip Code: 53154
Contact: Kelly Cech
Phone: (414) 315-3433
Email: cechkj@matc.edu

Project Number: PV 20.046 System Size: 346.32kW

Designer: Rebecca Nicholson 920.838.5368

Rebecca Nicholson

Cover/Site Location

Revision: 1 Date: 3.16.21

Parcel Number: 7189961002

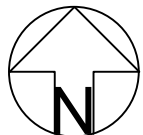
Approximate Square Footage of Site: 45,000sf

Array #	Array Pitch	True Azim.	Mod. Count	Array Tilt
1	25	160°	936	25°

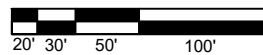


Install Notes:

The proposed system will be grid-tied at the meter via underground bore. Approximate distance: 850'



Scale:



THE SOLAR • ENERGY STORAGE EXPERTS

Customer: MATC - Oak Creek Campus
Address: 6665 S. Howell Ave
City: Milwaukee
State: WI
Zip Code: 53154
Contact: Kelly Cech
Phone: (414) 315-3433
Email: cechkj@matc.edu

Project Number: PV 20.046 System Size: 346.32kW

Designer: Rebecca Nicholson 920.638.5368

Rebecca Nicholson

Site Overview

Revision: 2 Date: 3.16.21

Parcel Number: 7189961002

Approximate Square Footage of Site: 45,000sf

Array #	Array Pitch	True Azim.	Mod. Count	Array Tilt
1	25	160°	936	25°

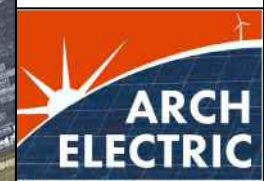


Install Notes:

8' safety fence to surround array

Weed barrier topped with 4-6" white aggregate within fence boundaries and extending a minimum of 1' beyond fence

Concrete bollards to be installed every 6' along service road's edge



THE SOLAR • ENERGY STORAGE EXPERTS
 Customer: MATC - Oak Creek Campus
 Address: 6665 S. Howell Ave
 City: Milwaukee
 State: WI
 Zip Code: 53154
 Contact: Kelly Cech
 Phone: (414) 315-3433
 Email: cechkj@matc.edu

Project Number: PV 20.046 System Size: 346.32kW
 Designer: 920.638.5368

Rebecca Nicholson

Array Layout

Revision: 3 Date: 3.16.21

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE GOVERNING CODE - SEE "CODE INFORMATION".
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- CONNECTIONS AND IMPLIED CONSTRUCTION ASSEMBLIES THAT ARE NOT SPECIFICALLY DESCRIBED OR DETAILED SHALL BE CONSTRUCTED USING STANDARD CONSTRUCTION PRACTICES IN COMPLIANCE WITH GOVERNING CODES AND ORDINANCES.
- WRITTEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS. RESOLVE ANY CONFLICTS ON THE PLANS WITH ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- WHEN DETAILS LABELED "TYPICAL" OR "SIMILAR" ARE GIVEN ON DRAWINGS, THE CONTRACTOR SHALL APPLY THE INTENT OF THE DETAIL TO THAT SPECIFIC CONDITION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER SHORING AND BRACING TO MAINTAIN SAFE CONDITIONS AT ALL TIMES UNTIL STRUCTURAL ELEMENTS ARE PERMANENTLY ATTACHED. DRAWINGS INDICATE STRUCTURE IN FINAL FORM CAPABLE OF SUPPORTING DESIGN LOADINGS.
- SOL COMPONENTS SHALL BE IMMEDIATELY NOTIFIED OF ANY MATERIAL WHICH ARRIVES DAMAGED OR OUT OF SPECIFICATION.
- FOUNDATION DESIGN IS BASED OFF OF CUSTOMER SUPPLIED GEOTECHNICAL REPORTS, PULL TEST DATA, AND/OR SOILS INFORMATION AVAILABLE THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE. NATURAL VARIATIONS IN GROUND CONDITIONS WILL OCCUR BETWEEN EXPLORATION POINT LOCATIONS OR DUE TO THE MODIFYING EFFECTS OF CONSTRUCTION OR WEATHER AND CAN RESULT IN PILE REFUSAL. THE NATURE AND EXTENT OF SUCH VARIATIONS MAY NOT BECOME EVIDENT UNTIL DURING OR AFTER CONSTRUCTION. SOL COMPONENTS IS NOT LIABLE FOR PILE REFUSAL AND HAS PROVIDED A DRIVEN PILE REFUSAL MITIGATION GUIDELINES DOCUMENT TO AID ON FIELD REMEDIATION.
- FIELD DRILLED HOLES SHALL BE SPACED NOT LESS THAN 3X DIA. FOR HOLE TO HOLE SPACING OR 1.5X DIA. HOLE TO EDGE SPACING. BRACES AND PURLINS MAY BE ADJUSTED ONCE WITHOUT REMEDIATION SO LONG AS THE AFOREMENTIONED HOLE SPACING REQUIREMENTS ARE MET. ANY ADDITIONAL FIELD ADJUSTMENTS SHALL BE SUBMITTED TO SOL COMPONENTS FOR REVIEW.

STRUCTURAL SPECIFICATION

- STEEL GRADES:
C SHAPES, L SHAPES & PLATES _____ A1003 GRADE AS NOTED BELOW
MACHINE BOLTS (MB) _____ SAE J429 GRADE 5 OR 3045H
STAINLESS STEEL
NUTS _____ SAE J995 GRADE 5 OR 3045H STAINLESS STEEL
- ALL BOLTS GREATER THAN 1/2" DIAMETER SHALL BE HIGH STRENGTH BOLTS, UNO.
- BOLT HOLES SHALL BE 1/16" LARGER IN DIAMETER THAN THE BOLT FOR BOLTS 1/2" DIAMETER OR GREATER. BOLT HOLES SHALL BE 1/32" LARGER IN DIAMETER THAN THE BOLT FOR BOLTS LESS THAN 1/2" DIAMETER.
- SELF-DRILLING SCREWS SHALL BE ELCO EDB741 PER ICC-ES ESR-3294

COLD-FORMED STEEL MATERIALS AND INSTALLATION

- ITEMS SPECIFIED AS COLD-FORMED STEEL FRAMING SHALL BE DESIGNED, DETAILED AND FABRICATED IN ACCORDANCE WITH A.I.S.I. SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, 2012 EDITION.
- COLD-FORMED MEMBER SIZES ARE GIVEN IN MILS TO REFLECT THE CURRENT INDUSTRY TREND. FOR INFORMATIONAL PURPOSES, EQUIVALENT GAGE SIZES ARE GIVEN AS FOLLOWS.
20 GAGE = 33 MIL 14 GAGE = 68 MIL
18 GAGE = 43 MIL 12 GAGE = 97 MIL
16 GAGE = 54 MIL 10 GAGE = 118 MIL
- COLD-FORMED STEEL MEMBERS SHALL BE OF THE TYPE AND SIZE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
- ALL 118, 97, 68, AND 54 MIL ITEMS SHALL BE FORMED FROM STEEL MEETING THE MINIMUM REQUIREMENTS OF ASTM A-1003 ST GRADE 50H.
- COLD-FORMED STEEL MEMBERS, SHALL BE GALVANIZED G90 COATING UNLESS NOTED OTHERWISE. FOUNDATIONS SHALL BE GALVANIZED G210 COATING MINIMUM.
- CUTTING, NOTCHING OR BORING OF STEEL FLANGES SHALL NOT BE PERMITTED UNLESS OTHERWISE NOTED.
- LIGHT GAUGE COLD FORMED STEEL INCLUDES SHEARED EDGES WHICH ARE UNCOATED AND WILL SHOW SACRIFICIAL CORROSION. THE EXPOSURE OF THE UNDERLYING STEEL CAUSED BY COATING DAMAGE OR A CUT EDGE WILL NOT RESULT IN CORROSION OF THE STEEL AND THUS WILL NOT AFFECT THE PERFORMANCE OF THE COATING OR THE STEEL STRUCTURE.
- ALL PLIES OF METAL SHALL BE FULLY SEATED AND FLUSH, AND FASTENERS COMPLETELY ENGAGED

HOT-FORMED STEEL MATERIALS

- HOT-FORMED FOUNDATIONS SHALL BE ASTM A992 GR. 50.
- HOT-FORMED FOUNDATIONS SHALL BE HOT-DIP GALVANIZED ASTM A123.

CODE INFORMATION

- GOVERNING CODES, STANDARDS AND SPECIFICATIONS:
- 2015 INTERNATIONAL BUILDING CODE (IBC)
 - ASCE STANDARD [ASCE/SEI 7-10], MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 - AISI "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", 2012 EDITION.
 - 2018 WISCONSIN BUILDING CODE

SOL COMPONENTS

GROUND FIXED-TILT PHOTOVOLTAIC SUPPORT SYSTEM

DESIGN CRITERIA

DESIGN DEAD LOADS:	
MODEL/FRAME	2.31 PSF

WIND DESIGN CRITERIA:	
WIND SPEED	105 MPH
RISK CATEGORY	I
WIND EXPOSURE FACTOR	C

SNOW DESIGN CRITERIA:	
GROUND SNOW LOAD	30 PSF
RISK CATEGORY	I

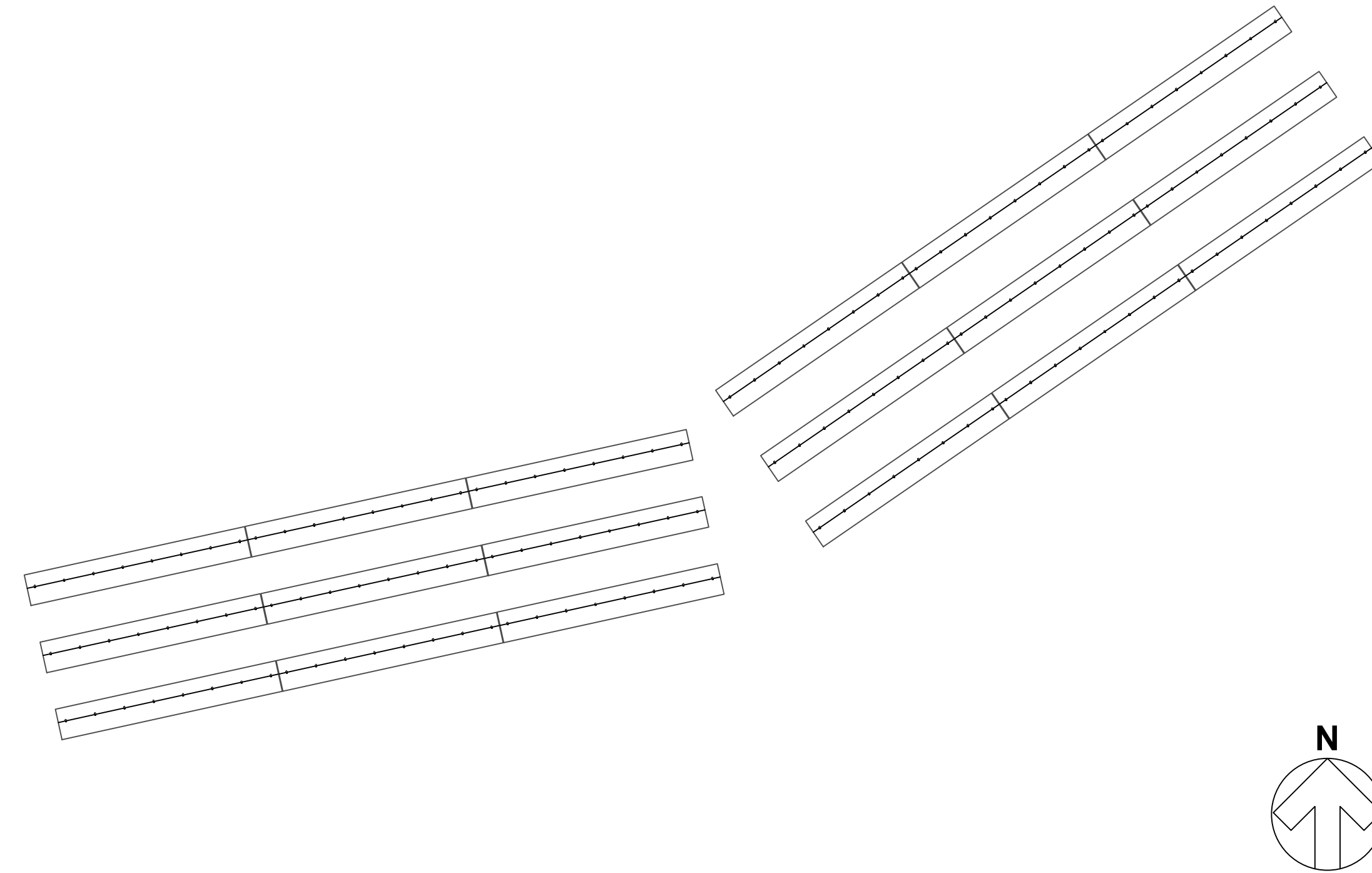
SEISMIC DESIGN CRITERIA:	
RISK CATEGORY	I
S _s	0.090g
S ₁	0.048g
S _{0.5}	0.048g
S _{0.1}	0.076g
SITE CLASS	D
SEISMIC DESIGN CATEGORY	C

FOUNDATION DESIGN:
PER IBC SECTION 1807.3

PROJECT SUMMARY

MODULE TYPE	PHILADELPHIA SOLAR PS-M72(BF)(370W)
DESIGN MODULE E/W GAP	3/8"
MODULE DIMENSIONS	1968mm x 990mm x 40mm
PROJECT SIZE	346.3 kW DC
MODULE COUNT	936
TABLE SIZES	2x26
TILT ANGLE	25 DEGREES
ASIMUTH ANGLE	192.4, 214.5 DEGREES
NOMINAL PILE REVEAL	SEE 8/SC4.0
GROUND CLEARANCE	36 IN.
FASTENER TORQUE [AS APPLICABLE]	60±6 FT.-LBS. [1/2"-13] 13±1 FT.-LBS. [5/16"-18] 10±1 FT.-LBS. [1/4"-20]

NOTE:
THE PHOTO VOLTAIC (PV) MODEL SUPPORT DESIGN ONLY APPLIES IF THE FOLLOWING CODES AND SPECIFICATIONS, DEAD LOADS, WIND LOAD CRITERIA AND SOIL MATERIAL CLASS LISTED UNDER THE DESIGN CRITERIA ARE MET. THE MODEL SUPPORT DESIGN SYSTEM SHALL NOT BE USED IN AREAS THAT DO NOT MEET THESE DESIGN CRITERIA.



SYSTEM TOLERANCES

PILE:	<ul style="list-style-type: none"> ± 1" MAX VERTICAL TOLERANCE BETWEEN PILES ± 2 DEGREES PLUMB NORTH-SOUTH & EAST-WEST ± 1" EAST-WEST SPACING ± 1" NORTH-SOUTH SPACING ± 6 DEGREES TWIST/YAW SEE SC 4.0 FOR MAXIMUM PILE REVEAL
SYSTEM TILT:	<ul style="list-style-type: none"> ± 1 DEGREE STRUCTURALLY ACCEPTABLE ± 0.25° RECOMMENDED FOR AESTHETICS
TABLE GAP:	<ul style="list-style-type: none"> NOMINAL DESIGN +1", 2" MINIMUM
FAULTING:	<ul style="list-style-type: none"> ± 2" VERTICAL TABLE GAP
PURLIN CANTILEVER :	<ul style="list-style-type: none"> ± 3"

SHEET INDEX

COVER SHEET.....	SC 0.0
BILL OF MATERIALS.....	SC 1.0
SITE ARRAY LAYOUT.....	SC 2.0
TABLE-TO-TABLE PILE SPACING.....	SC 2.1
2X26 PERIMETER TABLE DETAILS.....	SC 3.0
TYPICAL DETAILS.....	SC 4.0
TRENCH CLEARANCE TO PILE DETAIL.....	SC 4.1

REVISION	DATE	DESCRIPTION

CLIENT:
ARCH ELECTRIC



1001-A PITTSBURG ANTIOCH HWY
PITTSBURG, CA. 94565



PROJECT:
346.3 KW MATC

SITE LOCATION:
OAK CREEK, WI
42.9251,-87.9162

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SCALE:
As Noted

PROJECT NO.:
SC20-070

SHEET NO.:
COVER SHEET

SC 0.0

Description	Part Number	Revision	Part Length (in.)	2x26 Perimeter Table	Total Nominal Qty.
Pile, C8x3.5, 10GA, 25 Deg, Dual Brace, 184 in Length	FND-0101-184	A	184.00	144	144
Equipment Pile, C8x3.5, 10GA, 184 in Length	-	A	184.00	0	6
Riser, T5x2.0, 12GA, G140	ACC-0070	A	18.50	144	144
Angle Brace, SDS, L2.5x2.5, 12GA, 42 in Length	ANG-0009-42	A	42.00	144	144
Angle Brace, SDS, L2.5x2.5, 12GA, 51 in Length	ANG-0009-51	A	51.00	144	144
Top Chord, SC20-070 Arch Electric MATC, C8x2.0, 14GA	TCH-0039	A	125.16	144	144
Purlin Bracket, SDS, 16GA, No Tab	ACC-0048	A	11.25	576	576
Purlin A, SC20-070 Arch Electric MATC, C6x2.0, 16GA, 10 Module	PUR-0105	A	393.14	144	144
Purlin B, SC20-070 Arch Electric MATC, C6x2.0, 16GA, 6 Module	PUR-0106	A	235.73	72	72
Purlin Splice, Bolted, 12GA, 6in Purlin, Unslotted	ACC-0017	A	6.00	144	144
Table Splice	ACC-0005	C	15.00	-	19
Serrated Hex Flange Bolt, Grade 5, HDG, 1/2-13 Thread, 1 in Length	FAS-0001-HDG	A	-	2,592	2,592
Serrated Hex Flange Nut, Grade 5, HDG, Blue Wax, 1/2-13 Thread	FAS-0002-HDG	A	-	2,592	2,592
Hex Head Self-Drilling Screw, #12, #3 Tip, 1000 Hour Salt Spray, 3/4 in Length	FAS-0009-ZNC	A	-	3,024	3,024
Serrated Hex Flange Bolt, 304 SST, 5/16-18 Thread, 5/8 in Length	FAS-0005-SST	A	-	3,744	3,782
Serrated Hex Flange Nut, 304 SST, 5/16-18 Thread	FAS-0006-SST	A	-	3,744	3,782
Purlin Squaring Appliance, Philadelphia PS-M72(BF)	ACC-0110	A	-	-	2

REVISION	DATE	DESCRIPTION

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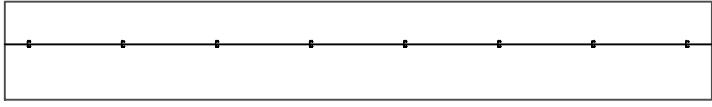
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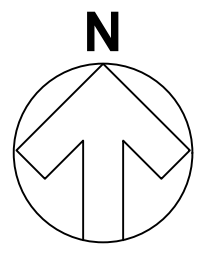
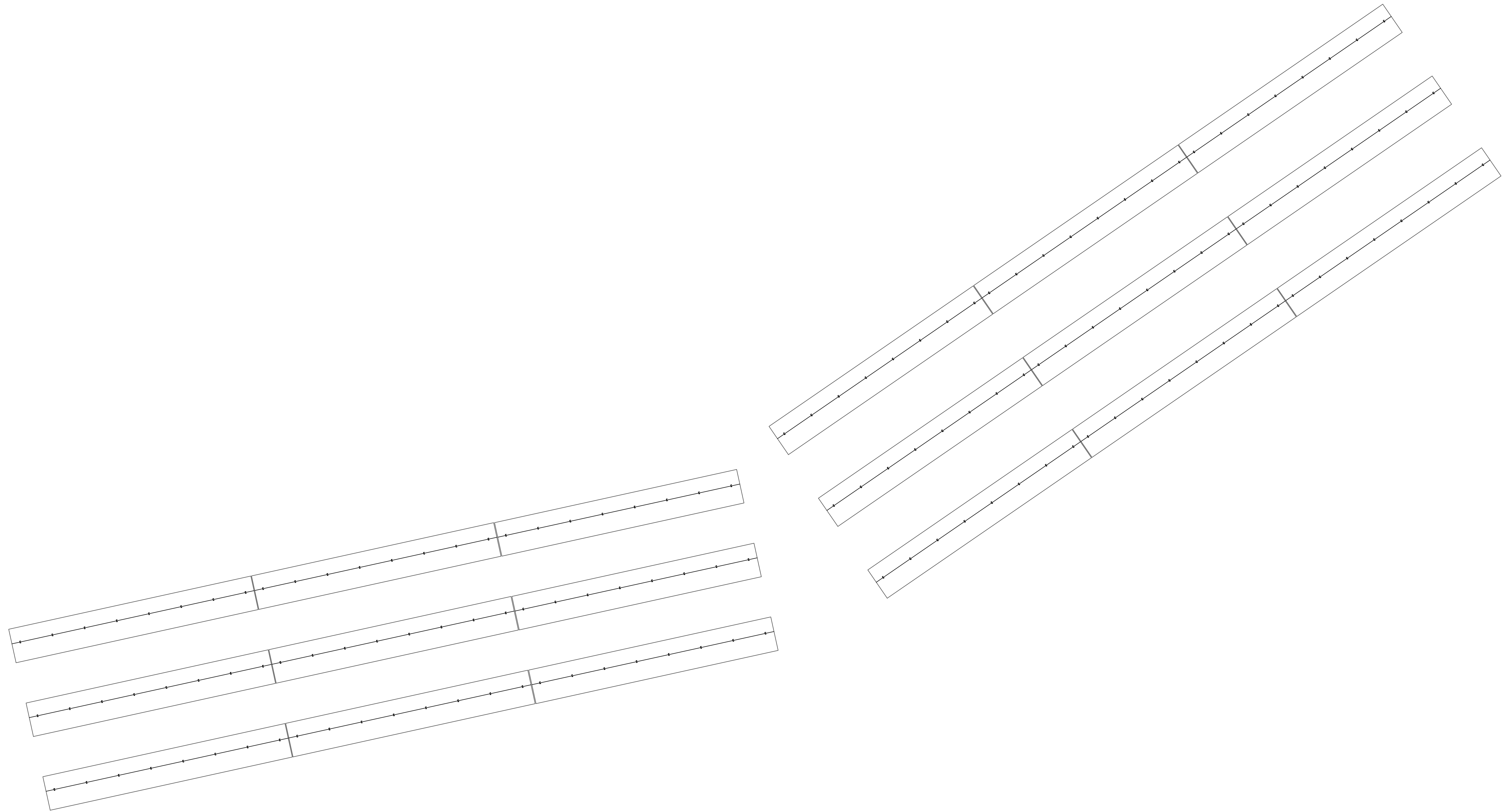
SCALE:
As Noted

PROJECT NO.:
SC20-070

SHEET NO.:
BILL OF MATERIALS

SC 1.0

RACKING PILE COUNT	144	
TABLE TYPE	TABLE QTY.	LEGEND (N.T.S.)
2X26 PERIMETER TABLE, TYP.	18	



REVISION	DATE	DESCRIPTION

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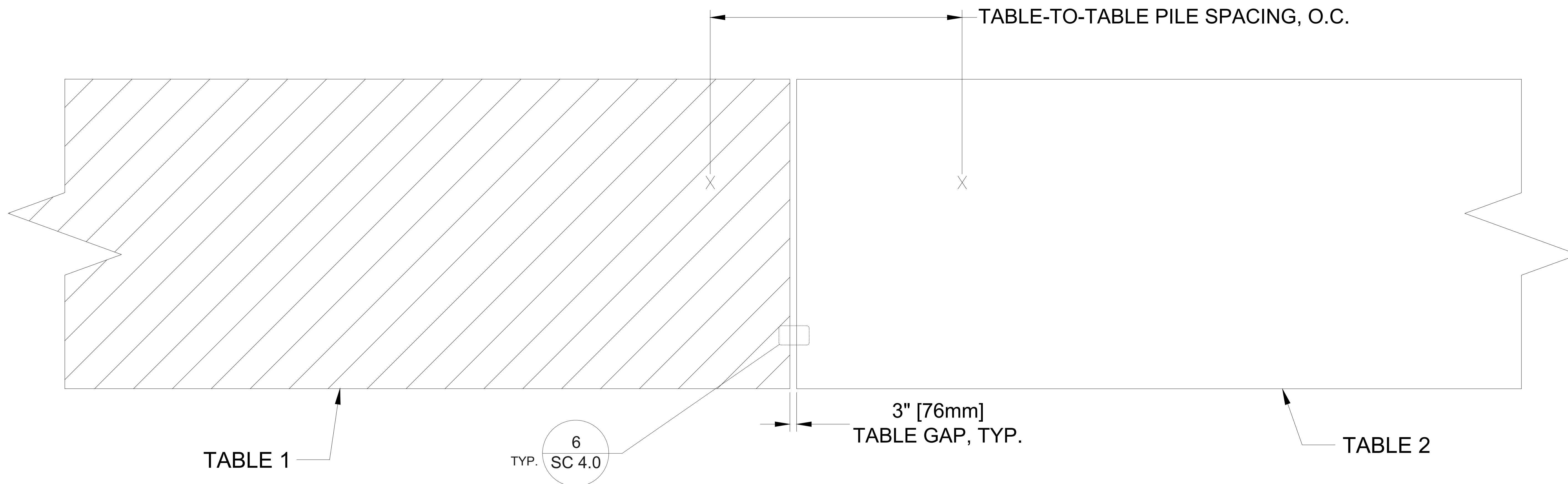
SHEET NO.:
SITE ARRAY LAYOUT

SC 2.0

TABLE 1	TABLE 2	TYP. TABLE-TO-TABLE PILE SPACING
2X26 PERIMETER	2X26 PERIMETER	6'-1 3/4" [1874mm]

NOTES:

1. PILE SPACING VALUES IDENTICAL FOR INVERTED TABLE 1 & 2 DESIGNATION.
2. AISLE REFERS TO EITHER LEFT OR RIGHT AISLE TABLES.
3. ONLY APPLIES FOR TABLES IN CONTINUOUS ROW WITH SPECIFIED TABLE GAP.



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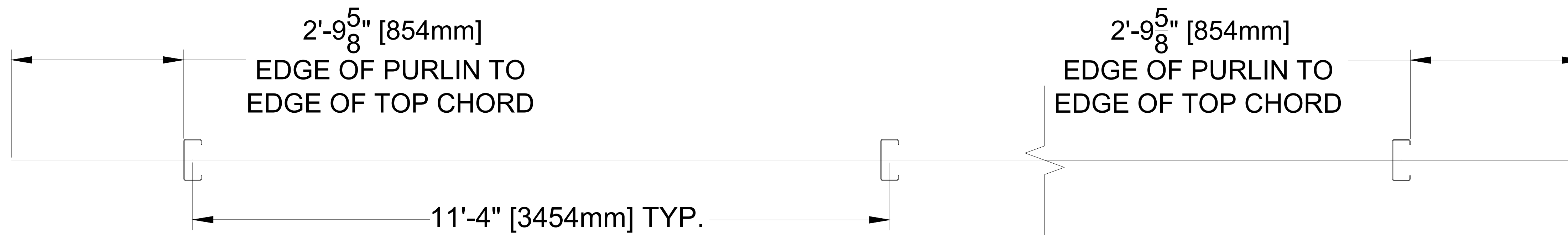
PROJECT NO.:
SC20-070

SHEET NO.:
TABLE-TO-TABLE PILE SPACING
SC 2.1

NOTE:
OPEN FACE OF PILE POINTS EAST

PILE QTY. PER TABLE	8
MIN. PILE EMBEDMENT	10'-4"

REVISION	DATE	DESCRIPTION



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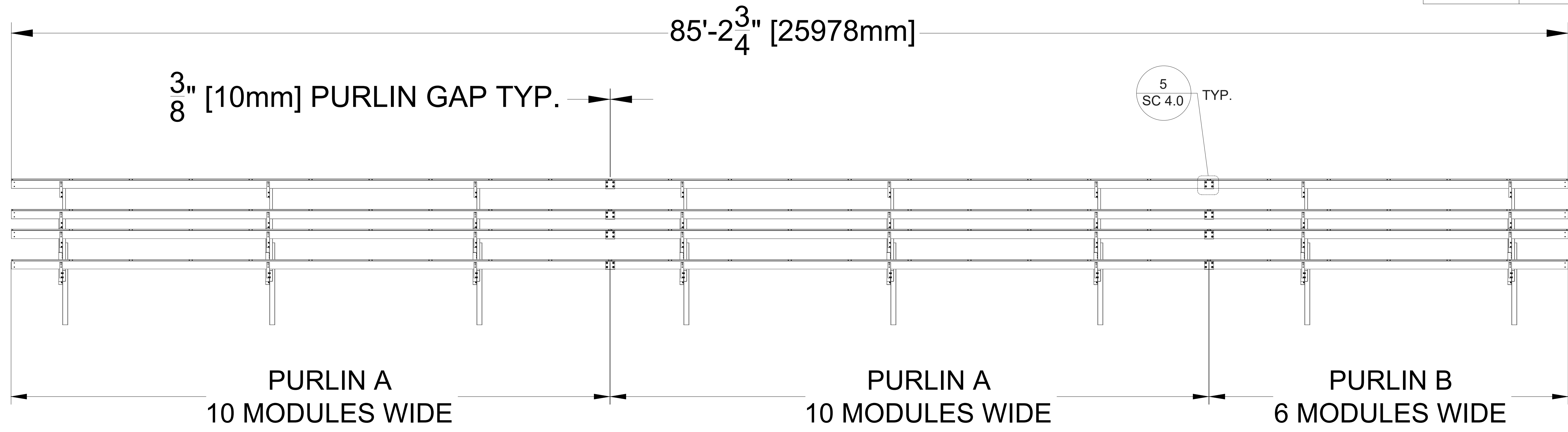
SCALE:
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PROJECT NO.:
SC20-070

SHEET NO.:
2X26 PERIMETER

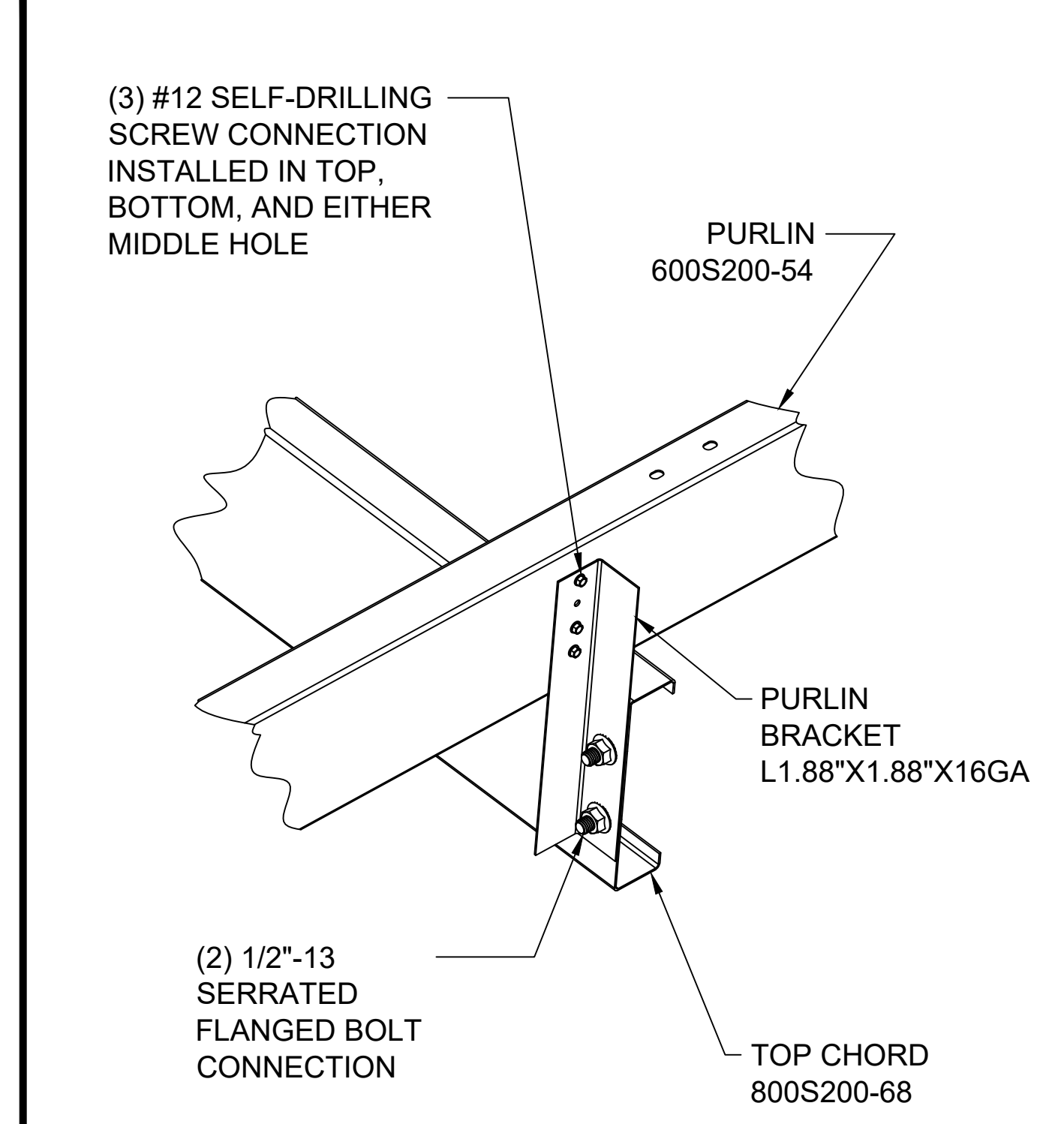
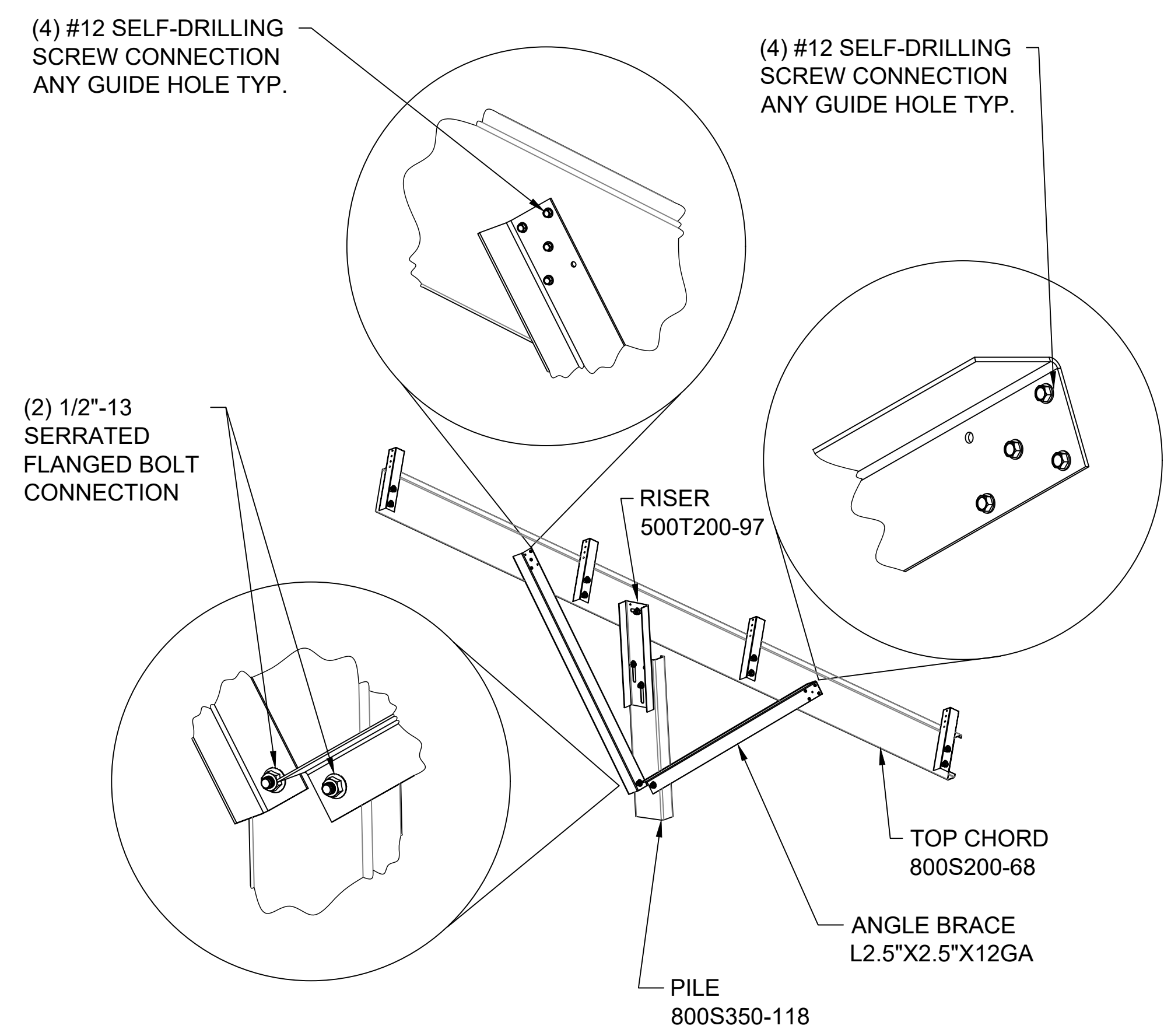
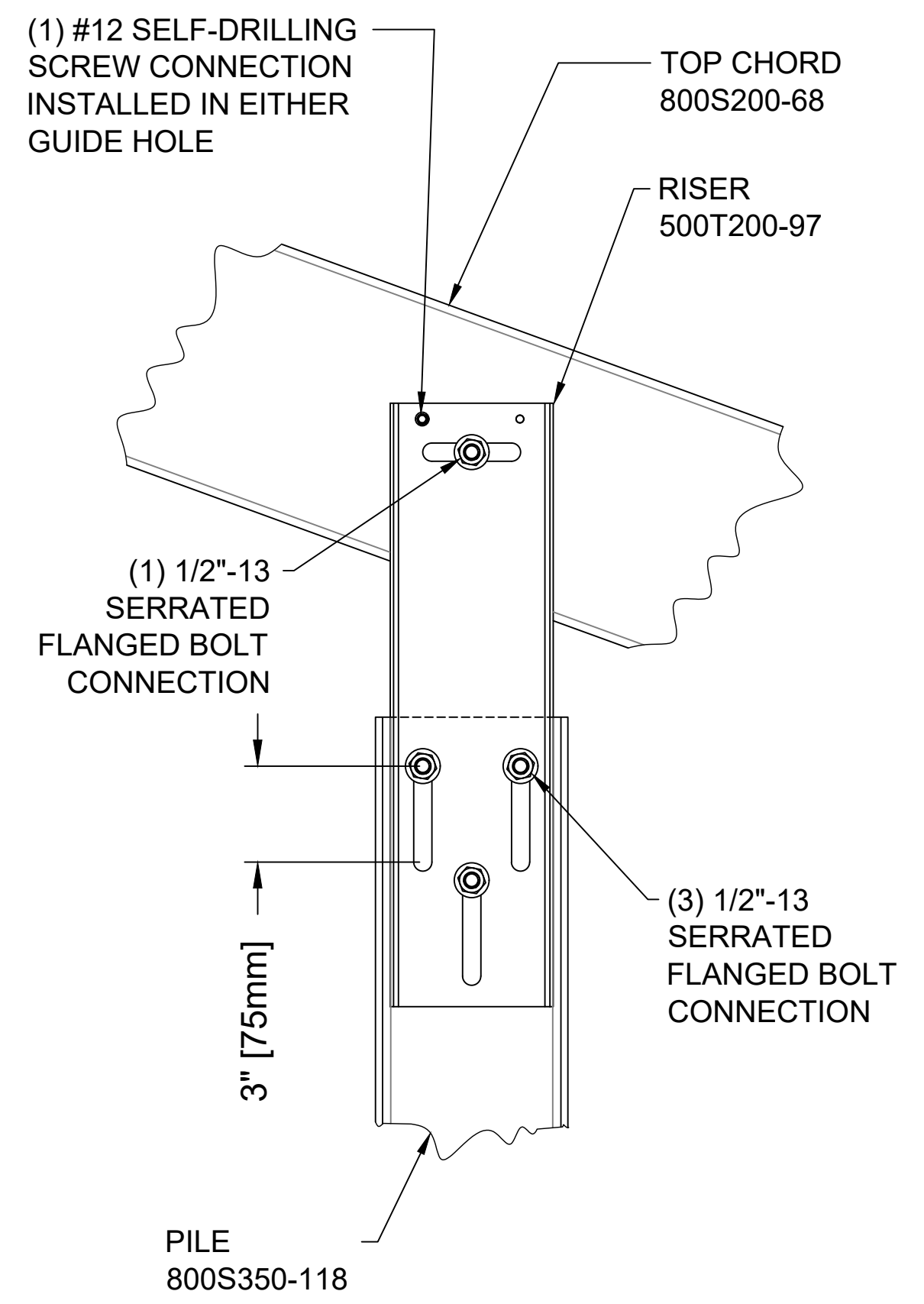
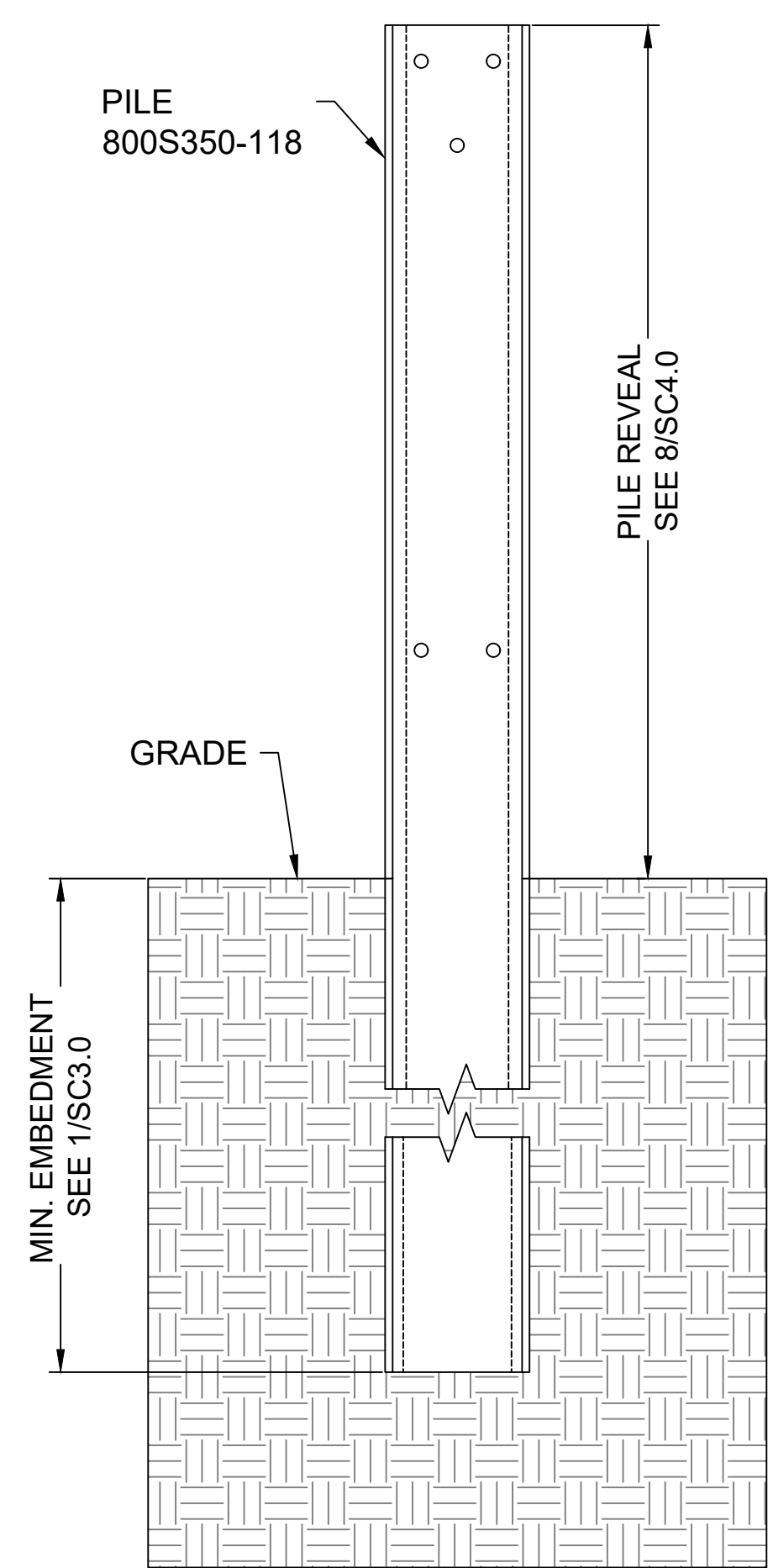
1 2x26 PERIMETER TABLE PILE SPACING
SCALE: N.T.S.

PURLIN	QTY. PER TABLE
PURLIN A	8
PURLIN B	4



2 2X26 PERIMETER TABLE PURLIN SPACING
SCALE: N.T.S.

SC 3.0

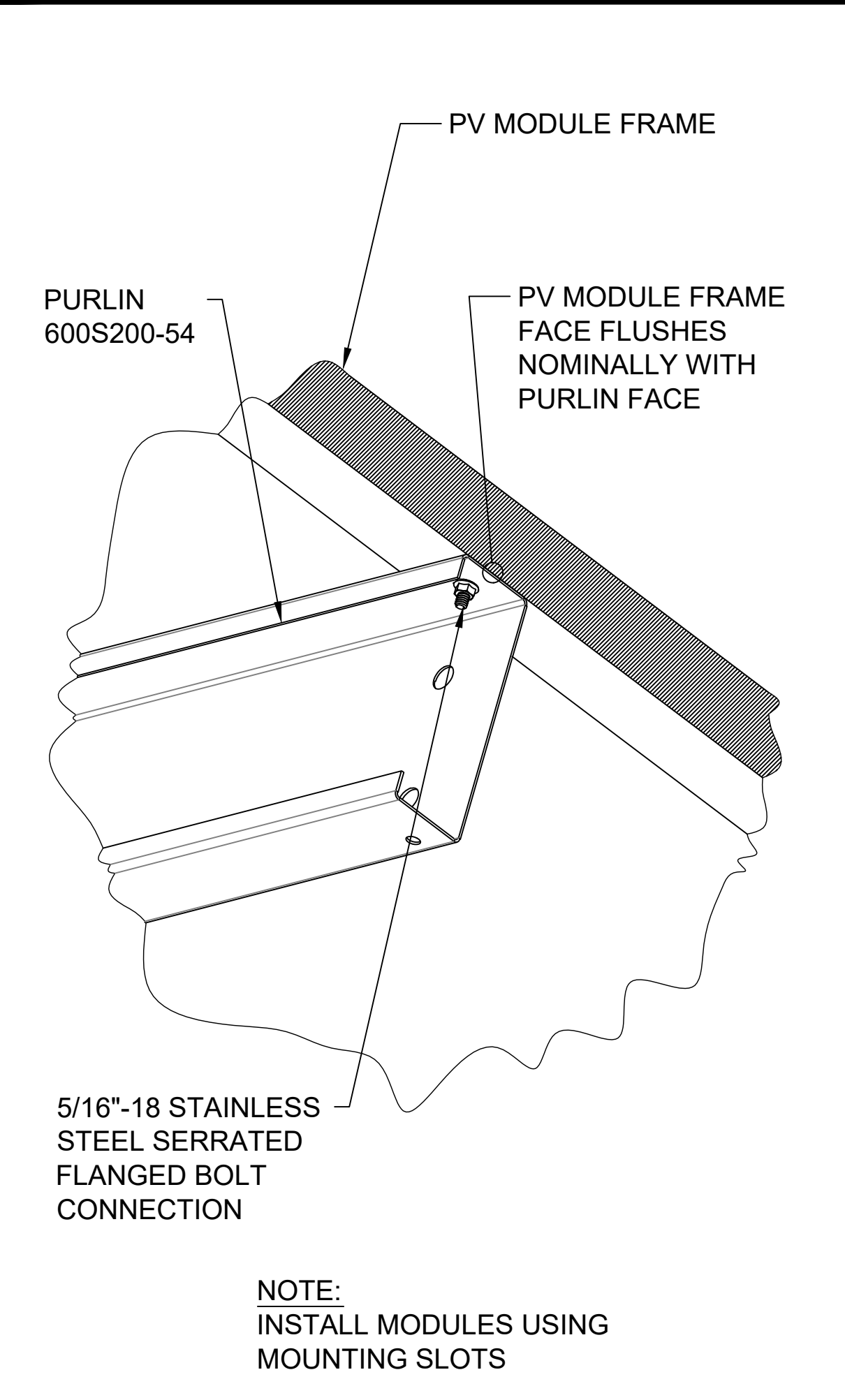
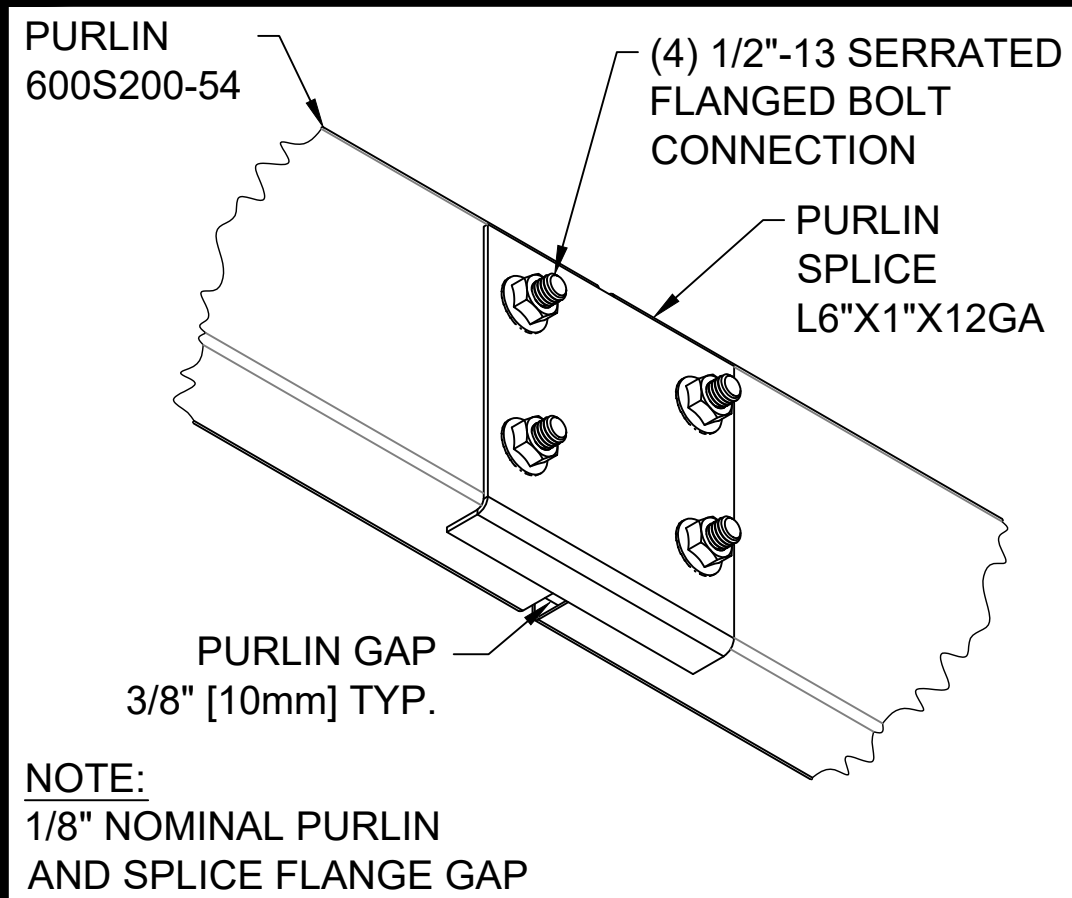


1 PILE FOUNDATION
SCALE: N.T.S.

2 TOP CHORD TO PILE CONNECTION
SCALE: N.T.S.

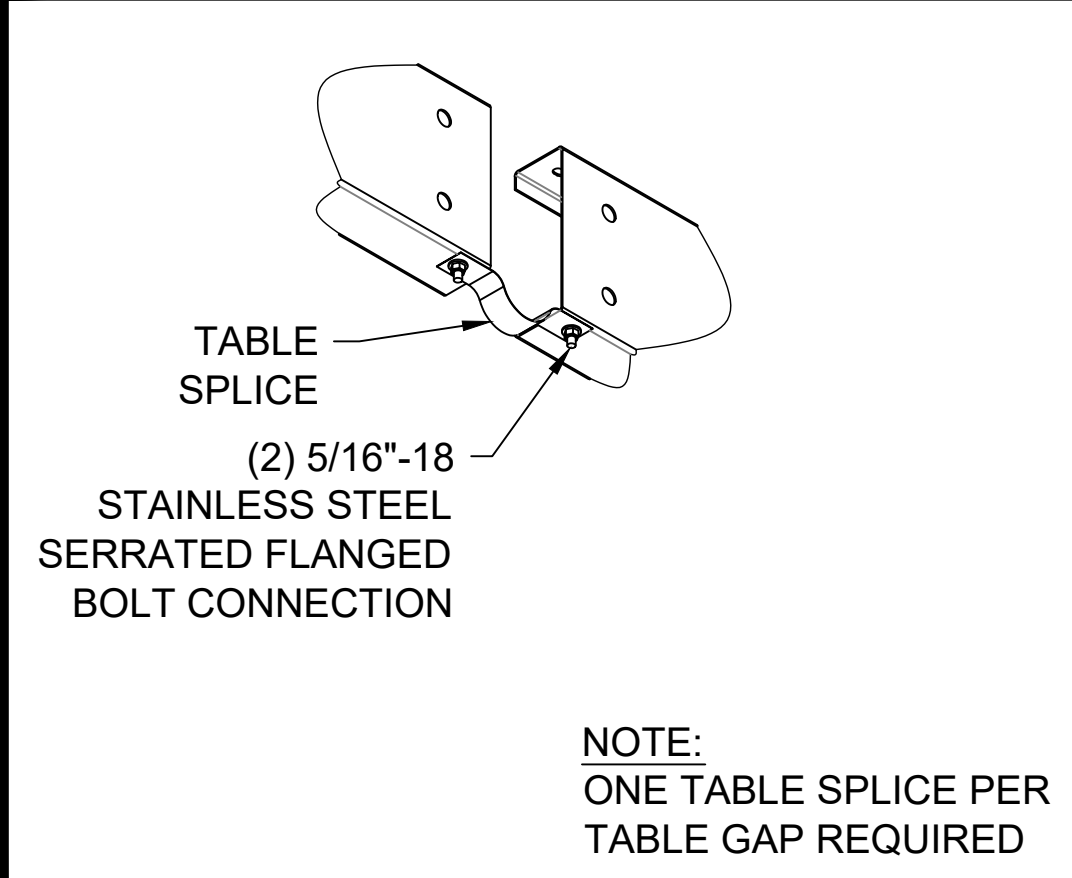
3 KICKER TO PILE AND TOP CHORD CONNECTIONS
SCALE: N.T.S.

4 PURLIN TO TOP CHORD CONNECTION
SCALE: N.T.S.

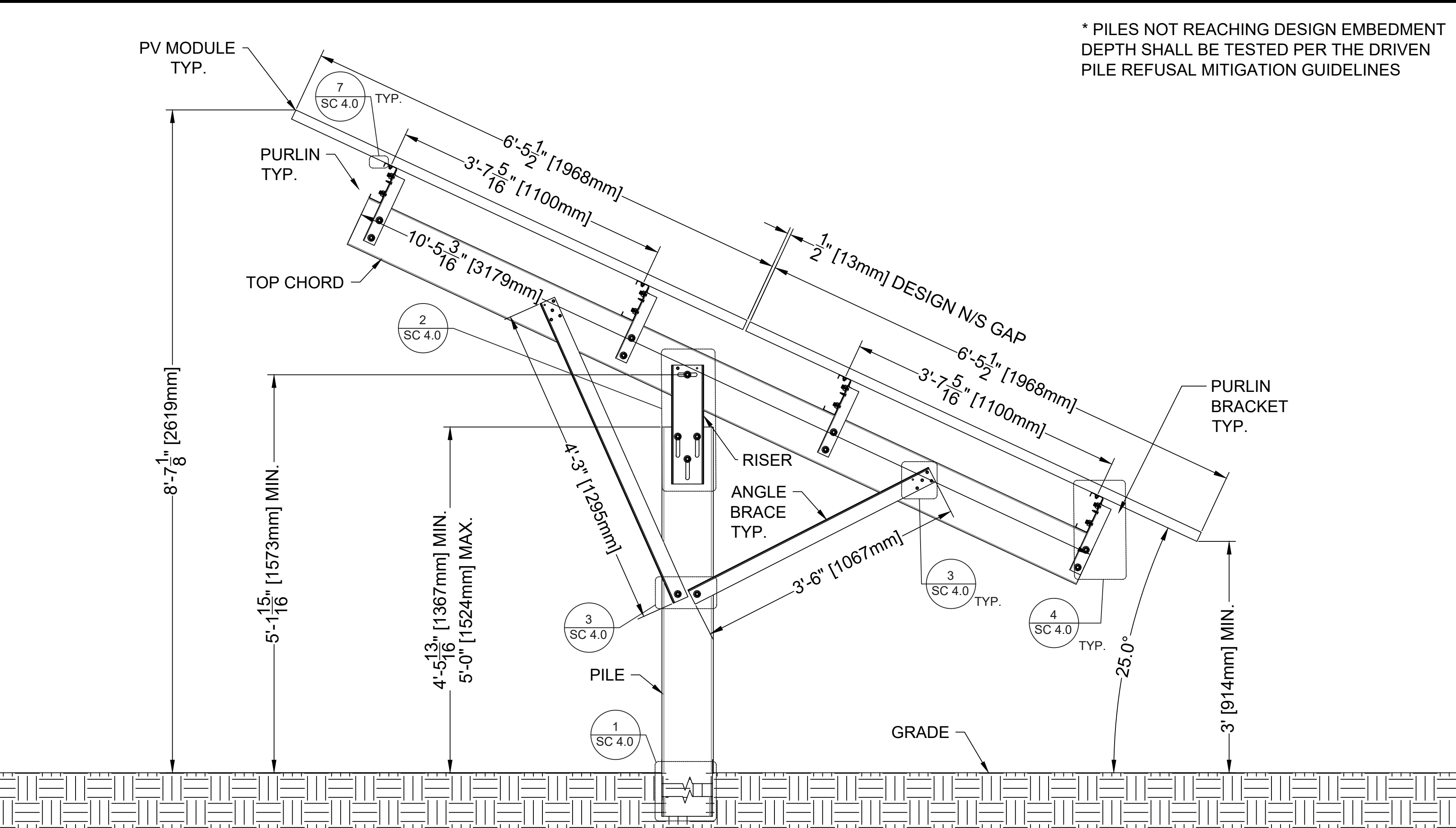


5 PURLIN SPLICE CONNECTION
SCALE: N.T.S.

7 PV MODULE TO PURLIN CONN.
SCALE: N.T.S.



6 TABLE SPLICE CONNECTION
SCALE: N.T.S.



8 FRAMING SECTION - TWO ROWS OF MODULES IN PORTRAIT ORIENTATION
SCALE: N.T.S.

* PILES NOT REACHING DESIGN EMBEDMENT DEPTH SHALL BE TESTED PER THE DRIVEN PILE REFUSAL MITIGATION GUIDELINES

REVISION	DATE	DESCRIPTION

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ARCH ELECTRIC



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SCALE: As Noted

PROJECT NO.: SC20-070

SHEET NO.: TYPICAL DETAILS

SC 4.0

REVISION	DATE	DESCRIPTION

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PITTSBURG, CA. 94565



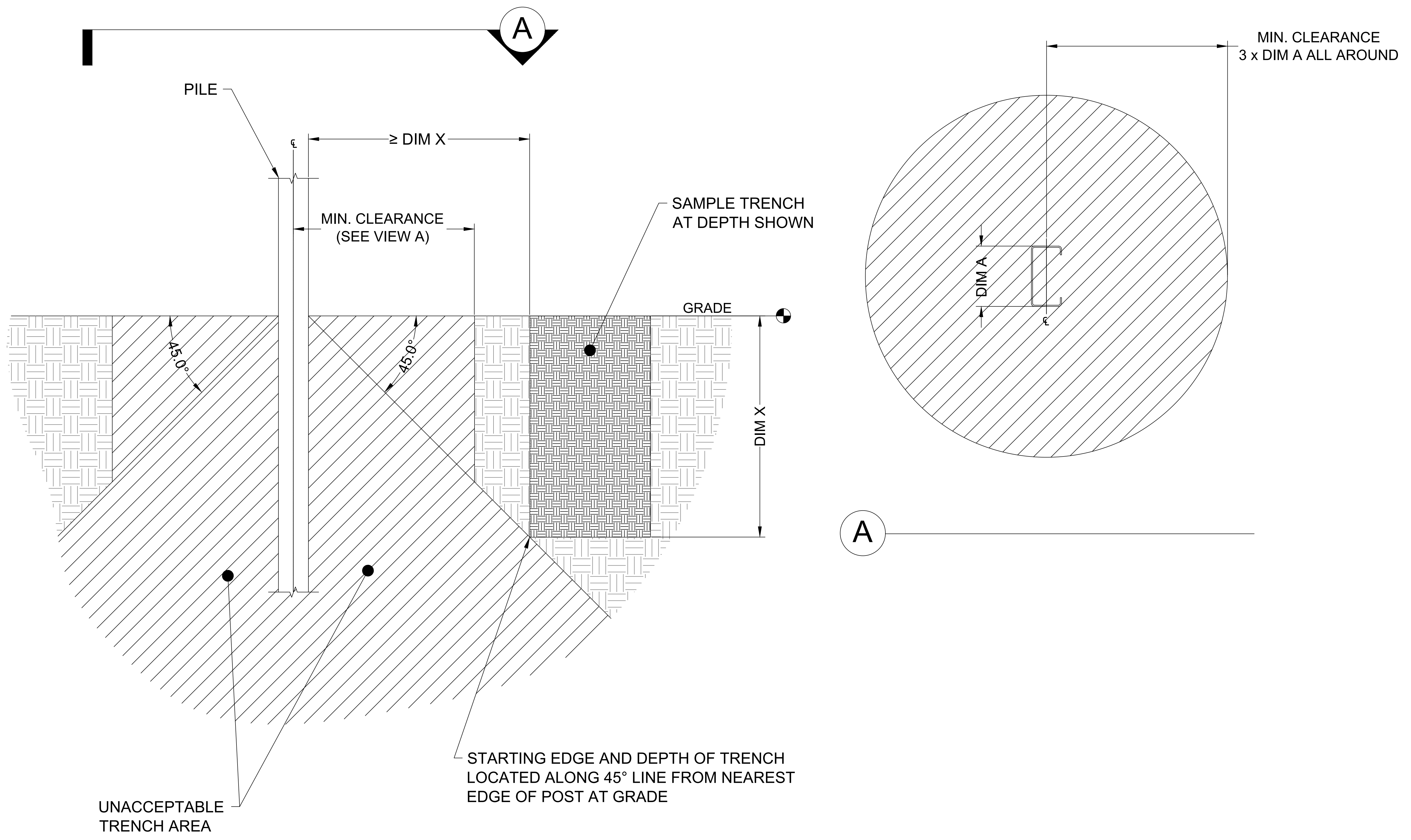
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SC20-070
SHEET NO.:

TRENCH CLEARANCE TO PILE DETAIL
SC 4.1



1

MINIMUM TRENCH TO PILE CLEARANCE REQUIREMENTS
SCALE: N.T.S.

GROUND FIXED-TILT SOLUTION



SOL Components is a premier steel provider to the Solar PV Industry. Our class-leading products are produced with domestic material in 9 factories located throughout the United States. With production capacity in excess of 1,000 tons of steel per day, we satisfy commercial and utility scale project requirements with tight delivery timelines.



FLEXIBLE DESIGN

Configurable to cover all design requirements - from variable module string lengths to 170 mph winds.



BUILDS FAST

Lowest part and fastener count for ease-of-assembly and speedy construction. Forgiving installation tolerances to keep you building.



ESTABLISHED SUPPLY CHAIN

9 manufacturing facilities across the country and dedicated logistic support. Our well-oiled machine delivers on time.



INDUSTRY PROVEN

With over 1GW deployed, the SOL Components GFT system is the market leader in domestic fixed-tilt installations.

STANDARD CONFIGURATION

- Intuitive and low-cost design using standard profiles.
- Fewest components and fasteners for speedy construction.
- Generous vertical, N/S, and E/W adjustability.
- Integrated wire-management.



MAX-LOAD CONFIGURATION

- Dual-support design for maximum wind and snow loads.
- High-strength and lightweight materials.
- Ideal for hurricane and heavy snow environments.



SHARED-RAIL CONFIGURATION

- 3-purlin design with shared clamping.
- Ergonomic stainless steel mid-clamp assemblies.
- 25% reduction in module mounting bolts.
- Up to 2,000 man-hours saved per 100MW.

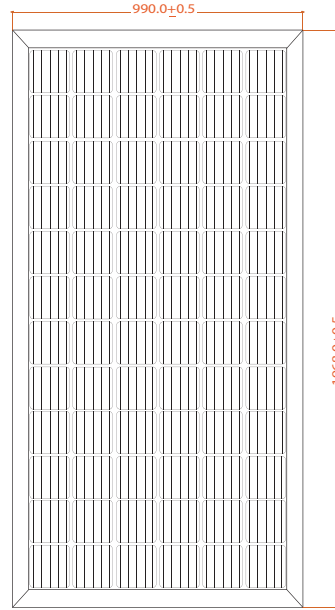


STRUCTURAL AND MECHANICAL SPECIFICATIONS

Inclination Range	5-35 Degrees
Foundations	Roll-Formed C or W-Section Piles
Modules Supported	All Standard Framed and First Solar Series 6
Module Orientation	2-Portrait
Module Attachment	Direct-Bolt to Purlin Standard, Clamp Configurable
Structure Material	ASTM A653 Grade 50 Steel
Hardware	Galvanized and Stainless Serrated Flange, No Washers
Corrosion Protection	G90-G360 Pre-galvanized and Hot-Dip Galvanized
Grade Change	20% Continuous E/W
Max Wind Speed	Any
Max Snow Load	Any
Wind Tunnel Testing	CPP Third Party Testing Laboratory
Bonding and Grounding	Intertek Listed UL2703, No Bonding Plates or Star Washers
Warranty	20 Years Standard, Extensions Available

PS-M72(BF) (360-380 W)

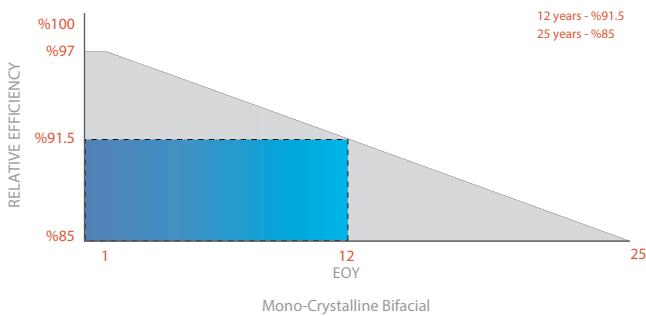
Mono-CRYSTALLINE MODULE



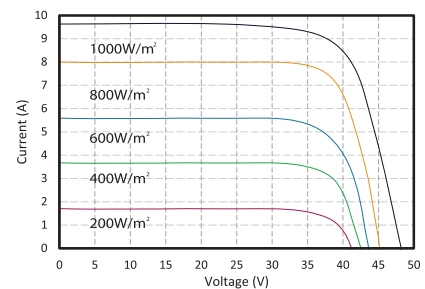
PS-M72 (BF) Dimensions

Philadelphia Solar's Mono-Crystalline Bifacial Modules with power up to 380 Wp are produced using the state-of-the-art (automated) robotic production lines. These modules are suitable to be used for most electrical power applications and have excellent durability to prevailing weather conditions.

LINER PERFORMANCE WARRANTY



IV - CURVE M72 (BF) - 370W



Certificates

- Bankability Report DNV GL



- Power measuring tolerance: $\pm 3\%$, other measurements tolerances: $\pm 5\%$
- Datasheet is subjected to changes without prior notice, always obtain the most recent version of the datasheet.
- Caution: For professional use only, the installation and handling of PV modules and cleaning modules require professional skills and should only be performed by qualified professionals, please read the Installation and Operation Manual before using the modules, also Cleaning Guidelines.

ELECTRICAL CHARACTERISTICS	360W	365W	370W	375W	380W
Characteristics (STC)	STC	STC	STC	STC	STC
Open Circuit Voltage - Voc (V)	48.04	48.12	48.36	48.63	48.90
Short Circuit Current - Isc (A)	9.55	9.62	9.70	9.78	9.87
Maximum Power Voltage - Vmpp (V)	39.95	40.25	40.60	40.85	41.05
Maximum Power Current - Impp (A)	9.02	9.07	9.12	9.18	9.26
Maximum Power - Pmax (W)	360	365	370	375	380
Module Efficiency - η' (%)	18.5	18.7	19.0	19.2	19.5

Values at Standard Test Conditions STC (Air Mass AM1.5, Irradiance 1000W/m², Cell Temperature 25°C).





MATERIAL CHARACTERISTICS		PACKAGING	
Characteristics	Value	Physical Characteristics	Value
Cells per Module	72	Module Dimensions (mm)	1968 x 990 x 40
Cell Type	Grade A - Mono-Crystalline Silicon (PERC) Bifacial 156.75x0.25± 156.75 mm	Module Weight (kg)	22
Front Surface	Anti-Reflective Coated Tempered 3.2mm Glass	Pallet Dimensions W.D.H (mm)	27
Encapsulant	PID Free EVA	Modules per Pallet	2010 x 1140 x 1130
Back Cover	Transparent Backsheet	Container Capacity	Value
Frame	Anodized Aluminum	20 Feet Container	270 Modules
Junction Box	IP68, 3 Bypass Diodes	40 Feet High-Cube Container	594 Modules
Cable and Connector	1.2m Solar Cables with MC4 interconnection		
Fire Classification	Spread of flame : A / Burning brand : C		

Electrical Characteristics with Different Rear Side Power Gain (Reference to 370 W front)					
	5%	10%	15%	20%	25%
Backside Power Gain	5%	10%	15%	20%	25%
Rated Maximum Power P max W	388.5	407.5	425.5	444.0	462.5
Open Circuit Voltage Voc	48.36	48.36	48.40	48.40	48.40
Short Circuit Current - ISC (A)	10.19	10.67	11.16	11.64	12.13
Maximum Power Voltage - Vmpp (V)	40.57	40.57	40.60	40.60	40.60
Maximum Power Current - Impp (A)	9.58	10.03	10.49	10.94	11.40
Module Efficiency - Em (%)	19.94	20.92	21.84	22.79	23.74

THERMAL CHARACTERISTICS		OPERATING CONDITIONS	
Characteristics	Value		
Voltage Temperature Coefficient (%/°C)	-0.30	Maximum Sytem Voltage - Vmax (V)	1000/1500
Current Temperature Coefficient (%/°C)	+0.05	Maximum Series Fuse (A)	20
Power Temperature Coefficient (%/°C)	-0.380	Operating Temperature Range (°C)	IEC: -40 to + 85 /UL: -40 to + 90
NOCT (°C)	42 ± 2	Bifaciality Ratio	75% ±5%

WARRANTY	
Product	12 Years
Power Output	12 Years; 91.5 % of Power Output 25 Years; 85 % of Power Output

FEATURE

-  Less degradation than standard modules
-  Positive power tolerance up to %3 extra output.
-  Excellent low light performance.
-  More power gain with same area
-  Esay to handle, %35-25 lighter weight than dual glass modules.
-  In-line and post EL (Electroluminescence) machines.
-  PID resistant.

BENEFITS

- Outstanding technical support.
- Pre and after sales-service.
- 12 years warranty on material and workmanship .
- 25 years linear performance warranty.
- Marketing support to official distributors.
- Customized mounting solutions.

APPLICATIONS



On-Grid Residential
Roof-Tops



On-Grid Commercial/
Industrial Roof-Tops



Off-Grid Systems
(Including Lighting Systems)



Solar Power Plants