



## PLAN COMMISSION

January 25, 2022

6:00 P.M.

### Common Council Chambers

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

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Donald Oldani  
Chris Guzikowski  
Ashley Kiepczynski  
Gregory Loreck  
Fred Siepert  
Christine Hanna  
Matt Sullivan – 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.*

Find more information on agenda items at [oakcreek.zoninghub.com](https://www.oakcreekwi.org/zoninghub).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – January 11, 2022
4. Significant Common Council Actions
5. Board of Housing and Zoning Appeals Actions – NONE
6. Quarterly Parks & Recreation Commission Actions
7. New Business
  - a. PLAN REVIEW – Review site, building, and related plans submitted by Michael Miller, First Supply, LLC, for an addition to the existing building at 7550 S. 6<sup>th</sup> St. (Tax Key No. 782-9033-000; 1<sup>st</sup> Aldermanic District).  
ZoningHub: <https://s.zoninghub.com/JZ0CD1M9XK>; Twitter @OakCreekPC#OCPCFirstSupply
  - b. MINOR LAND DIVISION – Review a certified survey map submitted by Chris Perreault, Caron Land Surveying Co., Inc., combining the properties at 175 and 175R W. Ryan Rd. (Tax Key Nos. 906-9009-003 & 906-9009-002; 5<sup>th</sup> Aldermanic District).  
ZoningHub: <https://s.zoninghub.com/L3FDMODHTC>; Twitter @OakCreekPC#OCPCRyanCSM
  - c. COMPREHENSIVE PLAN AMENDMENT – Consideration of a proposed amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, amended November 17, 2020) that would change the following for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway:
    1. The Land Use Plan and category from Mixed Use to Parks and Open Space.
    2. The Economic Development Framework Plan and category to remove Mixed Use.
    3. The Parks and Open Space Map category to Open Space.

(Tax Key Nos. 868-9005-000, 868-9003-000, and 868-9004-000; 4<sup>th</sup> Aldermanic District).

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

ZoningHub: <https://s.zoninghub.com/U49ILY7C57>; Twitter @OakCreekPC#OCPCCity

Announcements & Adjournment.

Dated this 20th day of January, 2022

Posted 01-20-22 sd

### **Public Notice**

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

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

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 11, 2022**

Alderman Loreck called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Commissioner Sullivan, Alderman Loreck, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Mayor Bukiewicz, Commissioner Hanna, and Commissioner Carrillo were excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern; and Mike Havey, Assistant Fire Chief.

**Minutes of the December 14, 2021 meeting**

Commissioner Siepert moved to approve the minutes of the December 14, 2021 meeting. Commissioner Guzikowski seconded. On roll call: all voted aye. Motion carried.

**USE APPROVAL  
OAK BROOK CENTER  
9555 S. HOWELL AVE.  
TAX KEY NO. 906-9011-000**

Planner Papelbon provided an overview of the request submitted by Gary Hintz to allow manufacturing and alteration of firearm receivers by tenants at 9555 S. Howell Ave. (see staff report for details). This item was held at the December 14, 2021 meeting to allow staff time to craft conditions of approval.

Assistant Fire Chief Mike Havey had expressed his concerns regarding the welding operation, and stated that compliance would need to take place such as a designated area, fire extinguishers, and fire watch postings. The applicant must label and secure flammable materials.

Planner Papelbon stated that the consumer-grade equipment may be allowed in conformance with all Fire Codes.

Commissioner Chandler asked about ventilation needs and provisions for the proposal.

Gary Hintz, 9555 S. Howell Ave., answered that there will be no ventilation and the very minor welding will take place in the back on the sidewalk.

Planner Papelbon mentioned that all activities are required to be done inside the building, and ventilation could be included in the Conditions of Approval, if needed.

Mr. Hintz said that he will get together with the Fire Department.

Commissioner Oldani moved that the Plan Commission approves the Use Approval for the manufacturing and alteration of receivers by tenants on the property at 9555 S. Howell Ave., subject to the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of Resolution 692-010764 and prior approvals for the property remain in effect except as specifically amended herein.

3. That the manufacturing and alteration of firearm receivers is limited to one (1) tenant space within an existing building on the property and the following:
  - a. Etching and/or Engraving – the action, process, or production of words, pictures, or designs by printing from or onto previously-prepared typical commercial parts or products. Etching and/or engraving of parts or products may be conducted by hand or small machine on previously-prepared typical commercial parts or products.
  - b. Machining – drilling, boring, turning, or forming of typical commercial parts or products utilizing consumer-grade drill press machinery for use on/with previously-prepared typical commercial parts or products. Excludes general manufacturing and metal fabrication, and sale of separate components.
  - c. Packaging – enclosing typical commercial parts or products within a container or covering. Excludes the manufacture of packaging materials.
  - d. Surface Finishing – the application of a protective coating to typical commercial parts or products. Application and storage of coating materials shall be fully-contained within the building and in conformance with all Fire Department and Inspection Department requirements.
  - e. Sheet Metal Forming – forming of previously-prepared typical commercial metal plates utilizing consumer-grade hydraulic press machinery. Excludes general manufacturing and metal fabrication or forming, and sale of separate components.
  - f. Welding – to unite or repair previously-prepared typical commercial parts or products utilizing consumer-grade welding equipment in conformance with all Fire Codes.
  - g. Assembly – the fitting together of previously-prepared packaging, non-hazardous commercial materials, or typical commercial parts or products.
4. That the above-defined uses shall comply with the Performance Standards in Sections 17.0801 – 17.0810 (as amended).
5. That the above-defined uses shall comply with the Noise Ordinance in Section 11.26 (as amended).
6. That all waste and recycled materials generated or utilized by the above-defined uses shall be disposed of in conformance with all applicable local, State, and Federal laws. There shall be no on-site storage of flammable or hazardous materials.
7. All activities associated with the above-defined uses shall be fully contained within an existing building on the property, not to exceed 1,500 square feet. No new buildings or additions to existing buildings to accommodate the use are included in this approval.
8. There shall be no outdoor storage or display of materials or merchandise.
9. No signs for the business other than those required by local, State, or Federal laws shall be allowed.
10. Hours of operation shall be limited to 8:00 AM – 5:00 PM, Monday through Sunday.

Commissioner Siepert seconded. On roll call: Commissioner Chandler voted no, all others voted aye. Motion carried.

**PLAN REVIEW  
CHICK-FIL-A  
150 W. TOWN SQUARE WAY  
TAX KEY NO. 8138047-000**

Planner Papelbon provided an overview of the site, building, and related plans submitted by Frank Gawdun, Esencia Architecture, LLC, for a detached canopy over the existing drive-through and a detached canopy on the building on the property at 150 W. Town Square Way. (see staff report for details).

Frank Gawdun, Esencia Architecture, LLC, stated that the canopies are satisfying two needs within the community. The first need is to help shelter the employees while they work outside with taking orders on the smart tablet and passing out orders. The second need is to help with the traffic flow. Mr. Gawdun stated that sometimes the speaker on the existing menu board does not work, and it causes long lines. Mr. Gawdun explained how the operation works currently with employees being outside taking orders and passing out the orders. Mr. Gawdun stated that the lights will be recessed and shielded from Drexel Avenue, that he can provide a photometric plan, and can lower the brightness, if needed. Mr. Gawdun also mentioned that the fans and heaters will be hard to screen, and they are trying to streamline the design of the canopy.

Commissioner Chandler asked if there are any way to blend the canopy.

Mr. Gawdun mentioned that the columns will match the original construction of the building, and if there is any opportunity to improve the landscape area with larger trees along Drexel Avenue, they will do that.

Commissioner Chandler asked if planting taller trees would be acceptable.

Planner Papelbon answered that trees are welcomed, as long as they do not affect the easements.

Commissioner Siepert asked how the fans and heaters will be controlled.

Mr. Gawdun stated that there are switches on columns that can be operated by the employees, and there also will be a timer for the devices.

Commissioner Loreck commented that he has seen the canopy at other locations, and thought that they did not stand out too horribly.

Planner Papelbon stated that a temporary shelter was put up at the beginning of the pandemic, but building permits were not obtained. Therefore, as part of the motion, a request to have the temporary shelter be removed once the canopies are completed is included.

Planner Papelbon suggested that number 5 in the motion be changed per the suggestion by Mr. Gawdun that trees may be planted.

Commissioner Siepert moved that the Plan Commission approves site and building plans submitted by Frank Gawdun, Esencia Architecture LLC (on behalf of Chick-fil-A), for the property at 150 W. Town Square Way with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all previous approvals and conditions of approval remain in effect.
3. That any lighting be fully recessed and shielded from line of site to the traffic lanes in Drexel Avenue.
4. That no signage, other than required regulatory signage is permitted as part of, or attached to, the canopy or support structures.
5. That the heaters and fans be recessed into the canopy or, if that is not possible, that the canopy fascia be extended or landscaping be installed in accordance with DTSMUPDD requirements to screen this equipment.
6. That the temporary shelter west of the existing menu boards is removed upon completion of the installation of the canopies.
7. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Oldani seconded. On roll call: Alderman Guzikowski voted no, all others voted aye. Motion carried.

**COMPREHENSIVE PLAN AMENDMENT  
9102,9120, & 9140 S. 27<sup>TH</sup> ST.  
TAX KEY NOS. 878-9999-000, 878-9998-000, & 878-9997-000**

Planner Papelbon provided an overview of a proposed amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020) that would change the Land Use Plan and category from Single-Family Attached to Mixed Use and Multifamily for the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. (see staff report for details).

Commissioner Sullivan stated that Single-Family Attached is the appropriate use for the area. Mixed uses are seen across the City, and some areas struggle while others do okay. Commissioner Sullivan stated his concerns with this proposal being on the 27<sup>th</sup> Street corridor with residential and multifamily nearby, and how successful it will be.

Alderman Guzikowski stated that he does not support the mixed use, and agrees that single-family would be best.

Commissioner Siepert stated that he, too, is questioning the use change and does not support it.

Commissioner Chandler asked if the plans would fall under the Single-Family Attached since some are over four units and two stories high.

Jason Christiansen, Nielsen Madsen & Barber, Civil Engineer, 1458 Horizon Blvd, Racine, stated that it would seem that the multifamily portion would fall under the category of Single-Family Attached as part of a Conditional Use. Mr. Christiansen stated that he was not sure how the three units would be incorporated with this.

Planner Papelbon stated that the three units would be reviewed as a complex and would be under one approval.

Commissioner Chandler asked to have more explanation on the mixed use.

Mr. Christiansen stated that the property is currently zoned B-4, and it would be complying with the commercial zoning but adding the residential on top. They are looking into the transition from the residential to commercial, and Mr. Christiansen stated that it is fitting within the 27<sup>th</sup> Street corridor.

Commissioner Chandler asked if the property is zoned for Single-Family Attached.

Planner Papelbon stated that in the Comprehensive Plan, all the properties south of Hilltop Lane to Oak Shores Apartments property, have been identified as appropriate for future development as Single-Family Attached. Staff do recognize that portions of the properties are currently within a business district, and the concern is whether mixed use with the vertical integration is appropriate for the area.

Alderman Loreck stated that he wanted to clarify the process. This is a Comprehensive Plan to be amended, and based on the Plan Commission recommendation, if passed today, this would go to the Common Council. Alderman Loreck asked whether they would still need to rezone the property. Planner Papelbon replied that they would. Alderman Loreck asked whether they would then need to bring plans to the Plan Commission.

Planner Papelbon answered that there will be various, multiple reviews required based on the actual proposal for the development on the property.

Alderman Loreck stated that he, staff and the rest Plan Commission are of the understanding that the Single-Family Attached listed in the Comprehensive Plan is to create a buffer between the single family and the multifamily. Since the Comprehensive Plan was updated just recently, Alderman Loreck stated that he felt, along with the other Commissioners, that the change is unnecessary and Single-Family Attached is appropriate for the area.

Commissioner Chandler asked whether the multifamily should be included in the motion, if it met the requirements of the Single-Family Attached.

Planner Papelbon explained that the Zoning Code update will affect how the applicant may proceed with the development. Planner Papelbon recommended to either have the Multifamily be adopted or be excluded from the motion or have two different motions.

Alderman Loreck reiterated what needs to be done with the motions.

Planner Papelbon apologized if she was not clear. Planner Papelbon explained that there are two options. One way is to have two different motions: one motion for the first 600 feet to be Mixed Use, and the second motion would be on the Multifamily. Or exclude the Multifamily from the motion and vote on just the Mixed Use. The vote on just Mixed Use would not affect the Single-

Family Attached, which would not affect the applicant's ability to proceed with the conceptual plan under the Comprehensive Plan Amendment and the updated Zoning Code.

Alderman Loreck asked the Commissioners if everyone understood that the motion would be on the first 600 feet and if they are willing to change to Mixed Use from Single-Family Attached. Alderman Loreck stated that if the Zoning Code is approved later tonight, the Multifamily will fit in with the Comprehensive Plan so it will not need to be addressed. And only one motion is needed.

Planner Papelbon stated that the motion can be separated into two motions: one for the Mixed Use and one for the Multifamily so that it is clear and unquestionable. If the Multifamily does not pass, it would not affect the Single-Family Attached category but still be on acting on the original request.

Commissioner Sullivan suggested to have two motions, one for the Mixed Use and one for the Multifamily. In case the Multifamily fails, it will remain as Single-Family Attached in the Comprehensive Plan which will meet their proposal for the development.

Commissioner Siepert moved that the Plan Commission adopts Resolution 2022-01, amending the Land Use Plan category in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; amended November 17, 2020) from Single-Family Attached to Mixed Use for the first 642.04 feet of the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St., following review and adoption by the Common Council.

Alderman Loreck seconded. On roll call: Commissioners Siepert, Chandler, and Sullivan, and Aldermen Loreck and Guzikowski voted no; Commissioner Oldani voted aye. Motion denied.

Commissioner Siepert moved that the Plan Commission adopts Resolution 2022-01, amending the Land Use Plan category in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; amended November 17, 2020) from Single-Family Attached to Multifamily for the east 1,042.81 feet of the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St., following review and adoption by the Common Council.

Alderman Loreck seconded. On roll call: Commissioners Siepert and Sullivan, and Aldermen Loreck and Guzikowski voted no; Commissioners Chandler and Oldani voted aye. Motion denied.

#### **COMPREHENSIVE PLAN AMENDMENT**

**2231 E. PUETZ RD., 8843R S. 13<sup>th</sup> ST., and 8950 S. 20<sup>th</sup> ST.**

**TAX KEY NOS. 856-9999-001, 857-9992-000, 857-9991-000**

Planner Papelbon provided an overview of a proposed amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020) that would change the Land Use Plan and category from Single-Family Detached to Single-Family Attached (NO CHANGE to Floodway category) for portions of the properties at 2231 E. Puetz Rd., 8843R S. 13<sup>th</sup> St. and 8950 S. 20<sup>th</sup> St. (see staff report for details).

Josh Wohlreich, 313 Surrey Ln, Lake Forest, IL, first thanked the staff, Mayor Bukiewicz, and Alderman Guzikowski for bringing forth the application, and read a paragraph from Section 3 of the Comprehensive Plan. Mr. Wohlreich stated that they believe that the site plan they are proposing will represent a creative approach and will be consistent with the polices and recommendations as detailed in the Comprehensive Plan. The density has been decreased to 2.76 units per acre, with large setbacks and preservation of the old growth vegetation. The



proposal will provide housing for a diverse set of the population that would like to continue with, or are unable to continue to live in a single family without home ownership, and also have open space.

Ryan Swingruber, 228 Raymond Avenue, Barrington, IL, provided some key points on what they believe that will meet the objectives of what the staff would like:

- First objective is reinvestment of the property in the mature single-family neighborhoods. This would provide a single story, low density and the architectural will be consistent to the homes in the surrounding area.
- Second objective is to target residential development; the area focuses on the two key corridors (27<sup>th</sup> St and I-94) and the development will create a buffer in the area.
- Third objective is obtainable housing. This will eliminate a down payment and cost burden to maintain the home.
- Fourth objective is to afford senior housing. The development will be universally design with no step entry, stairs, or ramps and provide sizable openings that complies with the Americans Disability Act. This would provide senior to downside without having to go into assistant living or apartments.
- Fifth objective is to encourage conservation-oriented development. Majority of the site is in the wetland and Zone 1 will provide cluster development which will maintain the existing greenspace and vegetation.
- Sixth objective is to increase density along the key I-94 corridor. Their objective is not to increase density but decrease so putting in Single-Family Attached would encourage that.
- Seventh objective is to foster community health. The development will be universally designed which will preserve open space, green space and create connectivity.

Mr. Swingruber stated that the project had quite a bit of feedback from staff, public meetings and neighbors, and hopes the objectives would be inline with the Comprehensive Plan.

Mr. Wohlreich mentioned that the renderings are available, if needed. Mr. Wohlreich explained that the request is covering parcels 1, 3 and 4. Parcel 2 remains unaffected. Mr. Wohlreich explained the density of the development. There is about 80-90 feet between the front doors that have green space between the buildings. All the units are entered upon from the rear, and the front doors open onto the green space. There are two buildings that will be eight units, while the others will be four to six units. Each unit will provide a covered porch with for the front door and also provide a patio on the side. The rear vehicular entrance will have two car garages with pedestrian entrance and each unit will have at least two outside parking spots for the residences and their guests.

Commissioner Chandler asked if the Zone 2 will be Single-Family Detached. Mr. Swingruber answered that it would.

Commissioner Siefert asked Assistant Fire Chief Mike Havey if there is an issue with only having one road access to the development.

Assistant Fire Chief Mike Havey stated that there is a secondary access from 20<sup>th</sup> Street and that complies with fire protection.

Commissioner Siefert asked if the secondary access would not be a public road.

Commissioner Sullivan stated that it will be paved and gated as it will not be a public access.

Assistant Fire Chief Mike Havey mentioned that they do not have any issues with the concept plans.

Alderman Guzikowski stated that he appreciated his involvement in the project, and that he has expressed his and the neighborhoods' concerns, and is happy to see the density has been lessened.

Alderman Loreck stated that he supported the plan initially, and that he felt that it was an appropriate use for the area, and creates a buffer between the Single-family Detached and the Interstate. Alderman Loreck asked what the current zoning is at the moment.

Planner Papelbon answered that the area has a mix: parcels 3 and 4 are currently zoned Rd-1, Two-Family Residential, and part of parcel 1 will need to be rezoned.

*Alderman Loreck's comment was inaudible.*

Patrick Jetaime, 2021 W. Grays Ln.:

*"You saying the flood plain, my house is right there. I'm paying flood insurance because they're, it's not floodplain. If you walk back in that area, back in the wooded area, it's all swamp back there. Your soil sample people were out there, taking samples, they should know that it's back there. On a very good heavy rain that field floods, my property floods. There's flooding in there, so how are you saying you're not going to screw up the floodplain. Nobody's on your staff is probably walked back there and physically taken a look back there, have they?"*

Mr. Swingruber stated that there has been a significant amount of time and money invested, and have had been reviewed from multiple agencies and there are more reviews needed before work can continue. Mr. Swingruber explained that the floodplains are designated by a wetland delineation, so it is known on where they are. There will be setbacks from the areas so it is not impacted. Mr. Swingruber stated that the site plan will include retention and storm water system that collect the water closer to I-94.

Patrick Jetaime:

*"Yeah, move the mosquito ponds further towards the freeway. Because you're saying, then I can tell my insurance company because of your details and that. My property does not, I did not have to pay, pay flood insurance, because where it's at because if you look at Grays lane, it's right in the center,4, I believe. And I have to flood insurance because I am over there. So, I don't know where you're getting your stuff, of course it's engineers, excuse me there's a joke about engineers. I've worked constructions for many years and I have no use for them. But um, you need to take into a little bit more research back there, that's all flooded. If my property floods, and I've seen it, I lived out there. You guys just come and go, oh yeah, okay, yeah somebody walks in, they say oh there's no floodplains. Somebody needs to get white and they can go out there and physically see what's going on."*

Alfred Placek, 2401 W. Hilltop Ln.:

*"And I would like to address the concern that the Fire Chief just talked about and that is your assurance that if they do link it to 20<sup>th</sup> St, that this is just a limited access for the Fire Department*

*for emergency purposes. We have serious traffic problems on 20<sup>th</sup>, Hilltop. When they punch through 20<sup>th</sup> to the apartments, it just opened it up, it's a racetrack. And the last thing we need is more traffic in that subdivision."*

Alderman Loreck stated that the discussion all along has been that it would be a gated access.

Alfred Placek:

*"And again, not getting into the previous discussion, that's another huge problem with that development, is we're putting in more traffic where it doesn't need to be. It's residential and now it's a racetrack. So, thank you, I just wanted that assurance that that is in fact the way it would be."*

Patrick Jetaime:

*"Just what he said. If you go down 20<sup>th</sup> St, there's a whole bunch of red signs up there. That's keep the drunks out of my yard and hitting my house. Four times. So that's another problem that I wasn't even thinking about. But yeah, they turn the gas meter off and I had to have We Energies and everybody. The drunks just think they can come down there and that's why engineering, I think it was engineering or streets put up all these signs to make it physical impossible to get. The last time they almost took the fire hydrant out."*

Alderman Loreck stated that there will be a gated road to prevent that from this development.

Barbara Linder, 2411 W Puetz Rd.:

*"Now, I'm in the other section but I heard him say about that that would be Single -Family Attached. Now, that would be up to 4 homes in that. Well, we had that, we went through so much to keep that as a single-family residence around us. And if you allow this, you're allowing them to put in more houses, connected, and you know what that isn't right because we fought for so long to keep that. And now this developer, I mean, we fought with "inaudible", we fought with Rudolph. I mean we've been out here all of our life. And then to just say oh well, so what we'll put 4 people, 4 families right next to your house and right behind you and you know what that was never designed for that."*

Alderman Loreck asked if the resident was referring to Zone 2.

Barbara Linder:

*"Yes, I am. If you do the zoning, that would be part of it. He owns, if he buys this and owns this, he'll want it for all of it."*

Alderman Loreck stated that we are not discussing or changing the Zone 2 area.

Barbara Linder:

*"I got paper that said, you're to be here if it's being discussed on 300 feet to your property. Well, that would be 300 feet to my property. So, I mean you're wording things wrong and not saying what's true or you're going to try to rezone the stuff. So, the people who live there will find out later it's been rezoned. Just like over on the Honadel property."*

Alderman Loreck explained to Barbara Linder that the property is treated as a whole which is why she was included in the 300 feet and the discussion and changes is for Zone 1 and Zone 2 is excluded at this time.

Barbara Linder:

*“And so, 6 months down the line, I don’t have to get a letter saying, oh that was changed.”*

Planner Papelbon explained that people within 300 feet of these properties, or if the Alderman requests more than 300 feet will receive notifications. There will be multiple reviews and notifications will be sent out for each review.

Barbara Linder:

*“So that means I have to come down for every time, there’s anything to discussed.”*

Planner Papelbon stated that Ms. Linder did not need to attend, and that she could provide (interrupted).

Barbara Linder:

*“Oh, I certainly will be here.”*

Alderman Guzikowski moved that the Plan Commission adopts Resolution 2022-02, amending the Land Use Plan category in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; amended November 17, 2020) from Single-Family Detached to Single-Family Attached (NO CHANGE to Floodway category) for portions of the properties at 2231 E. Puetz Rd., 8843R S. 13th St. and 8950 S. 20th St., following review and adoption by the Common Council.

Alderman Loreck seconded. On roll call: all voted aye except Commissioner Chandler, who voted no. Motion carried.

#### **PLAN COMMISSION CONSULTATION**

##### **PRESTIGE AUTO**

**150 W. RYAN RD.**

**TAX KEY NO. 875-9004-002**

Planner Papelbon provided an overview of a potential online auto wholesale dealership concept for Prestige Auto submitted by Abdul Jawad, United Auto Leasing, dba Prestige Motors, for the property at 150 W. Ryan Rd. (see staff report for details).

Emad Nadi, 2504 W Bridge St, Civil Engineer, apologized for not giving more information. Mr. Nadi stated that the owner of the business is based in California, and will be moving to the Milwaukee area. This is an online, wholesale business selling high-end, luxury vehicles. The maximum number of vehicles will be 12-15 and placed in the back area of the lot. Mr. Nadi stated that they will address and comply with the landscape buffer, pavement setback, parking area and the dumpster enclosure.

Alderman Guzikowski stated that he has not had any conversations with the applicant, and is not open to the idea of having an auto sale business in the location. Alderman Guzikowski stated that he has as seen similar types in other areas of the City, and feels it is not the right fit for the area.

Commissioner Oldani stated that he does not like the idea of having an auto sales business in that location, and that there needs to be something else that would complement the neighbors. Commissioner Oldani stated that he would prefer something that would be more interactive with the community.

Commissioner Siepert asked about the kind of service the business will provide, and will it also have car maintenance service.

Mr. Nadi answered that you buy a car online and you pick up the vehicle at the location. Mr. Nadi said there is no car service provided onsite. Mr. Nadi said it is similar to what some of the other locations are doing.

Commissioner Siepert said that he is unsure about the word “dealership” because they provide full service to vehicles.

Commissioner Chandler asked if the cars will be delivered to the customers.

Mr. Nadi answered no, and there will be no trucks delivering the cars to the site. The customers will order online and pick up the car at the site.

Commissioner Chandler asked if the cars will be showcased on the site. Mr. Nadi stated the plan is to have the cars parked in the back area, and the front parking will be for the staff.

Commissioner Chandler asked what activities will occur inside the building. Mr. Nadi answered that there will be a call center, accounting, and management.

Commissioner Oldani asked if this is a used car lot. Mr. Nadi said that it is, but it is for luxury cars ranging \$72,000 to \$300,000.

Alderman Loreck clarified that this would use a website where you would buy a car and it would be stored in the back on the site, and the customers would come and pick it up. Basically, it is like a dealership, but a space to store the cars and have an office space for the staff. Mr. Nadi answered that is correct.

Alderman Loreck stated that he does not have a huge issue with this type of business, but there should be some Conditions and Restrictions in place to state the numbers and type of cars and where the cars can be stored.

**MINOR LAND DIVISION  
ENDF3DK, LLC  
8751 & 8755 S. HOWELL AVE.  
TAX KEY NOS. 859-9995-000 & 859-9994-000**

Planning Intern Kovnesky provided an overview of a certified survey map submitted by EndF3DK, LLC, combining the properties at 8751 & 8755 S. Howell Ave. (see staff report for details).

Commissioner Siepert the Certified Survey Map submitted by EndF3DK, LLC for the properties at 8751 & 8775 S. Howell Ave. be approved with the following conditions:

1. That the Certified Survey Map is recorded prior to the submission of permit applications.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

## **PLAN REVIEW**

**ENDF3DK, LLC**

**8751 & 8755 S. HOWELL AVE.**

**TAX KEY NOS. 859-9995-000 & 859-9994-000**

Planning Intern Kovnesky provided an overview of site, building, landscaping, and related plans submitted by EndF3DK, LLC, for a phased multitenant commercial development on the properties at 8751 & 8755 S. Howell Ave. (see staff report for details).

Barry Yang, Zimmerman Architectural Studios, Inc., Milwaukee, stated that they understand the approval of fiber cement and went into details about the material.

Commissioner Chandler asked for more information about the windows on the east elevation.

Randy Ross, ENDF3DK, LLC, stated that plans will be consistent with the staff's recommendation, and that he accepts it as part of the motion.

Commissioner Chandler asked about the dumpster enclosure materials. Mr. Ross answered they will utilize the masonry materials.

Commissioner Chandler asked how many tenants will be on the property.

Mr. Ross stated that the project will be in two phases. The first phase will be a two-tenant building, and they are planning on having retail food or services and working with several national retail brands. Phase 2 will be similar to Phase 1.

Commissioner Chandler asked for an explanation on the traffic flow for the property.

Mr. Ross stated that there is the main entrance into the property off of Howell Avenue. The plan is to have the building closer to the main road for visibility, and parking in the back with the front door towards the parking lot. They have worked with the north property to have another access point. Mr. Ross stated that the traffic will enter off of Howell Avenue and continue on the right to the parking lot, and can exit out the either the same way or around the south of the building to the main entrance.

Commissioner Chandler asked about the employee parking.

Mr. Ross stated that retailers will have the employee park further towards the back of the parking lot so the customers can park closer to the building.

Commissioner Siepert stated that, from what he could see from the Certified Survey Map, that a good portion of the property is in the wetland and asked what the plan is.

Mr. Ross answered that the staff report from the DNR states that is an artificial wetland, and that they worked with the DNR and concur with the DNR findings.

Commissioner Oldani asked for an explanation of the artificial wetland.

Planner Papelbon explained that it is a man-made wetland, not a natural occurring wetland, and the DNR has the ability to approve the filling of the wetland because it does not serve their criteria for habitat or other beneficial functions.

Robert Kilby, 8805 S Howell Ave.:

*"Property borders the south side of that property. And I think some of that was due to basements. There were two houses on the property at one time and they took the houses away and left the basements there. So, those filled up with water so it looks like a pond but, they basically were just basement that were filling up because they never basically filled them in. I have a couple more questions, should I bring that now or come back later? Just a couple of the landscaping on the south east corner, there's 3 existing spruce trees. And they probably have been there for 50 years, they're half dead, and I would like to see, maybe take those out, perhaps. I see they're still in there but they're kind of just kind of falling apart, I think they'll die eventually, pretty soon and then they wouldn't put anything else to close to, that's my driveway that runs right along their south border there. And in order to get on the Howell Ave and the sidewalk there, if you put anything in that area, it's dangerous for pedestrians and for people in carts because coming down the sidewalk you have a hard time seeing them until you're right on top, sometimes so we've tried to keep those trees trimmed up and keep them so that we don't have to. To get onto Howell Ave, it's 45 miles an hour and we're kind of a unique situation where a driveway you know to speed up to get onto the road there. It takes a little bit of effort so that's just a couple there. And then the existing vegetation along the backside there. That's, those trees are all overgrowth brambles full of garbage and maybe a safety concern, so I like to see maybe take those out as well as completely clear cut that out of there. And I trimmed it up for years and years to keep my plow guys can get through my driveway but they just keep coming back over and probably a lot of times. So, there's just a couple of little things."*

Mr. Ross stated that they will pursue the recommendations.

Commissioner Oldani asked about the dumpster enclosures.

Mr. Ross stated they are in the north and south corners of the property, and will comply with the staff recommendations on the materials.

Commissioner Oldani asked about the tenants.

Mr. Ross said they are working with Athletico, a physical therapy retail service, as one of the tenants, and there is not a second tenant lined up yet.

Alderman Guzikowski said he thought it looks like a good building.

Commissioner Sullivan stated his concerns about the traffic exiting the property, and asked that proper signage be in place so that cars are not turning left onto Howell Ave.

Alderman Loreck commented that the building looked really nice, and that he likes the idea of having the building close to the road.

Robert Kilby:

*“When it come to the power lines in, put underground, I think there’s a stretch there does that mean all of them get funded in the ground or does that cost come back to me on my property then or is it just for that property?”*

*There was in inaudible conversation.*

Planner Papelbon stated the comments made offline would be that the developer would double check into whether or not the utilities would cross property lines, and what the responsibility would be.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by EndF3DK, LLC, for the proposed multitenant commercial development on the properties at 8751 & 8775 S. Howell Ave. be approved with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the Certified Survey Map combining the properties is recorded prior to the submission of building permit applications.
3. That a pedestrian connection be provided between the customer entrance(s) and the sidewalk on Howell Avenue.
4. That interior tenant modifications do not block any glazing approved as part of the architectural plan.
5. There shall be no outdoor storage or display of merchandise.
6. That plans are revised to address all drainage, stormwater, and grading concerns prior to the submission of building permit applications.
7. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities (if applicable).
8. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins, and that light sources adjacent to single-family residential areas are shielded on the side of the fixture adjacent to the residential area.
9. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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



**PLAN REVIEW  
RINKA  
4005 E. LAKE VISTA PARKWAY  
TAX KEY NO. 858-9005-000**

Planner Papelbon provided an overview of the site, building, landscaping, and related plans submitted by Katie Monachos, RINKA, for the A9 multifamily residential buildings in the Lakeshore Commons Traditional Neighborhood Development Planned Unit Development at 4005 E. Lake Vista Parkway (see staff report for details).

Commissioner Sullivan commented that the grading plan plans must be submitted as soon as possible for review.

Alderman Guzikowski said the plans looked great, and it is a great start and something different for Lake Vista.

Commissioner Chandler asked for more information on the concrete wall.

Katie Monachos, RINKA, 756 N. Milwaukee St., Milwaukee, stated that the north side is about a story lower than the south side, and to meet the parking requirements, half of the parking is underground. They made sure that the concrete exposure will be board form finish as it is the same with the Lake Vista to the north and the clubhouse to the west. Ms. Monachos stated that they kept that in mind with the large expanses of concrete, and the texture will aesthetically tie the development together.

Commissioner Chandler said she thought that it was going to be textured and not plain concrete. Planner Papelbon stated that board form concrete is a decorative, stamped concrete, and there is some texture to it.

Ms. Monachos provided a sample for Plan Commission review, and stated that it gives a horizontal release and actually gives a "wood" look. Commissioner Chandler stated that she did not understand the material.

Planner Papelbon stated that the PUD requires concrete be used in a limited capacity as it is an accent material. Instead of using other materials to stick over the plain concrete and that could fade or fall off, the stamped concrete would always have the grooves to present as a relief type of material. Planner Papelbon stated that Lake Vista Park has the board form concrete in areas as well.

Ms. Monachos stated that the landscape plan proposes screening as much as possible in a majority of the area.

Planner Papelbon stated that staff is requiring the board form as part of the Conditions of Approval because landscaping take several years to grow, and sometimes the landscaping fails and does not get replaced.

Commissioner Chandler asked for more information about the top level covering. Ms. Monachos stated that the shape of the buildings creates an over exposure, and they have arranged to have controlled roller shades on the sliding glass doors and windows on all facades.

Commissioner Chandler asked about the pool and the fencing around it. Ms. Monachos stated that there is two (2) feet of concrete with three (3) feet of glass on top, and some of the areas are controlled with the grading and landscape. This pool is specifically for multifamily residences, and there will be a pool for the single-family residences.

Commissioner Chandler asked about the open space between the buildings. Ms. Monachos stated that the open space between the buildings does not create a break that would be public or private. There is going to be a proposed amphitheater for the public.

Commissioner Chandler asked if there is any parking for anyone that would come to visit the area. Ms. Monachos said that all the public streets will have parking, and other areas that will have off-street parking.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Katie Monachos, RINKA, for the A9 multifamily residential buildings on the property at 4005 E. Lake Vista Parkway with the following conditions:

1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.
2. That the landscaping plan is revised as necessary for compliance with PUD requirements and the Master Landscape Design Guide, and submitted for review before the Plan Commission prior to submission of building permit applications.
3. That a contingent parking plan is provided for review and approval by the Department of Community Development prior to submission of building permit applications.
4. That all exposed concrete walls incorporate textures/design elements. Blank or non-textured concrete walls are not approved.
5. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
6. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**PLAN REVIEW**  
**RINKA**  
**4005 E. LAKE VISTA PARKWAY**  
**TAX KEY NO. 858-9005-000**

Planner Papelbon provided an overview of site, building, landscaping, and related plans submitted by Katie Monachos, RINKA, for the 8-unit townhouse residential buildings in the Lakeshore Commons Traditional Neighborhood Development Planned Unit Development at 4005 E. Lake Vista Parkway (see staff report for details).

Alderman Loreck asked if the windows on the garages are see-through or opaque.

Katie Monachos, RINKA, 756 N. Milwaukee St., Milwaukee, stated that you can see through them, there are only three, and they do not go all the way to the ground.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Katie Monachos, RINKA, for two (2) 8-unit townhomes and two (2) 6-unit townhomes on the property at 4005 E. Lake Vista Parkway with the following conditions:

1. That all relevant Code requirements and conditions of the Traditional Neighborhood Development Planned Unit Development (TND PUD) remain in effect.
2. That the landscaping plan is revised as necessary for compliance with PUD requirements and the Master Landscape Design Guide, and submitted for review before the Plan Commission prior to submission of building permit applications.
3. That a contingent parking plan is provided for review and approval by the Department of Community Development prior to submission of building permit applications.
4. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

## **ZONING CODE ADOPTION**

Planner Papelbon provided an overview of proposed amendments to Chapter 17 of the Municipal Code, revising and recodifying Sec. 17.0101 – Sec. 17.1402 to Articles of the Zoning & Sign Ordinance (see staff report for details).

Planner Papelbon stated that the definitions, the Sections for attached garages for Single-Family Attached and Detached, and clarifying Single-Family Attached from Multifamily revisions are in progress.

Commissioner Siefert asked about the setback from the flood fringe.

Planner Papelbon stated that there is no setback requirement from the flood fringe, but there is a wetland setback, which would probably be greater than the flood fringe would be. The flood fringe (which is not the same as floodway) still has the 1.1: 1 compensatory storage requirement that is not changing. The wetland setback is new in the Zoning Code.

Alderman Loreck commended the staff and Plan Commission for all the hard work that was put into amending the Code.

Commissioner Siefert asked about the effective date.

Planner Papelbon stated that the Common Council needs to adopt it, and then the ordinance needs to be published before it could be effective. Planner Papelbon mentioned that it could take a few times before it is effective because the Common Council may have questions or comments.

Commissioner Oldani asked whether there have been any presentations to the Common Council and if any feedback from the Common Council was received. Commissioner Oldani also wondered how it would play out once it is presented to the Common Council.

Planner Papelbon stated that there have been no specific presentations to the Common Council, and that although she has provided information and requested such, she has not received any feedback. Planner Papelbon stated that the Plan Commission has served as the Steering Committed for the Zoning Code update, and stated that the Common Council usually are on board with the items that Plan Commission recommends.

Alderman Loreck stated that this would be similar to any other topics that are recommended to the Common Council.

Alderman Guzikowski stated that when a topic has been forwarded to the Common Council, usually Alderman Loreck, Mayor Bukiewicz, and himself will provide any input that has been provided at the Plan Commission meetings.

Planner Papelbon mentioned that the Codes are harder for people to understand than the Comprehensive Plan, and that there will be questions and areas that the Planning Commission may have overlooked.

Planner Papelbon commended the Plan Commission for all the work that was put into the update to the Zoning Code, which has not had a comprehensive overhaul since 1995.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that Chapter 17 – Zoning Code of the Municipal Code be amended as proposed after a public hearing.

Commissioner Siepert seconded. On roll call: all voted aye

Commissioner Siepert moved to adjourn the meeting. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:54 pm.

ATTEST:

\_\_\_\_\_  
Kari Papelbon, Plan Commission Secretary

1-20-22  
\_\_\_\_\_  
Date

Summary of Significant Common Council Action

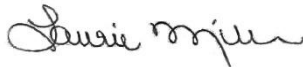
January 18, 2022

- **APPROVED** – Ordinance No. 3027, approving a Conditional Use Permit Amendment to add the land with a former address of 7070 S. 27th St. (2nd District).
- **APPROVED** - Resolution No. 12297-011822, approving a Certified Survey Map submitted by EndF3DK, LLC for the properties at 8751 and 8775 S. Howell Ave. (6th District).
- **APPROVED** – an amended Pavilion and Shelter Rental Policy and Athletic Field Rental Policy as recommended by the Parks and Recreation Commission.



Kari Papelbon, CFM, AICP  
Planner

- **Abendschein Biergarten Project** - Plunkett Raysich Architects, LLP have been working alongside Aldermanic and Park and Recreation representatives, as well as select staff members, on the design phase of the Abendschein Biergarten Project. Completion of the design phase will conclude in the Spring of 2022. Staff anticipates that the project will begin construction in Summer of 2022 and have a Spring 2023 opening date.
- **Approved** – Recommendation for Common Council to adopt the updated rental policies for athletic fields and pavilions/shelters. Key changes include adding language that increases the transparency of the rental permitting process, rules, fees, and cancelation policy; changing the permitting process to allow residents to have priority over non-residents; and addressing capacity issues at Abendschein and Shepard Hills ball diamonds by limiting these facility rentals to games – only. Common Council adopted the new language at their January 18, 2022 meeting.
- **Approved** – Recommendation for the Board of Public Works and Capital Assets to approve a 2023 CIP request for a \$28,000 to construct a sand volley ball court at Willow Heights Park. Date when this item will be presented in front of the Board of Public Works and Capital Assets has yet to be determined.
- **Approved** – Changes to the 2022 fees for park facilities. This included modest fee increases for soccer/cricket/football field rentals and ball diamond – game day set up; Removal of the seasonal rate schedule and implementation of a year-round flat fee schedule for Lake Vista and Miller Park Pavilion rentals; a reduction in Lake Vista and Miller Park rental fee for non-residents; and, implementation of a special event fee for those events located in our parks that don't require the use of renting buildings or exceed the capacity of the pavilion and require additional outdoor space for the event.
- **Approved** – Investigation of the proposal to install security cameras around Abendschein Skate Park and the future Biergarten. Investigation will include analysis on community benefit, cost, requirements for installation, and method of monitoring.
- The next meeting will be held on February 10, 2022 at 6:00 PM in the Lake Vista Meeting Room.



Laurie Miller  
Zoning Administrator



## PLAN COMMISSION REPORT

Proposal: Plan Review – Addition

Description: Site plan review for proposed addition to the west portion of the existing building.

Applicant(s): Michael Miller, First Supply, LLC

Address(es): 7550 S. 6<sup>th</sup> St. (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves site and building plans submitted by Michael Miller, First Supply, LLC, for the property at 7550 S. 6<sup>th</sup> St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities (if applicable).
3. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Owner(s): Milwaukee Property A, LLC

Tax Key(s): 782-9033-000

Lot Size(s): 7.194 ac

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

Overlay District(s): FF, Flood Fringe      C-1, Shoreland Wetland

Wetlands:  Yes    No      Floodplain:  Yes    No

Comprehensive Plan: Industrial

**Background:**

The Applicant is requesting site plan approval for a proposed addition as to the existing industrial building at 7550 S. 6<sup>th</sup> St. As proposed, the 50' 0" x 26' 0" office addition meets all setback requirements. Although plans include interior renovations, the review is only for the addition.

Minor adjustments to the existing parking area on the west side of the building will be required to accommodate the addition. Minimum parking requirements for warehousing are calculated at one (1) stall for every 5,000 square feet of gross floor area, plus one (1) stall for every peak shift employee. Since portions of the existing building are being renovated, there is no proposed expansion of the warehouse area, there are a total of 40 employees (including warehouse employees) for the business and no plans for additional employees with the proposed addition and renovations, the proposed reconfiguration of the existing parking area to accommodate approximately 50 stalls is sufficient to meet Code and operational requirements. Future expansions of parking areas must be reviewed and approved by the Plan Commission.

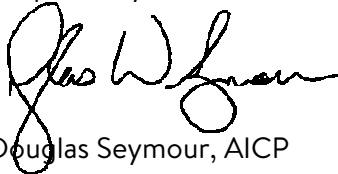
Proposed primary exterior materials for the addition include CMU painted to match the proposed color scheme (light gray, dark bronze, and red accent bar) for the existing building. A new metal canopy is proposed over the windows and doors as part of the renovations to the southwest portion of the existing building, and over the entry for the addition. The wall sign on the building is not part of this review.

Landscape plans submitted detail the landscaping to be added to the base of the west elevation of the building. Staff have no concerns for the proposal but will note that should there be any new ground, building, or rooftop-mounted mechanicals, transformers, or utilities required, they must be screened per Code. This is included in the suggested conditions of approval above.

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

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

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**Attachments:**

Location Map  
Plans

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G-001 (1 page)

CS-1, C-100 through C-104 (6 pages)

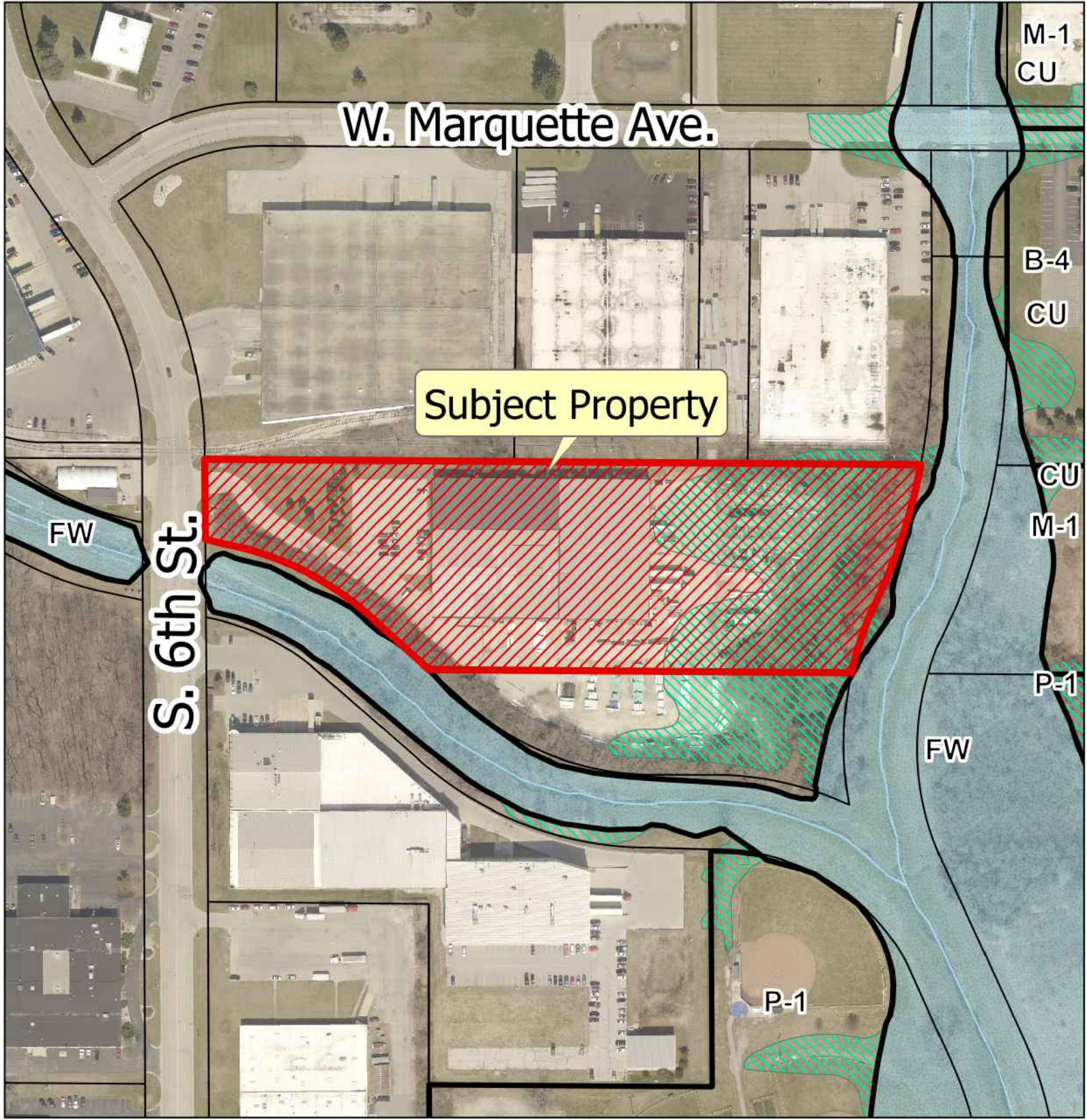
L-100 (1 page)

A-101, A-201 (2 pages)

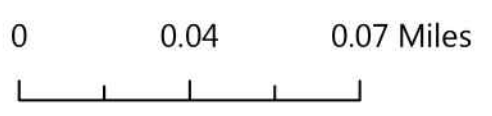
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# Location Map

## 7550 S. 6th St.



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



### Legend

- Zoning
- Flood Fringe
- Official Street Map
- Parcels
- Floodway
- 7550 S. 6th St.

Project Name

# First Supply - Oak Creek

Project Address

## 7550 South 6th Street Oak Creek, WI 53154

**Project Narrative**

First Supply is looking to refresh their existing retail and office space by remodeling the interior of the building and building a small addition on the west elevation to relocate some of their existing office space on to the first floor. They would also like to update the exterior with new finishes to match the new addition.

First Supply currently has approximately 40 employees on-site that include 16 warehouse workers, 15 office workers, and 9 delivery workers.



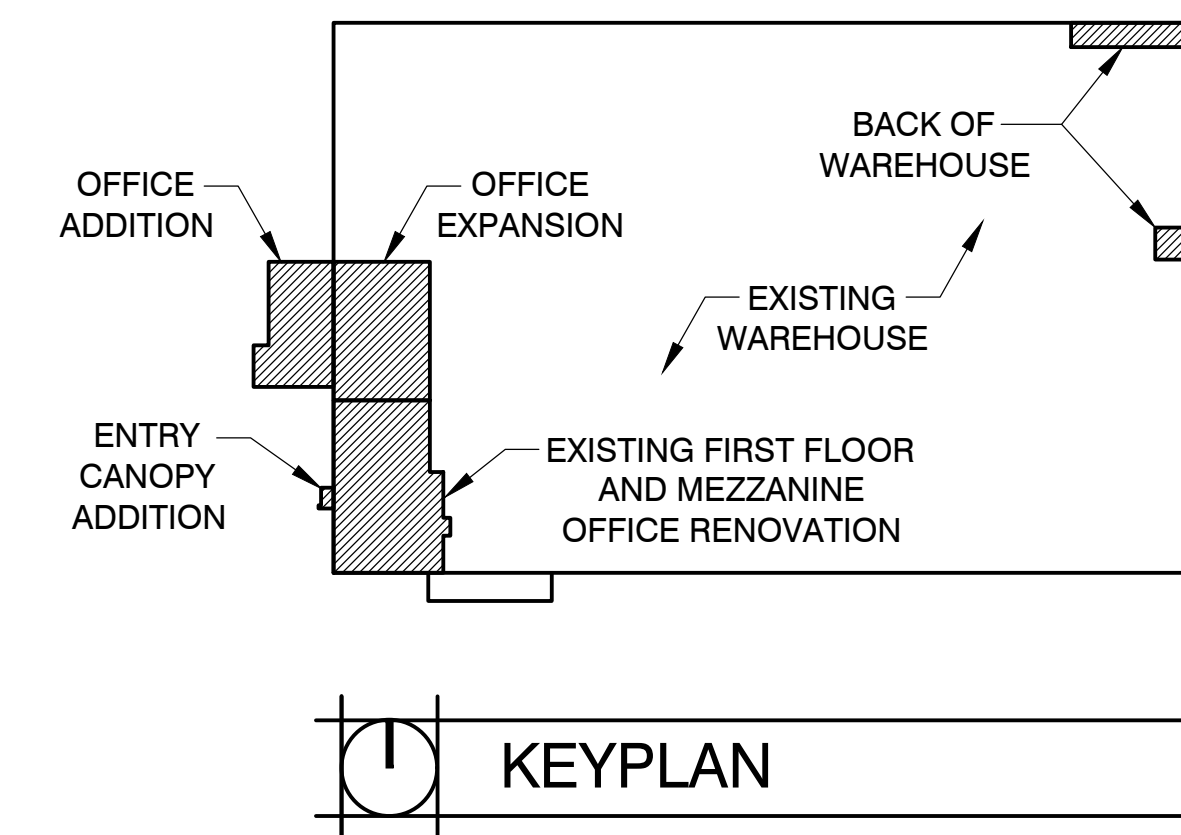
Architects Seal

Engineers Seal

64  
YEARS  
OF  
DESIGN  
EXCELLENCE

**SHEET INDEX**

	REVISIONS																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
G-001	COVER SHEET																											
C-001	EXISTING CONDITION MAP - SURVEY																											
C-100	DEMOLITION PLAN																											
C-101	SITE PLAN																											
C-102	GRADING & EROSION CONTROL PLAN																											
C-103	SPOT GRADE PLAN																											
C-104	DETAILS																											
L-100	LANDSCAPE PLAN																											
A-001	DEMO FLOOR PLANS																											
A-101	FLOOR PLANS																											
A-101-2	CEILING PLANS																											
A-201	EXTERIOR ELEVATIONS																											



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**ISSUE DATES:**

Proposal: \_\_\_\_\_  
Bid: 11/15/2021; 12/13/21  
Plan Commission: 12/28/21  
Contract: \_\_\_\_\_  
State Submittal / Permit: \_\_\_\_\_  
As-Built: \_\_\_\_\_

**REVISIONS:**

1	--
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**FIRST SUPPLY**

**PROJECT ADDRESS:**

PROJECT NAME  
First Supply - Office Addition  
STREET ADDRESS  
7550 South 6th Street  
CITY / STATE / ZIP  
Oak Creek, WI 53154

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

Architect: SJK    Engineer: BJJ    Reviewed By: BJJ

Sheet Title:  
**COVER SHEET**

Sheet Number:  
**G-001**

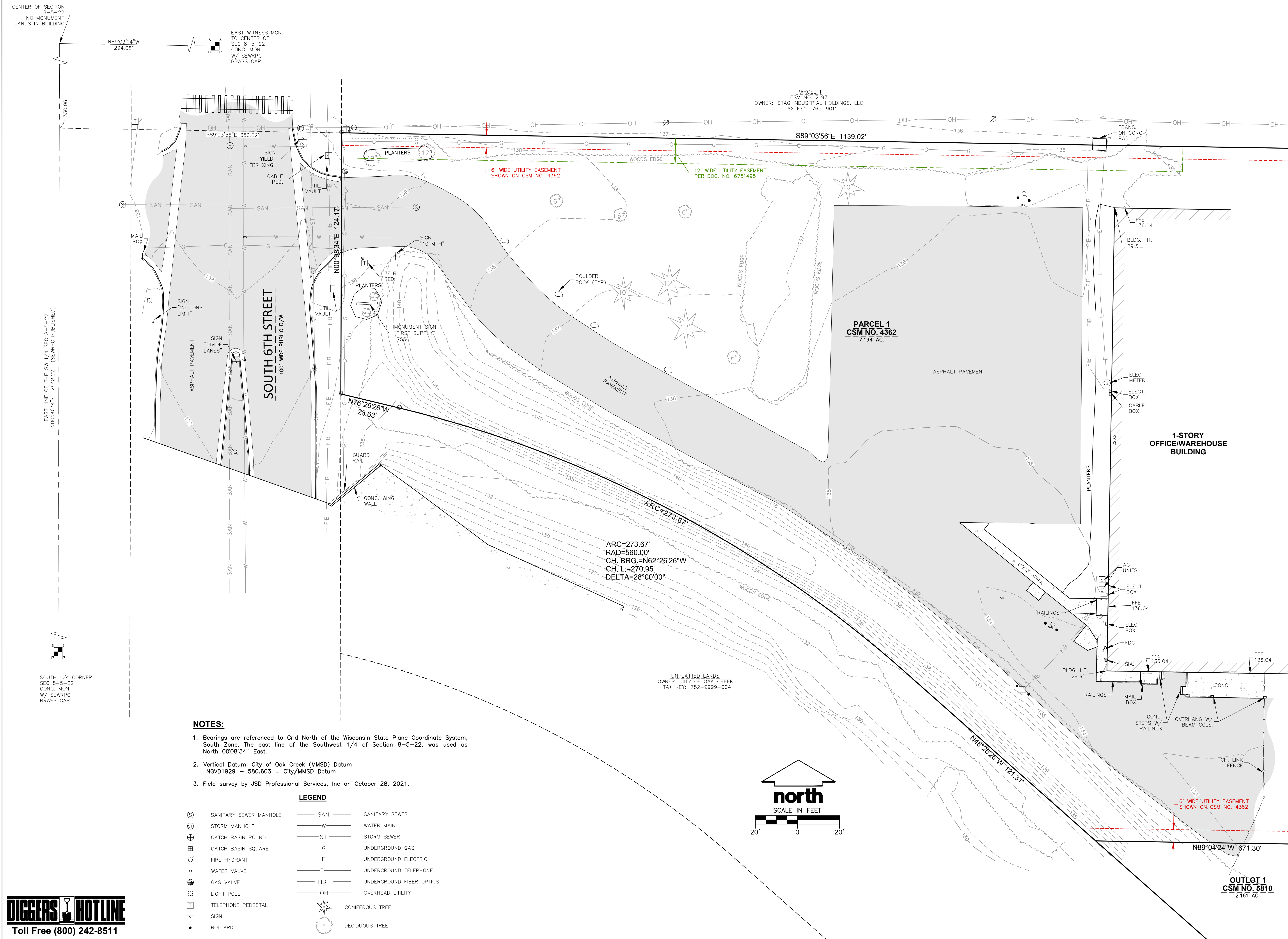
Project Number: P13164  
**4530**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS

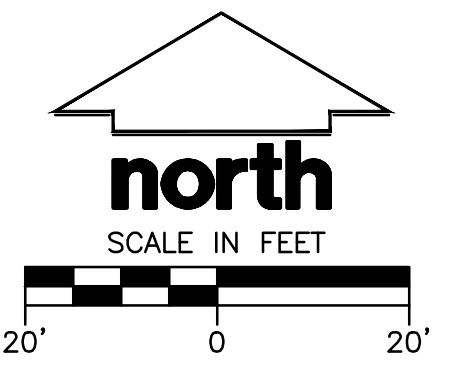


**NOTES:**

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The east line of the Southwest 1/4 of Section 8-5-22, was used as North 00°08'34" East.
- Vertical Datum: City of Oak Creek (MMSD) Datum  
NGVD1929 - 580.603 = City/MMSD Datum
- Field survey by JSD Professional Services, Inc on October 28, 2021.

**LEGEND**

⊙	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
⊕	STORM MANHOLE	W	WATER MAIN
⊕	CATCH BASIN ROUND	ST	STORM SEWER
⊕	CATCH BASIN SQUARE	G	UNDERGROUND GAS
⊕	FIRE HYDRANT	E	UNDERGROUND ELECTRIC
x	WATER VALVE	T	UNDERGROUND TELEPHONE
⊕	GAS VALVE	FIB	UNDERGROUND FIBER OPTICS
⊕	LIGHT POLE	OH	OVERHEAD UTILITY
⊕	TELEPHONE PEDESTAL	⊕	CONIFEROUS TREE
⊕	SIGN	⊕	DECIDUOUS TREE
•	BOLLARD		



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APPLETON | KENOSHA | CHICAGO  
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE ROAD, SUITE 100  
WAUKESHA, WISCONSIN 53188  
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:  
W215 EAST WISCONSIN AVE.  
NASHOTAH, WI 53058

PROJECT:  
FIRST SUPPLY  
7550 S. 6TH ST.

PROJECT LOCATION:  
CITY OF OAK CREEK  
MILWAUKEE COUNTY

**PLAN MODIFICATIONS:**

#	Date:	Description:
1		
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Surveyed By: JFA 2021-10-28  
Drafted By: RWI 2021-11-01  
Reviewed By: RKW 2021-11-01

SHEET TITLE:  
**EXISTING  
CONDITION MAP**

SHEET NUMBER:

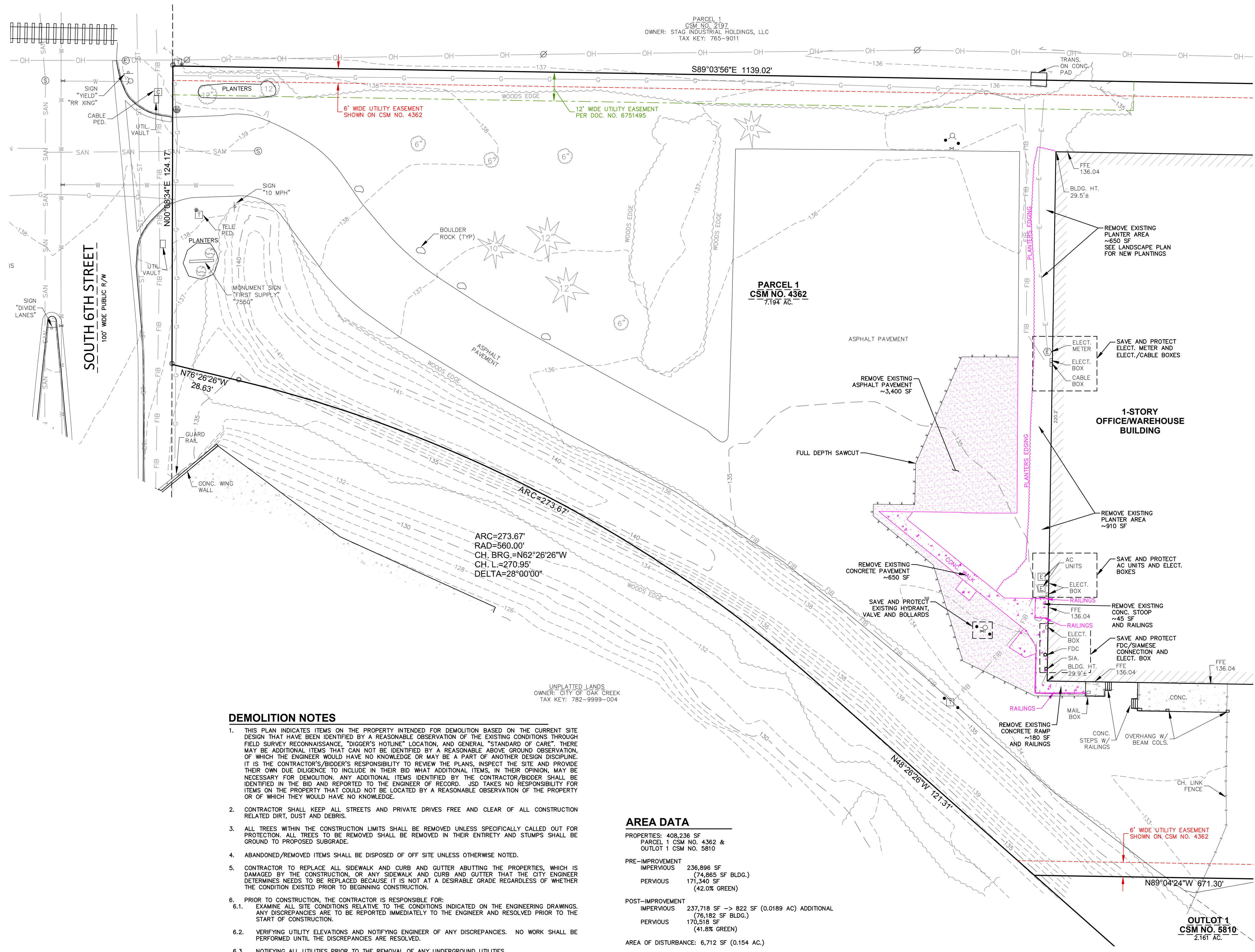
**CS-1**

JSD PROJECT NO: 21-11029

File: R:\2021\2111029\DWG\21-11029 BaseMap.dwg Layout: SURVEY User: rickandjng@jst.com Plotted: Nov 01, 2021 - 6:08pm Xref(s):



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PARCEL 1  
 CSM NO. 2197  
 OWNER: STAG INDUSTRIAL HOLDINGS, LLC  
 TAX KEY: 765-9011

S89°03'56"E 1139.02'

PARCEL 1  
 CSM NO. 4362  
 7.194 AC.

SOUTH 6TH STREET  
 100' WIDE PUBLIC R/W

1-STORY OFFICE/WAREHOUSE BUILDING

ARC=273.67'  
 RAD=560.00'  
 CH. BRG.=N62°26'26"W  
 CH. L.=270.95'  
 DELTA=28°00'00"

UNPLATTED LANDS  
 OWNER: CITY OF OAK CREEK  
 TAX KEY: 782-9999-004

OUTLOT 1  
 CSM NO. 5810  
 2.161 AC.

**DEMOLITION NOTES**

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
  - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
  - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
  - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
  - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

**AREA DATA**

PROPERTIES: 408,236 SF  
 PARCEL 1 CSM NO. 4362 &  
 OUTLOT 1 CSM NO. 5810

PRE-IMPROVEMENT  
 IMPERVIOUS 236,896 SF  
 PERVIOUS 171,340 SF  
 (42.0% GREEN)

POST-IMPROVEMENT  
 IMPERVIOUS 237,718 SF -> 822 SF (0.0189 AC) ADDITIONAL  
 (76,182 SF BLDG.)  
 PERVIOUS 170,518 SF  
 (41.8% GREEN)

AREA OF DISTURBANCE: 6,712 SF (0.154 AC.)

**GENERAL NOTES**

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

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 Milwaukee Area (262) 432-7910  
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 www.DiggersHotline.com

**JSD**  
 MILWAUKEE REGIONAL OFFICE  
 W238 N1610 BUSSE ROAD, SUITE 100  
 WAUKESHA, WISCONSIN 53188  
 262.513.0666 PHONE | 262.513.1232 FAX  
 www.jsdinc.com  
 JSD JOB NO.: 21-11029

DEMOLITION PLAN 1" = 20'-0"



MSI GENERAL CORPORATION  
 P.O. BOX. 7  
 OCONOMOWOC, WI 53066  
 PHONE: 262-367-3661

WWW.MSIGENERAL.COM  
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**ISSUE DATES:**

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**FIRST SUPPLY**

**PROJECT ADDRESS:**

PROJECT NAME  
 First Supply - Office Addition  
 STREET ADDRESS  
 7550 South 6th Street  
 CITY/ STATE / ZIP  
 Oak Creek, WI 53154

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

Architect: AMH  
 Engineer: --  
 Reviewed By: BJJ

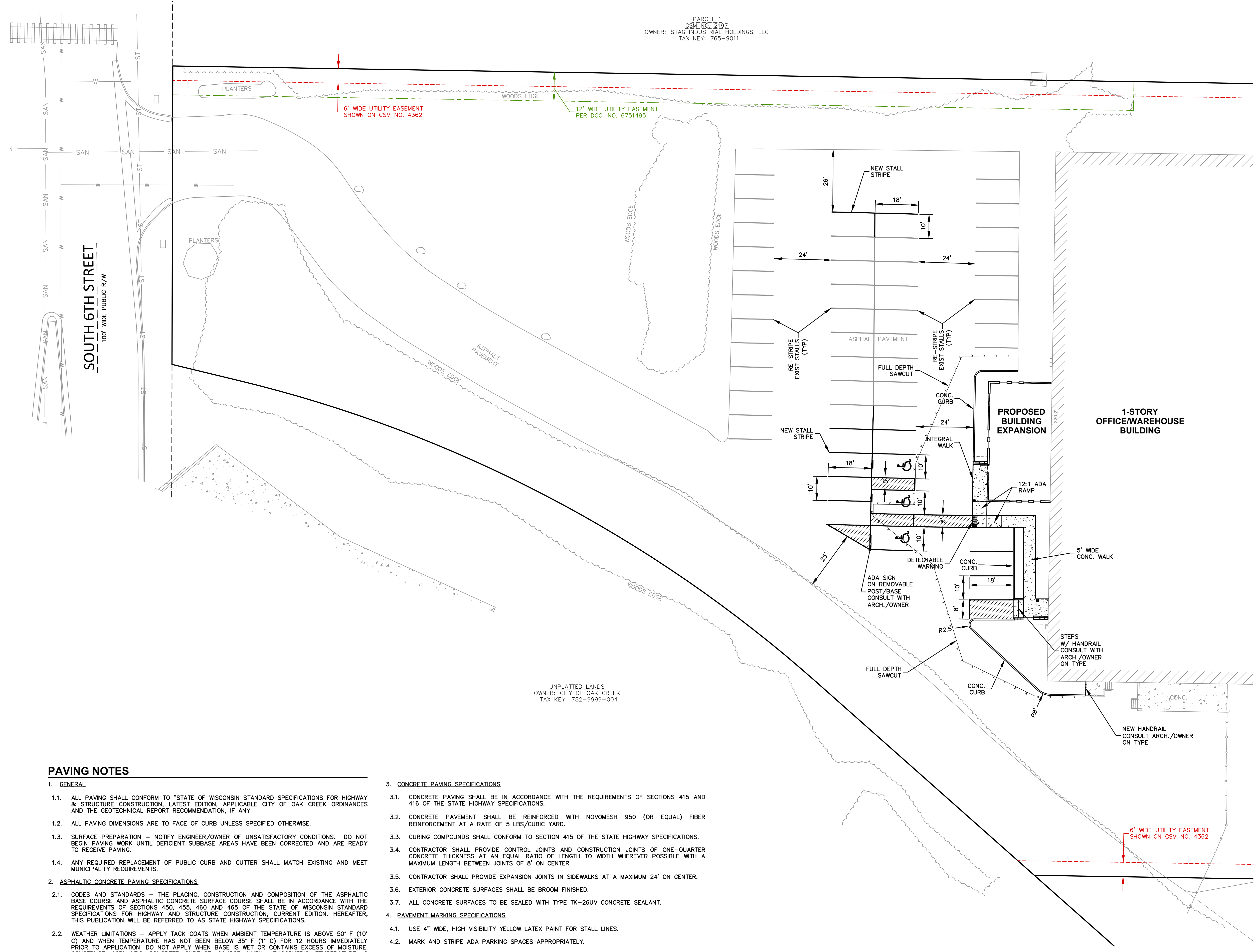
Sheet Title:  
**DEMOLITION PLAN**  
 Sheet Number:  
**C-100**  
 Project Number: P13164  
**P13164**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



PARCEL 1  
 CSM NO. 2197  
 OWNER: STAG INDUSTRIAL HOLDINGS, LLC  
 TAX KEY: 765-9011

UNPLATTED LANDS  
 OWNER: CITY OF OAK CREEK  
 TAX KEY: 782-9999-004

**PAVING NOTES**

1. GENERAL
  - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF OAK CREEK ORDINANCES AND THE GEOTECHNICAL REPORT RECOMMENDATION, IF ANY
  - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
  - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
  - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
  - 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
  - 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
  - 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
  - 2.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
  - 2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
  - 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
  - 2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

3. CONCRETE PAVING SPECIFICATIONS
  - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
  - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
  - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
  - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
  - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
  - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
  - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
  - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
  - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
  - 4.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.

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Architect:	Engineer:	Reviewed By:
AMH	--	BJZ

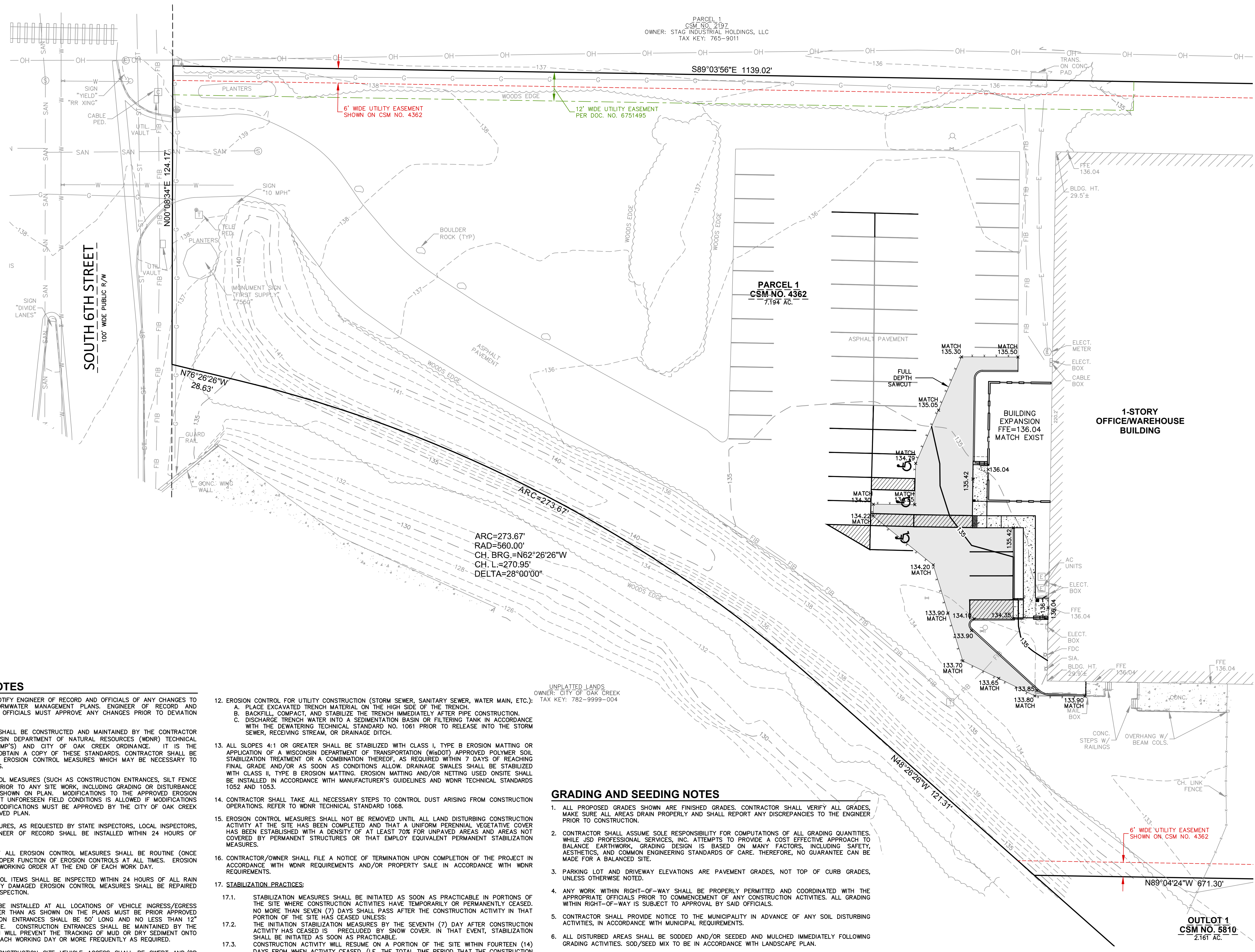
Sheet Title:  
**SITE PLAN**  
 Sheet Number:  
**C-101**  
 Project Number: P13164  
**P13164**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



PARCEL 1  
 CSM NO. 2197  
 OWNER: STAG INDUSTRIAL HOLDINGS, LLC  
 TAX KEY: 765-9011

S89°03'56"E 1139.02'

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 100' WIDE PUBLIC R/W

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UNPLATTED LANDS  
 OWNER: CITY OF OAK CREEK  
 TAX KEY: 782-9999-004

**GRADING AND SEEDING NOTES**

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES. MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDING AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND DURING VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

**EROSION CONTROL NOTES**

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF OAK CREEK OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF OAK CREEK ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF OAK CREEK PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF OAK CREEK.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):  
 A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
 B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
 C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
  - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
    - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
    - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
      - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
      - HYDRO-MULCHING WITH A TACKIFIER
      - GEOTEXTILE EROSION MATTING
      - SODDING

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Architect: AMH  
 Engineer: BZJ  
 Reviewed By: BZJ

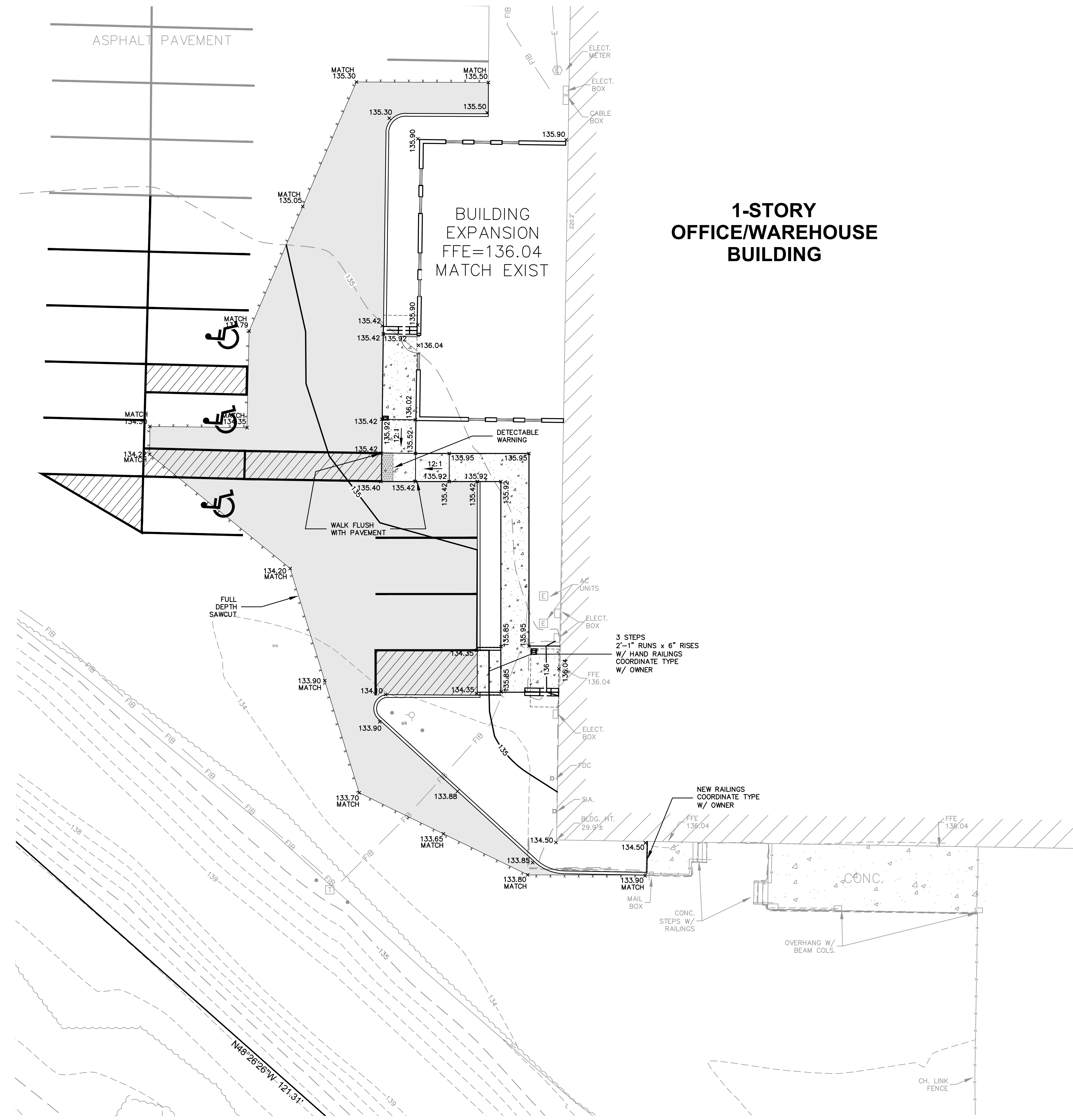
Sheet Title:  
**GRADING & EROSION CONTROL PLAN**  
 Sheet Number:  
**C-102**  
 Project Number: P13164  
**P13164**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



**1-STORY  
OFFICE/WAREHOUSE  
BUILDING**



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PHONE: 262-367-3661

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City PC Submittal:	12-28-2021

REVISIONS:

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**FIRST SUPPLY**

**PROJECT ADDRESS:**  
PROJECT NAME  
First Supply - Office Addition  
STREET ADDRESS  
7550 South 6th Street  
CITY/ STATE / ZIP  
Oak Creek, WI 53154

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

Architect:	Engineer:	Reviewed By:
AMH	--	BJZ

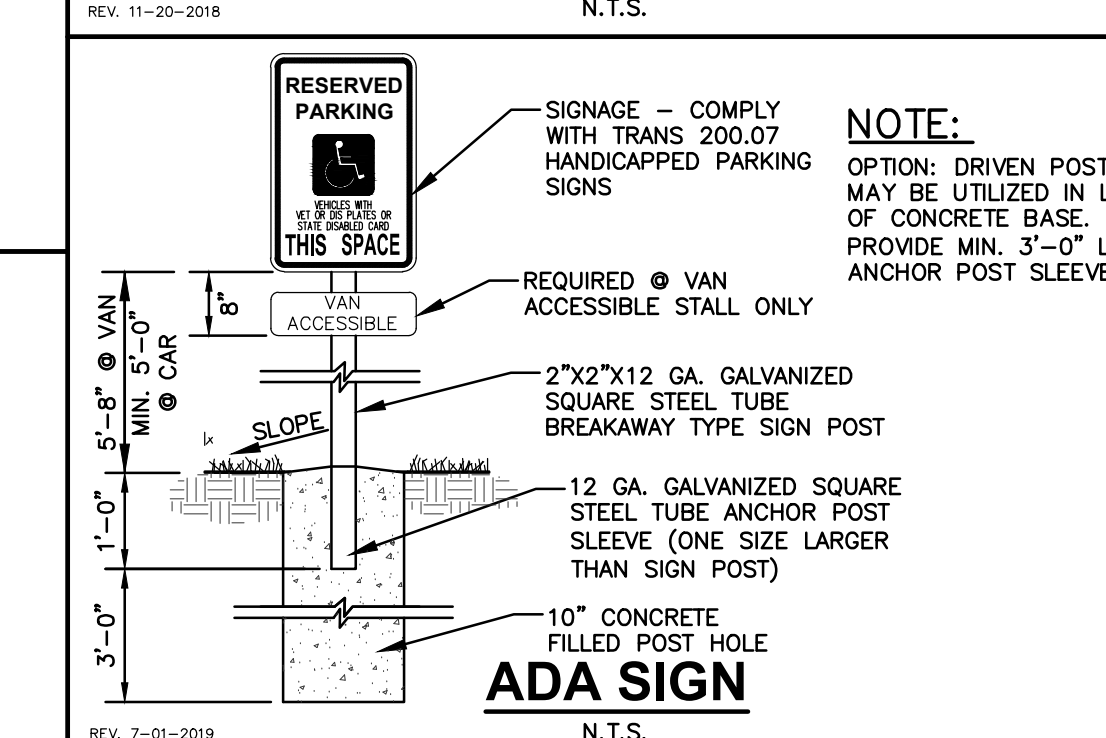
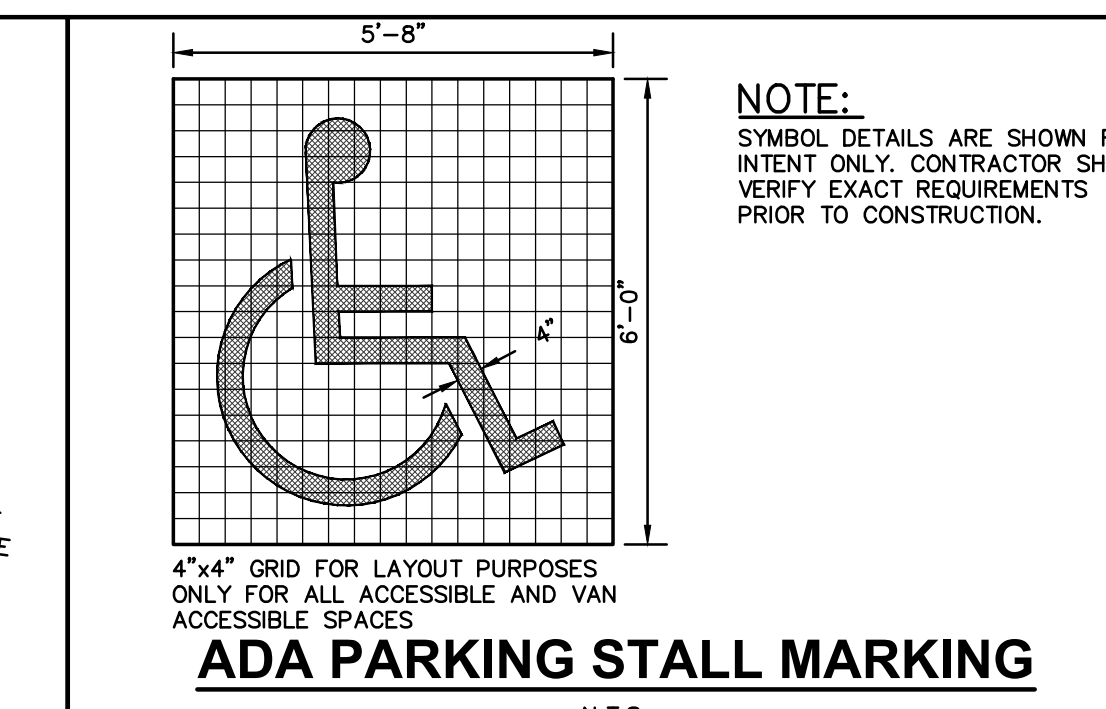
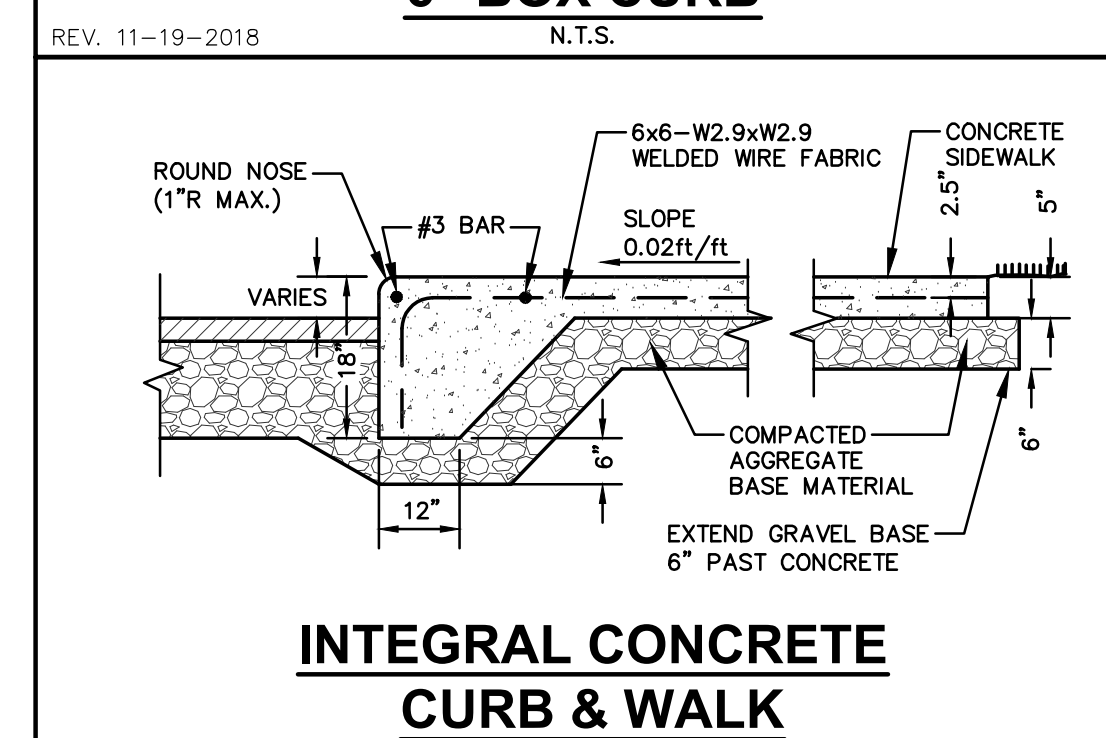
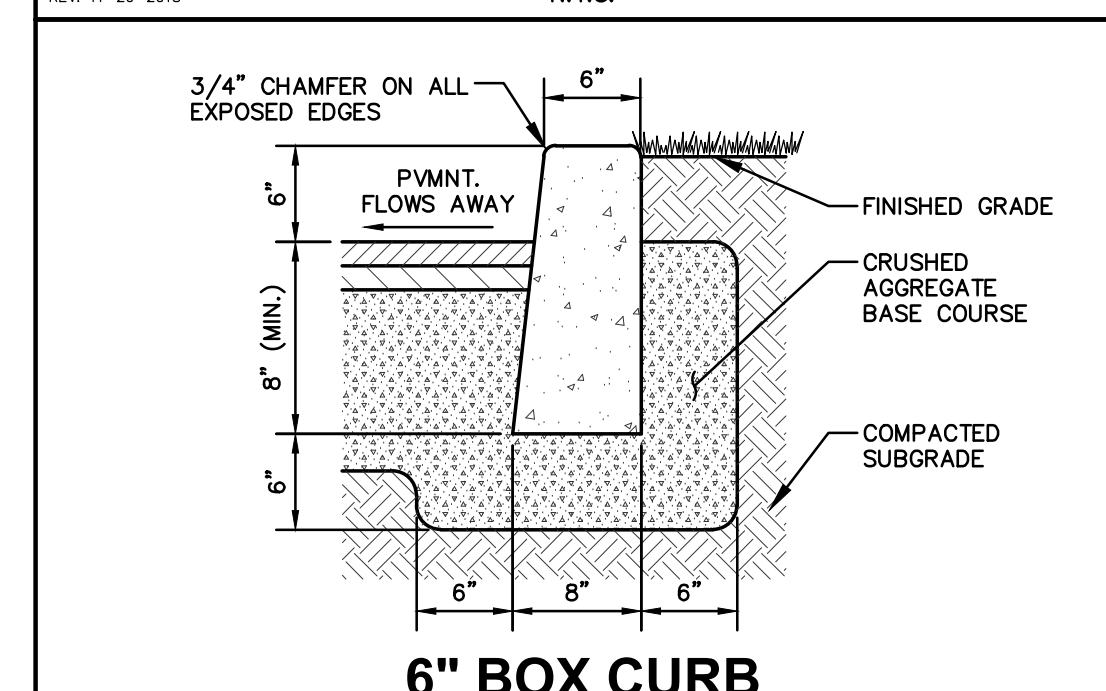
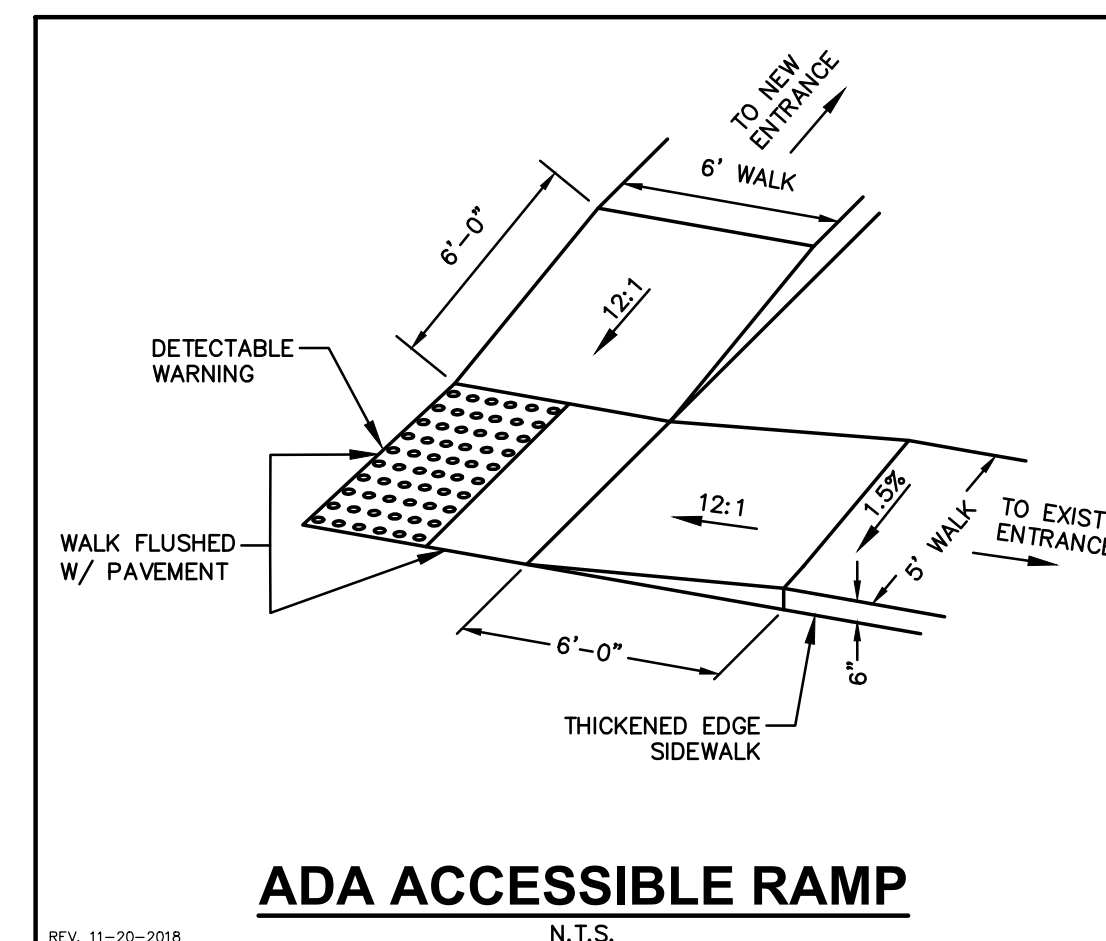
Sheet Title:  
**SPOT GRADE PLAN**  
Sheet Number:  
**C-103**  
Project Number: P13164  
**P13164**

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www.jsdinc.com  
JSD JOB NO.: 21-11029

LEADERS  
ENGINEERS  
CONTRACTORS  
ARCHITECTS





**NOTE:**  
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

**NOTE:**  
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.



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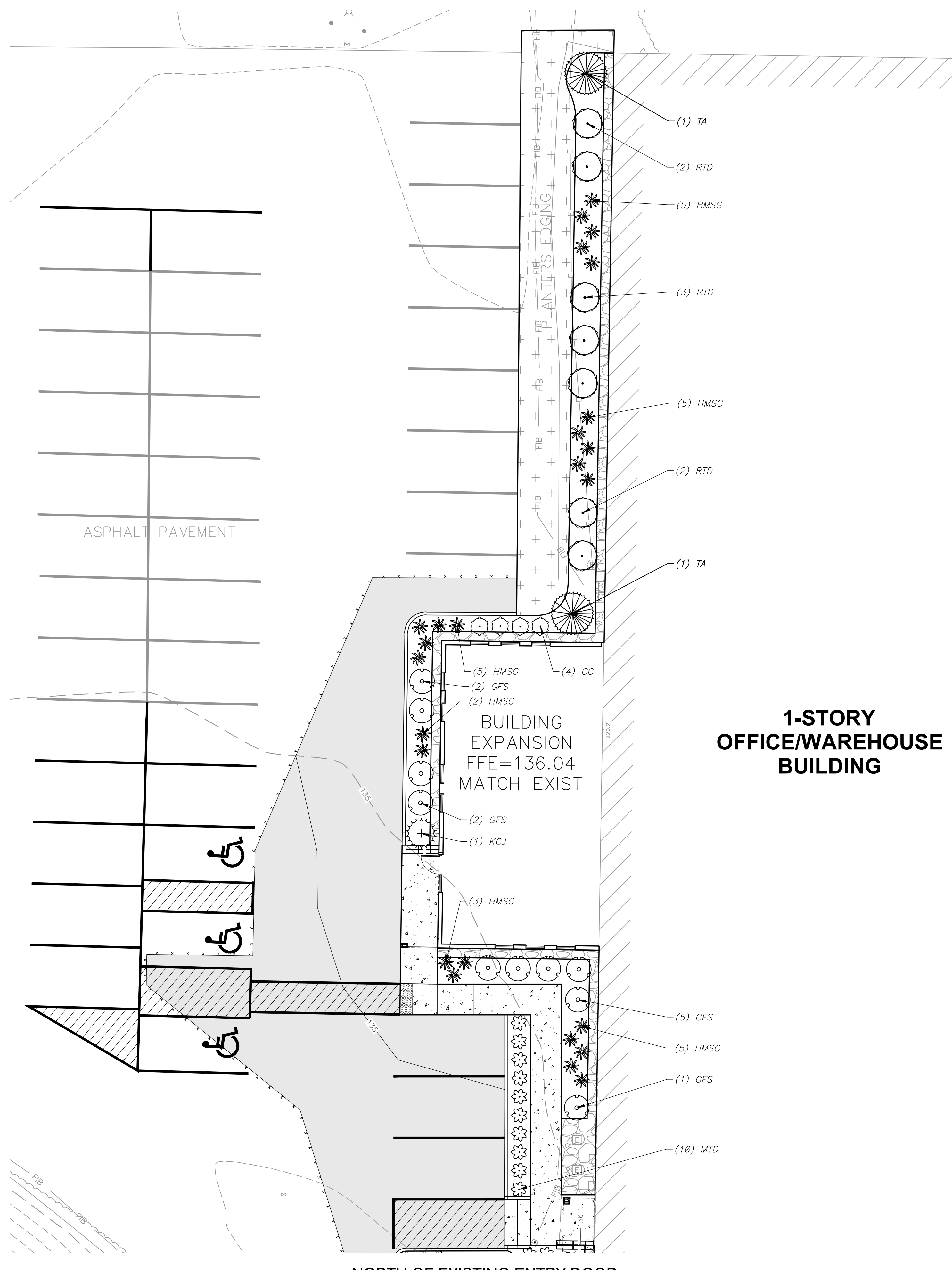
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Architect:	Engineer:	Reviewed By:
AMH	--	BJZ

Sheet Title:  
**DETAILS**  
Sheet Number:  
**C-104**  
Project Number: P13164  
**P13164**

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**1-STORY  
OFFICE/WAREHOUSE  
BUILDING**

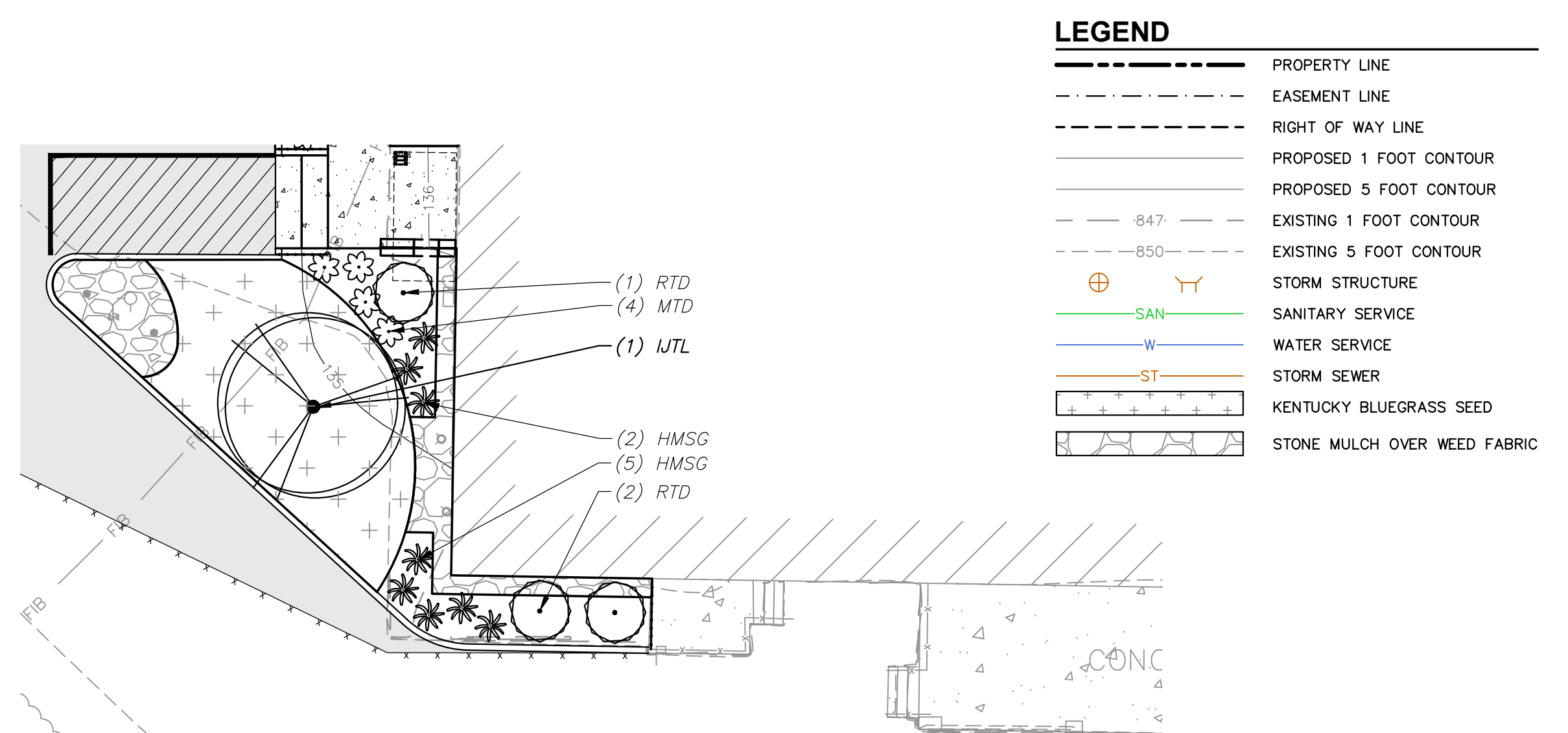
NORTH OF EXISTING ENTRY DOOR

- GENERAL NOTES**
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
  2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
  4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
  5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
  6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
  7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION, REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
  8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

- CONTRACTOR AND OWNER RESPONSIBILITY NOTES**
1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
  2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
  3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60-DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
  4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

**PLANT SCHEDULE**

Quantity	Botanical/Common	Root Condition	Size at Planting
1	Acer x freemanii 'DTR 102' TM / Autumn Fantasy Freeman Maple	B & B	2.5" Cal
1	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5" Cal
<b>Ornamental Trees</b>			
Quantity	Botanical/Common	Root Condition	Size at Planting
1	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2" Cal
<b>Upright Evergreen Shrub</b>			
Quantity	Botanical/Common	Root Condition	Size at Planting
2	Thuja occidentalis 'Techny' / Techny Arborvitae	B & B	4' Tall
<b>Deciduous Shrubs</b>			
Quantity	Botanical/Common	Cont	Size at Planting
10	Cornus baileyi / Bailey's Red-twig Dogwood	B & B	36" Ht.
4	Cotoneaster apiculatus / Cranberry Cotoneaster	Cont.	#3
2	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	B & B	36" Tall
12	Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	Cont.	#3
<b>Evergreen Shrubs</b>			
Quantity	Botanical/Common	Cont	Size at Planting
2	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	Cont.	#5
<b>Perennials &amp; Grasses</b>			
Quantity	Botanical/Common	Cont	Size at Planting
2	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1
14	Hemerocallis x 'Mary Todd' / Mary Todd Daylily	Cont.	#1
33	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	#1



SOUTH OF EXISTING ENTRY DOOR

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LANDSCAPE PLAN 1" = 10'-0"



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Architect: AMH  
Engineer: --  
Reviewed By: BJJ

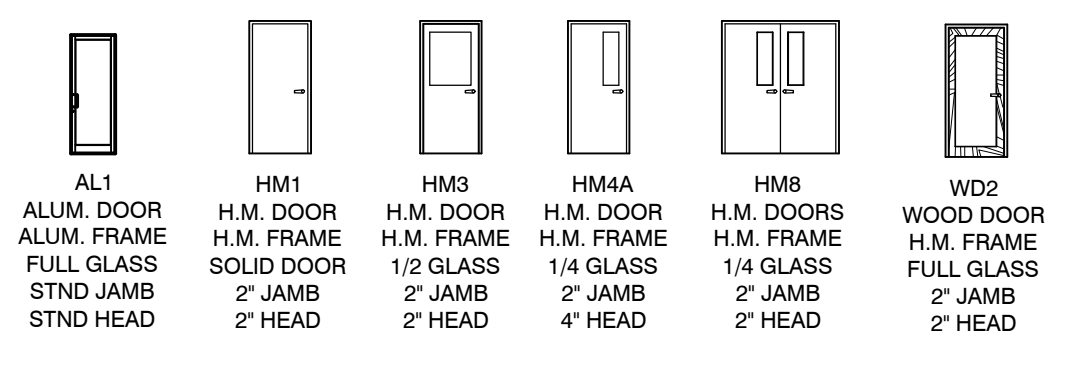
Sheet Title:  
**LANDSCAPE PLAN**  
Sheet Number:  
**L-100**  
Project Number: P13164  
**P13164**

LEADERS

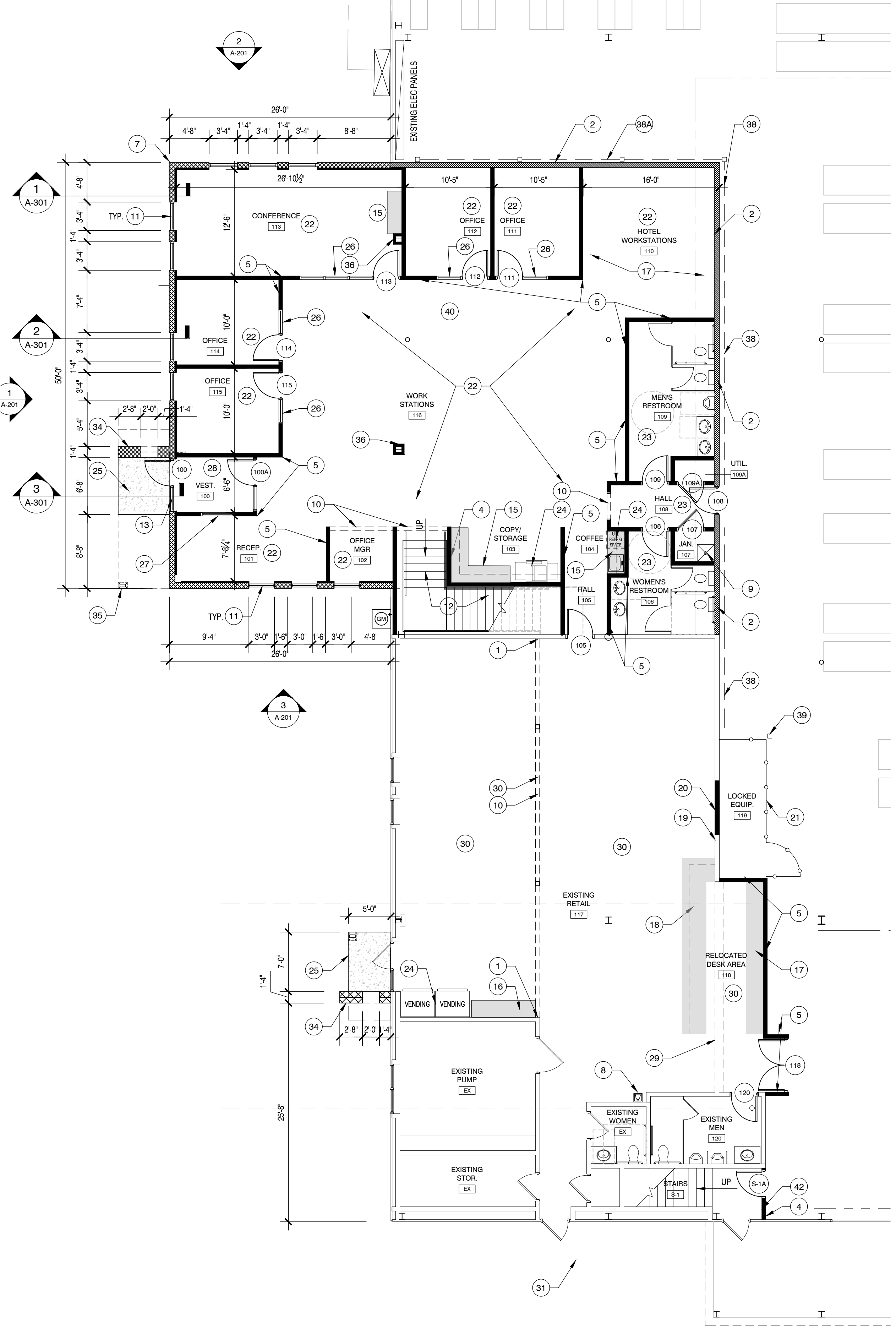
ENGINEERS

CONTRACTORS

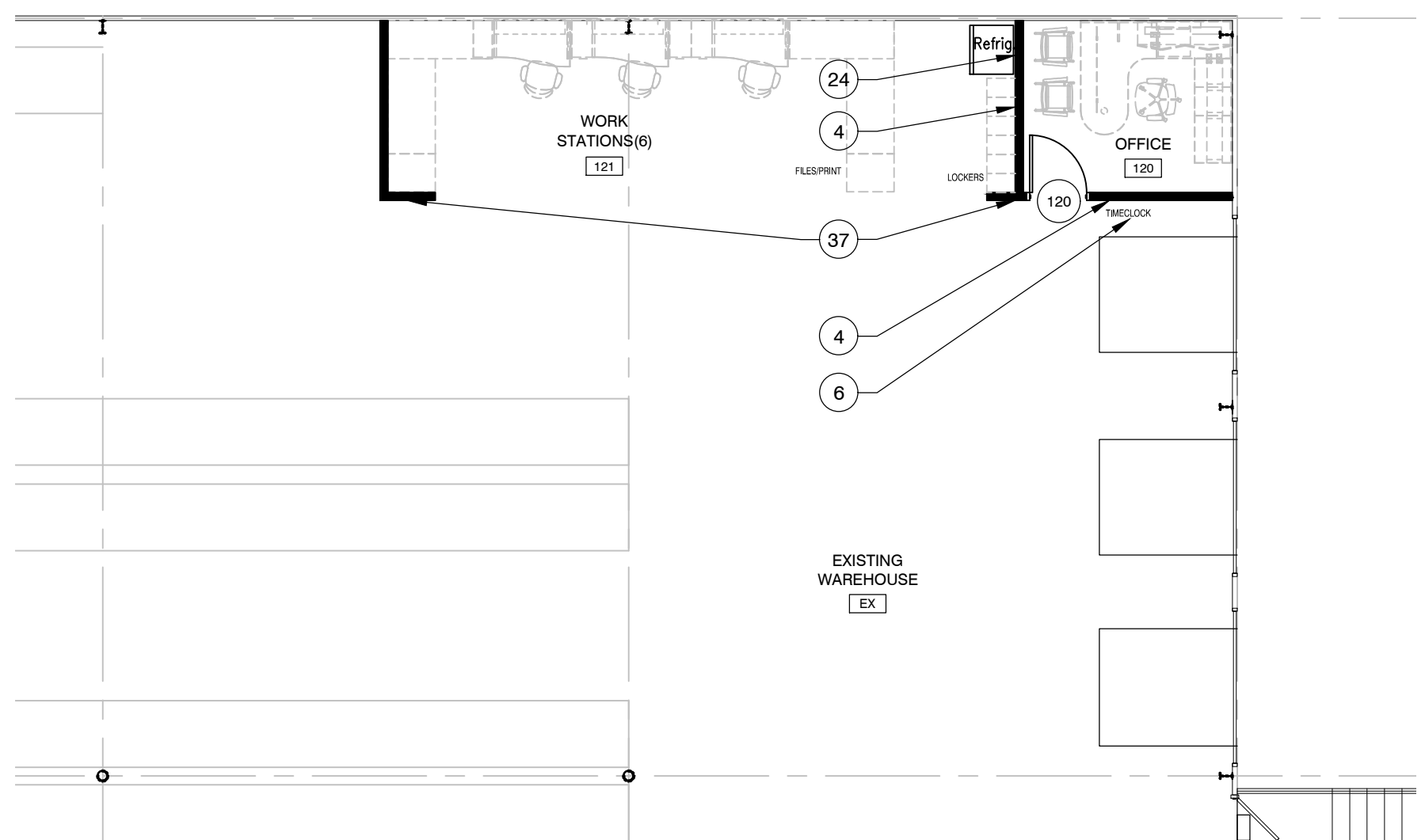
ARCHITECTS



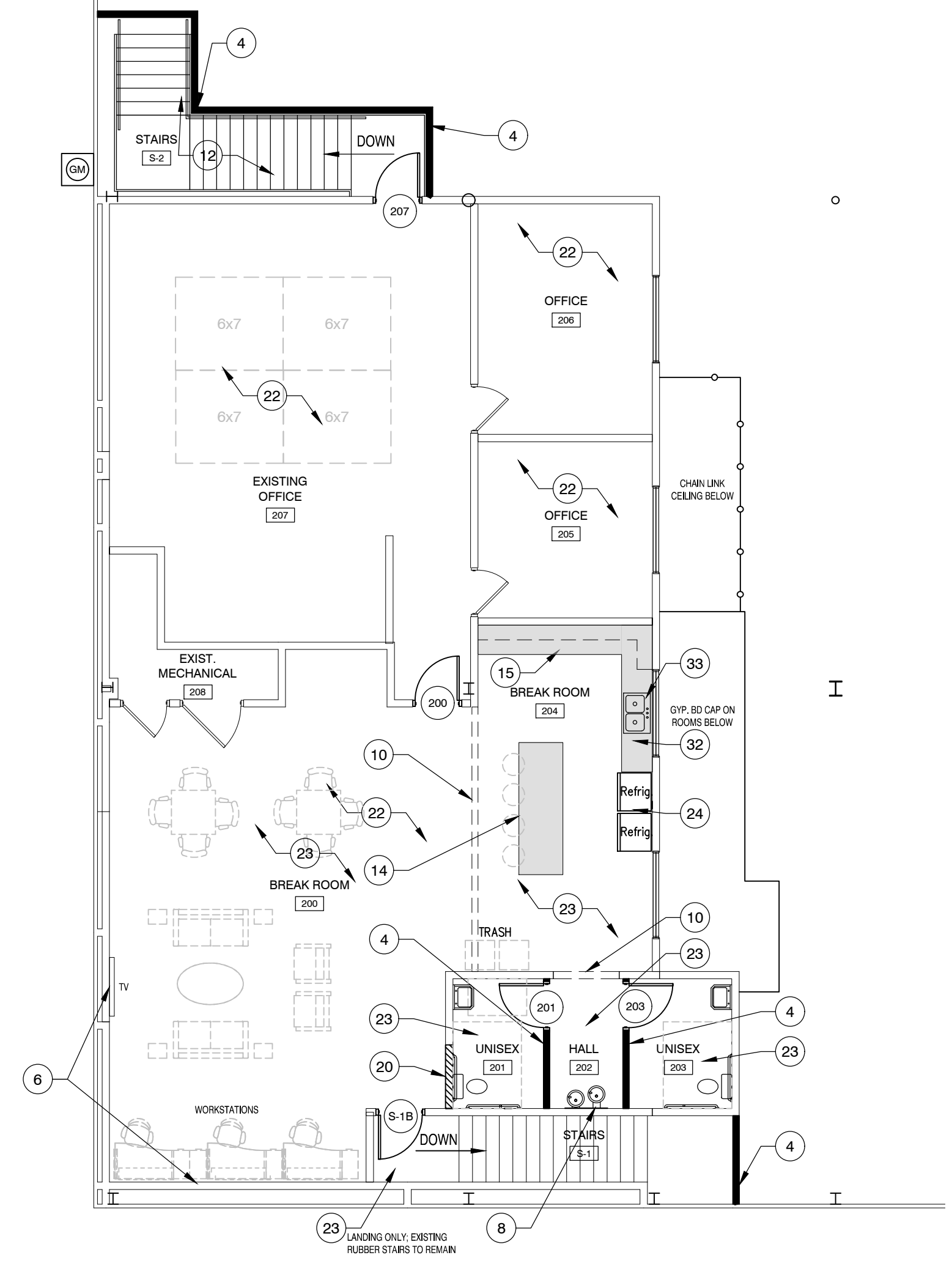
DOOR		FRAME		DETAIL		Color		LABEL		REMARKS		Door Keying	Door Hardware	DOOR #
DOOR #	TYPE	PR	WxH	MATERIAL	SWING	GLASS SIZE	FINISH	MATERIAL	JAMB	HEAD	Color			
100A	WD 2	3'-0"	7'-0"	WOOD	Right	FULL	--	H.M.	2"	2"	--	--	PASSAGE	100A
105	WD 2	3'-0"	7'-0"	WOOD	Left	FULL	--	H.M.	2"	2"	--	--	ENTRY LOCK	105
106	WD 1	3'-0"	7'-0"	WOOD	Left	--	--	H.M.	2"	2"	--	--	PUSH/PULL KICKPLATE CLOSER	106
107	WD 1	3'-0"	7'-0"	WOOD	Left	--	--	H.M.	2"	2"	--	--	STOREROOM LOCK	107
108	HM 3	3'-0"	7'-0"	H.M.	Right	1/2	PANT	H.M.	2"	2"	--	--	ENTRY LOCK CLOSER	108
109	WD 1	3'-0"	7'-0"	WOOD	Right	--	--	H.M.	2"	2"	--	--	PUSH/PULL KICKPLATE CLOSER	109
109A	WD 1	3'-0"	7'-0"	WOOD	Right	--	--	H.M.	2"	2"	--	--	STOREROOM LOCK	109A
111	WD 2	3'-0"	7'-0"	WOOD	Left	FULL	--	H.M.	2"	2"	--	--	OFFICE LOCK	111
112	WD 2	3'-0"	7'-0"	WOOD	Right	FULL	--	H.M.	2"	2"	--	--	OFFICE LOCK	112
113	WD 2	3'-0"	7'-0"	WOOD	Right	FULL	--	H.M.	2"	2"	--	--	OFFICE LOCK	113
114	WD 2	3'-0"	7'-0"	WOOD	Left	FULL	--	H.M.	2"	2"	--	--	OFFICE LOCK	114
115	WD 2	3'-0"	7'-0"	WOOD	Right	FULL	--	H.M.	2"	2"	--	--	OFFICE LOCK	115
118	HM 8	PR 3'-0"	7'-0"	H.M.	NA	1/4	PANT	H.M.	2"	2"	--	--	PANT DOOR BLACK	118
120	WD 1	3'-0"	7'-0"	WOOD	Left	--	--	H.M.	2"	2"	--	--	PUSH/PULL KICKPLATE	120
200	WD 1	3'-0"	7'-0"	WOOD	Right	--	--	H.M.	2"	2"	--	--	EXISTING FRAME	200
201	WD 1	3'-0"	7'-0"	WOOD	Right	--	--	H.M.	2"	2"	--	--	PRIVACY LOCK	201
203	WD 1	3'-0"	7'-0"	WOOD	Left	--	--	H.M.	2"	2"	--	--	PRIVACY LOCK	203
207	WD 3	3'-0"	7'-0"	WOOD	Right	1/2	--	H.M.	2"	2"	--	--	OFFICE LOCK	207
S-1A	HM 3	3'-0"	7'-0"	H.M.	Right	1/2	PANT	H.M.	2"	2"	--	--	ENTRY LOCK	S-1A
S-1B	WD 3	3'-0"	7'-0"	WOOD	Right	1/2	--	H.M.	2"	2"	--	--	PASSAGE	S-1B



FIRST FLOOR PLAN 1/8" = 1'-0"



BACK OF WAREHOUSE PLAN 1/8" = 1'-0"



MEZZANINE PLAN 1/8" = 1'-0" 10/20/21

FLOOR PLAN NOTES

- Patch existing walls as required.
- Wall to be 6" metal studs 16" OC w/ sound batt insulation and 5/8" gyp board both sides from floor to deck (23'-0" +/-). Install slip track at deck.
- Not used.
- Wall to be 3-5/8" metal studs 16" OC w/ sound batt insulation and 5/8" gyp board both sides from floor to deck (23'-0" +/-). Install slip track at deck.
- Wall to be 3-5/8" metal studs 16" OC w/ sound batt insulation and 5/8" gyp board both sides from floor to deck (14'-0" +/-). Install slip track at deck.
- Power & Data locations for owner supplied equip.
- Slope roof struct. to here w/ scupper.
- New drinking fountain by owner; verify final location and style
- Mop sink w/ FRP (2) walls 48"H.
- Gyp Board Header to be 8'-0" AFF. Structure to be verified.
- Aluminum framed exterior window to match existing exterior window system.
- Steel pan stairs filled w/ concrete and covered w/ rubber stair treads, risers and landings. Paint all steel.
- Aluminum Framed Glass Entry system.
- Plam island @ 36" A.F.F. w/ cabinets on east side.
- Plam base cabinet w/ storage and uppers. Install wall blocking for uppers.
- Plam high top counter w/ finish face west side.
- Plam desktop w/ apron. Install wall blocking for desktop support.
- Plam reception desk, TBD
- Provide blocking, power and data for wall-mtd TV provided by owner; final location TBD
- Infill former door opening / wall opening. Wall finish to match adjoining existing wall finish.
- 10'H. chain link fence w/ 36"W. lockable gate and chain link cap.
- New carpet tile flooring w/ vinyl wall base. Style and color to be determined.
- LVT w/ match wall base. Style and Color to be determined.
- Provide power for owner supplied equipment
- Concrete stoop.
- H.M. sidelite door frames full height.
- Lockable sliding glass window @ 42" A.F.F.
- Matworks entry flooring.
- Gyp Board Header to be 10'-0" AFF. Full width of reception area.
- Repair existing epoxy floor as required. Infill epoxy floor in new desk area and area where wall was removed; match existing.
- Raised concrete stoop with steps and railing to match existing
- Under counter dishwasher.
- Garbage Disposal
- Painted CMU. See elevations and sections for type.
- Exposed tube column with exposed metal base plate on concrete foundation approx. 6" above grade
- Furring walls around existing columns with 2" metal studs & 1/2" gyp. bd to 4' above ceiling
- Wall to be 3-5/8" metal studs 16" OC w/ 5/8" gyp board both sides from floor to 6'-0" A.F.F. w/ wood cap.
- Metal curb wall protection system
- Metal rail wall protection system with posts; verify height
- Painted bollard
- Alternate: white noise system for open work area Workstations #110
- New drinking fountain by owner; verify final location
- New wall heater in stairwell; verify final location with electrician

NOTE:  
All plumbing fixtures & materials, HVAC equipment & materials by First Supply (owner).  
All furniture to be by owner and are shown for illustrative purposes only, final layout to be determined.  
All existing HM frames to be repainted.



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Architect: SJK  
Engineer: BJB  
Reviewed By: BJB  
Sheet Title:  
**FLOOR PLANS**  
Sheet Number:  
**A-101**  
Project Number: P13164  
**4530**

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CONCEPTUAL RENDERING

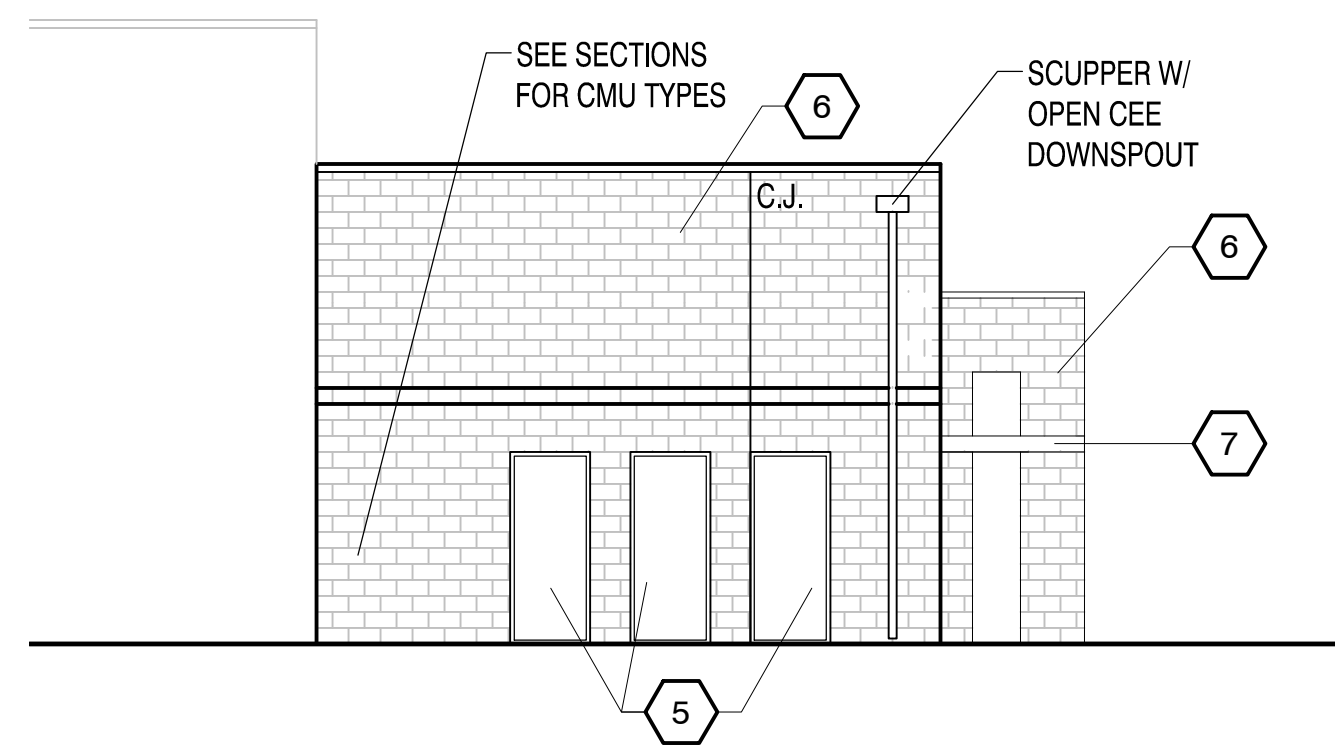
EXTERIOR MATERIAL KEY NOTES

- 1 REMOVE AND REPLACE EXISTING MARKETING WINDOW FILM WITH NEW DARK OPAQUE FILM
- 2 PAINT EXISTING METAL SIDING ON WEST ELEVATION AND PARTIAL SOUTH ELEVATION TO LOADING DOCKS; COLORS: "LIGHT GREY".
- 3 PAINT EXISTING METAL SIDING; COLORS: "DARK BRONZE".
- 4 ILLUMINATED SIGN BY OWNER; ELECTRICIAN TO PROVIDE POWER.
- 5 NEW LOW-E GRAY GLAZING WITH DARK BRONZE ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING
- 6 PAINTED CMU; ACCENT COLORS AS SHOWN ON RENDERING
- 7 NEW METAL CANOPY
- 8 EXPOSED TUBE COLUMN WITH EXPOSED METAL BASE PLATE ON CONCRETE FOUNDATION APPROX. 6" ABOVE GRADE

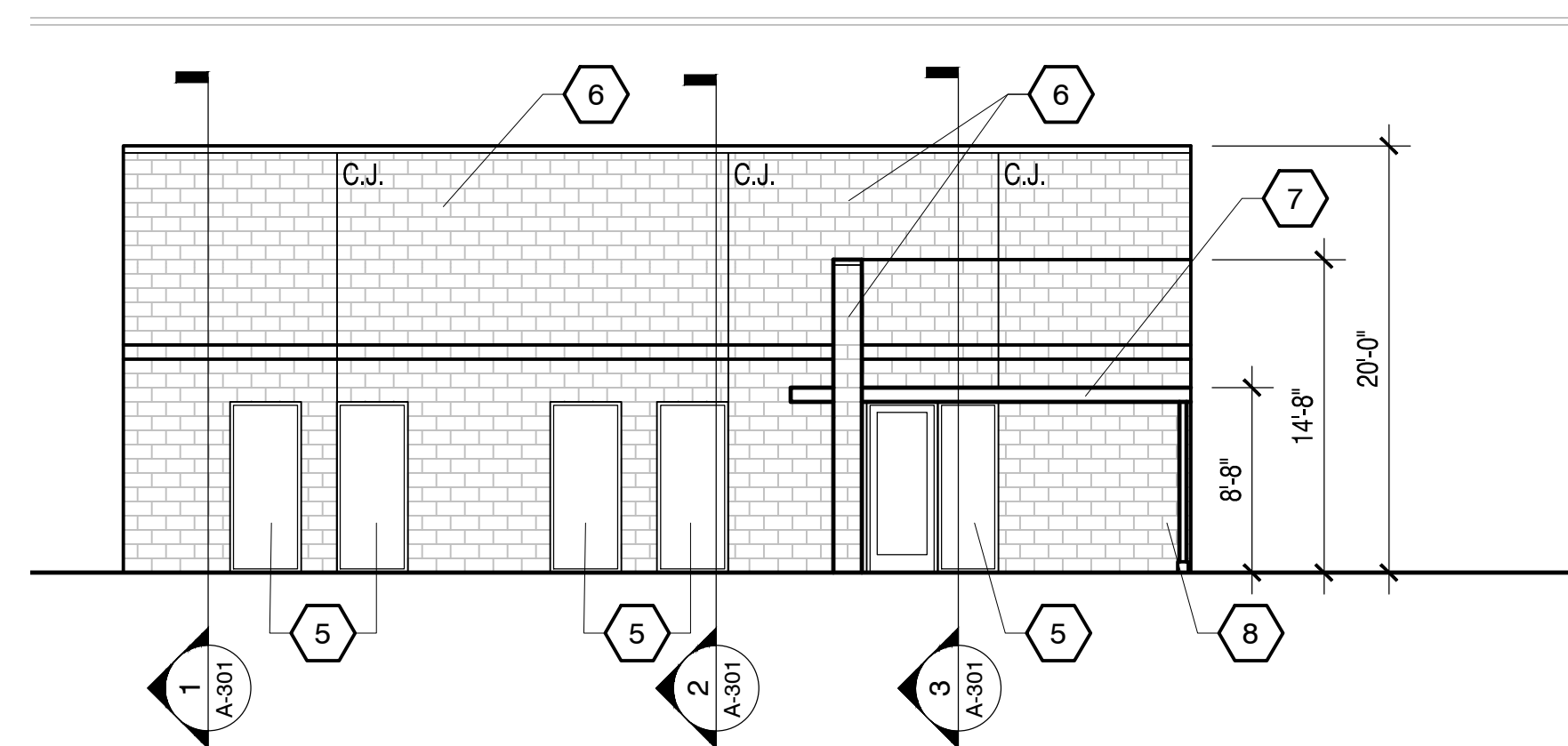
NOTE:  
REMOVE ALL EXISTING RED DECORATIVE PIPING & BRACKETS ON EXTERIOR.

ALL EXISTING ALUMINUM STOREFRONT WINDOWS AND ENTRY TO REMAIN AS-IS.

PAINT ALL EXISTING BOLLARDS ALONG WEST ELEVATION AND FIRE HYDRANT.



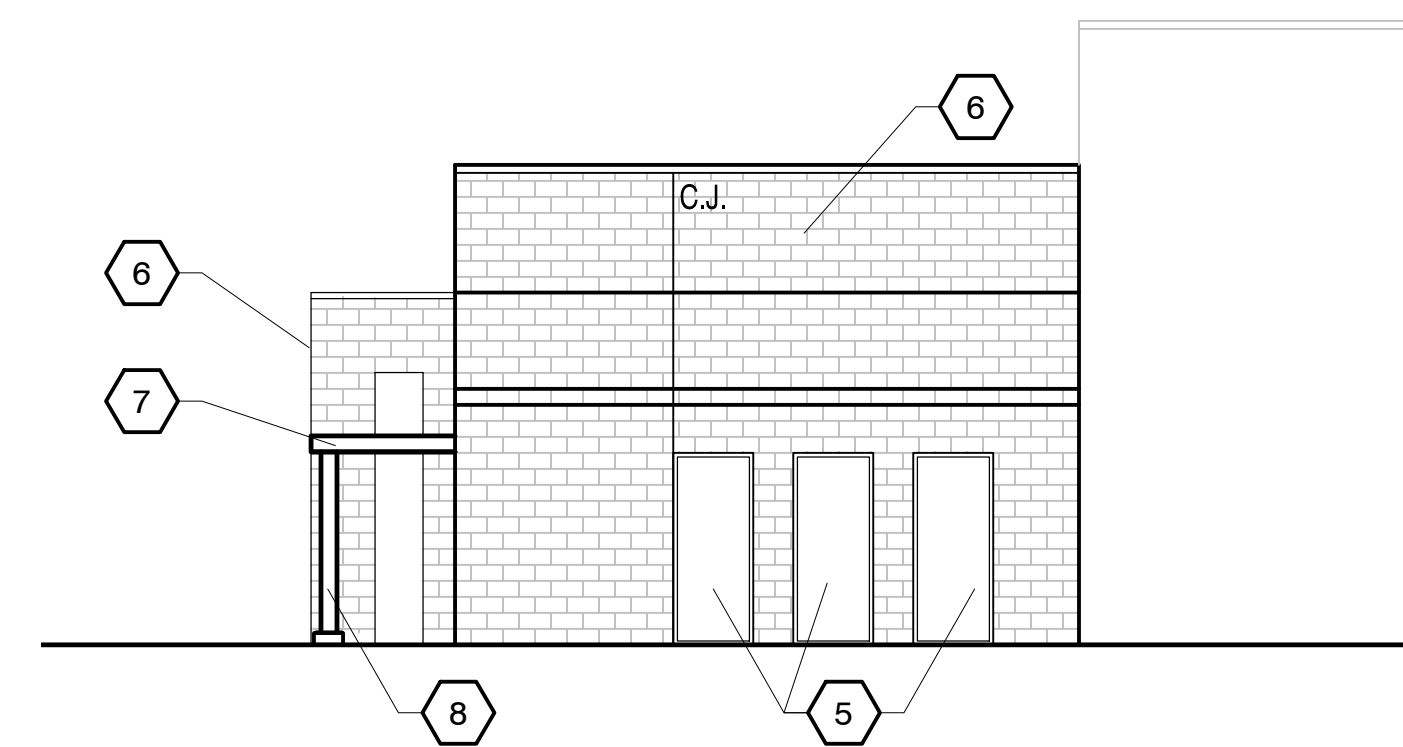
2 PARTIAL NORTH ELEVATION 1/8" = 1'-0"



1 PARTIAL WEST ELEVATION 1/8" = 1'-0"



PROPOSED PAINT COLORS



3 PARTIAL SOUTH ELEVATION 1/8" = 1'-0"



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Architect: SJK    Engineer: --    Reviewed By: BJJ

Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet Number:  
**A-201**

Project Number: P13164

**4530**



## PLAN COMMISSION REPORT

Proposal: Minor Land Division

Description: Review of a Minor Land Division (Certified Survey Map) request to combine the properties at 175 & 175R W. Ryan Rd.

Applicant(s): Chris Perreault, Carow Land Surveying Co., Inc.

Address(es): 175 & 175R W. Ryan Rd. (5<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Chris Perrault, Carow Land Surveying Co., Inc, for the properties at 175 & 175R W. Ryan Rd. be approved with the following conditions:

1. That all existing and required easements are shown on the map prior to recording.
2. That all wetlands and delineation information are shown on the map prior to recording.
3. 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): EYM Realty of Wisconsin LLC

Tax Key(s): 906-9009-003 & 906-9009-002

Lot Size(s): 3.078 ac (following consolidation)

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

Overlay District(s): PUD

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:**

The Applicant is requesting approval of a Minor Land Division (Certified Survey Map) combining the properties at 175 & 175R W. Ryan Rd.

Following consolidation, the parcel will be 3.708 acres in size and meet all dimensional requirements for the B-4, Highway Business District. A 26-foot-wide ingress & egress easement along the east property line is shown. Utility easements are not shown on the map, including a 10-foot sanitary sewer easement through the middle of the parcel. All easements must be included on the map prior to recording. Wetlands and the delineation information will also need to be delineated and shown on the map prior to recording.

Staff have no objections to the proposal with the conditions of approval suggested above.

**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 result in the existing vacant and underutilized conditions of the properties to remain.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Jack Kovnesky  
Planning Intern

---

**Attachments:**

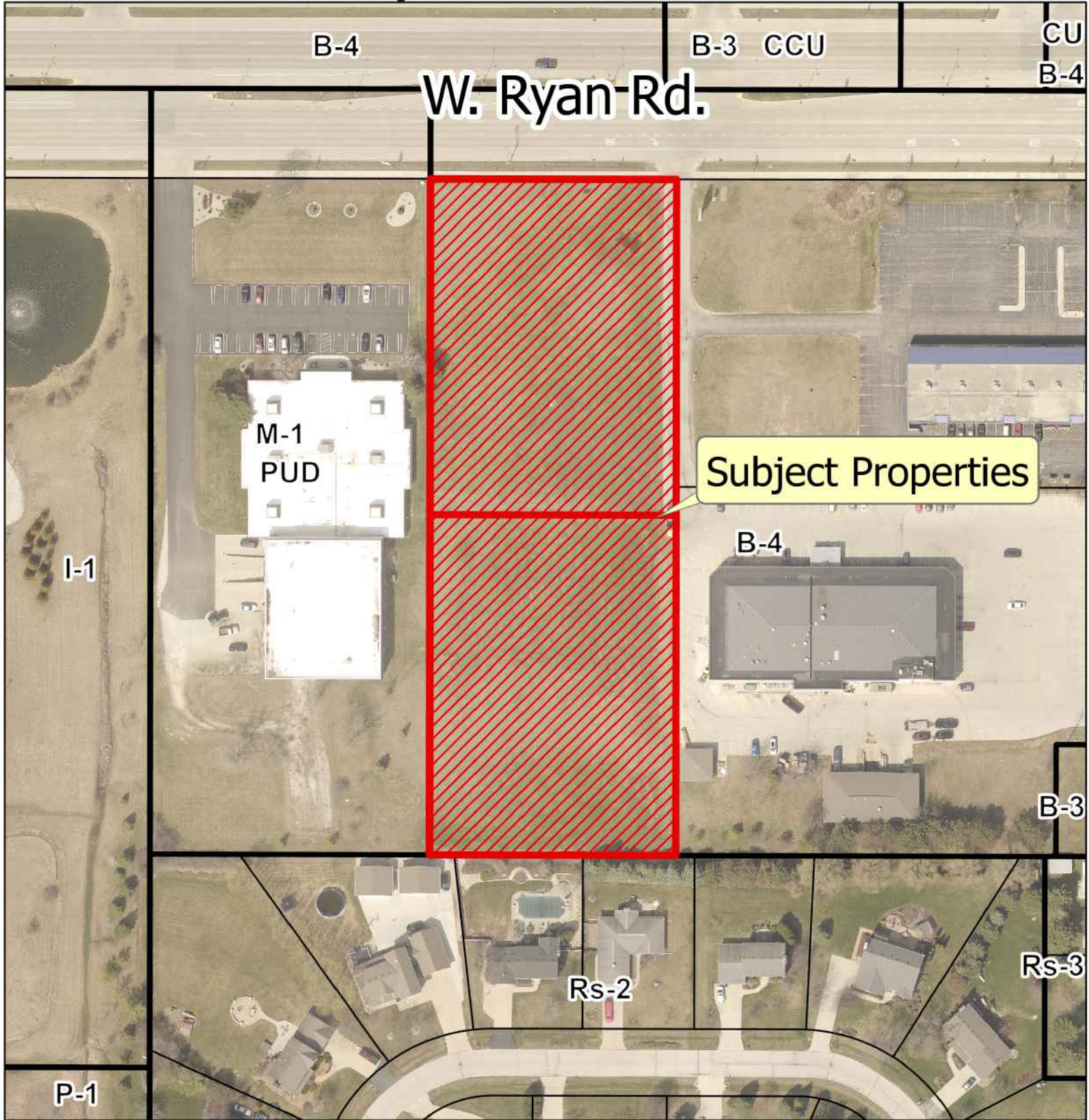
Location Map

Proposed CSM (4 pages)

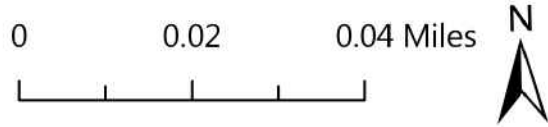
Narrative

# Location Map

## 175 & 175R W. Ryan Rd.



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



### Legend

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

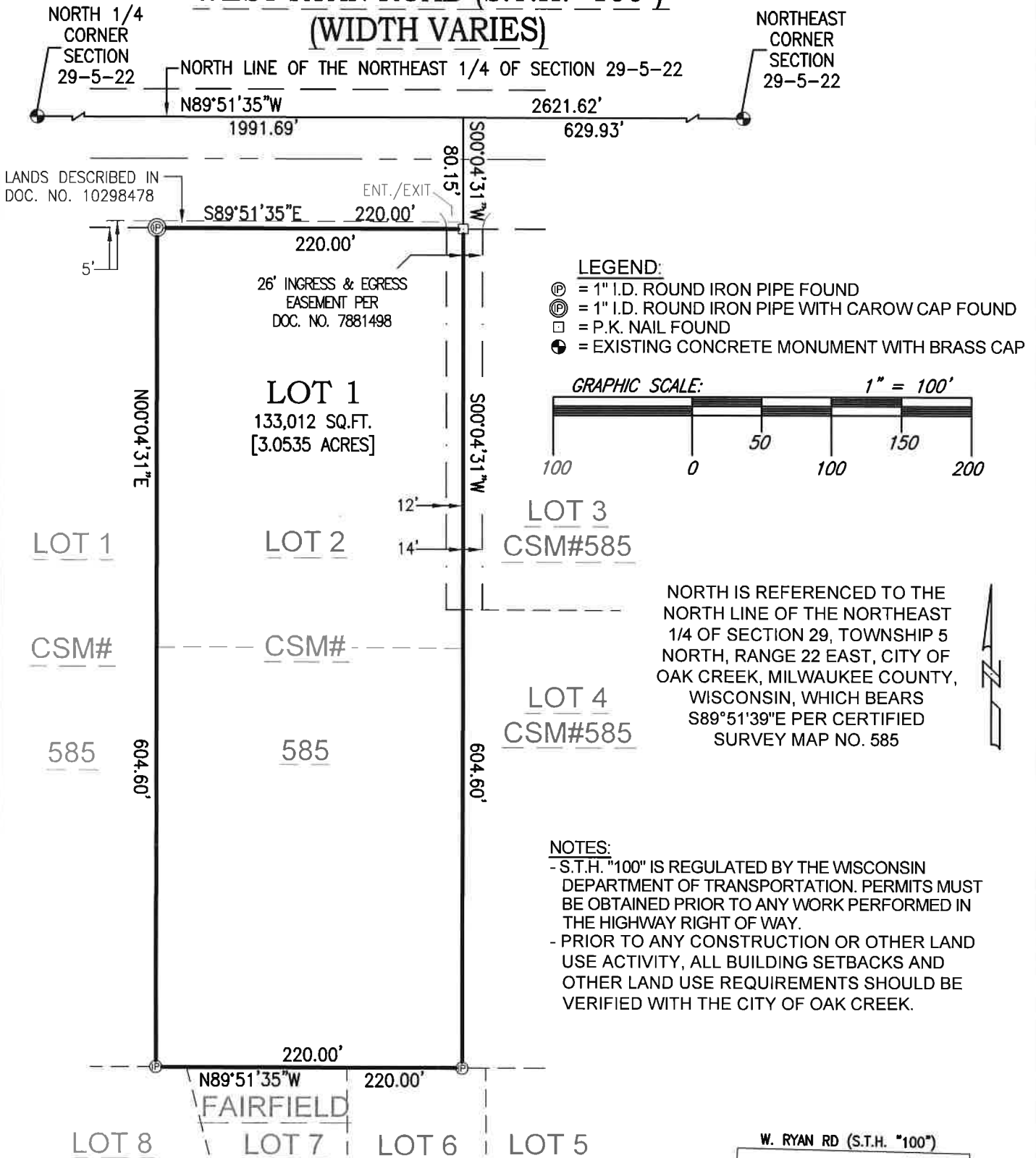
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585 AS RECORDED IN DOCUMENT NO. 4265559, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

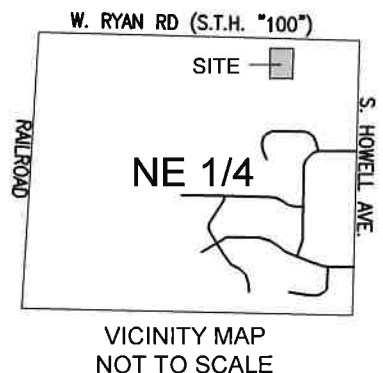
**OWNER(S) OF RECORD:**  
 EYM REALTY OF WISCONSIN LLC  
 450 E JOHN CARPENTER FWY STE100  
 IRVING, TX 75062  
 (214) 819-3800 EXT 132

**PARCEL NO.(S):**  
 9069009003 & 9069009002

## WEST RYAN ROAD (S.T.H. "100") (WIDTH VARIES)



*Christopher E. Perreault* 12/23/21  
 CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
 CAROW LAND SURVEYING CO., INC.  
 615 N. LYNNDALE DR., P.O. BOX 1297  
 APPLETON, WISCONSIN 54912-1297  
 PHONE: (920)731-4168  
 A2104.48-21 DATED: 12-23-2021  
 DRAFTED BY: jdb MRH





**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585 AS RECORDED IN DOCUMENT NO. 4265559, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**


I, CHRISTOPHER E. PERREAULT, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, COMBINED AND MAPPED PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585 AS RECORDED IN DOCUMENT NO. 4265559, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE N89°51'35"W, 629.93 FEET ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 29 TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585; THENCE S00°04'31"W, 80.15 FEET ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTH RIGHT-OF-WAY LINE OF WEST RYAN ROAD (S.T.H. "100"); THENCE CONTINUING S00°04'31"W, 604.60 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE N89°51'35"W, 220.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE N00°04'31"E, 604.60 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WEST RYAN ROAD (S.T.H. "100"); THENCE S89°51'35"E, 220.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP UNDER THE DIRECTION OF EYM REALTY OF WISCONSIN, LLC, 450 E. JOHN CARPENTER FWY, SUITE 100, IRVING, TEXAS 75062.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 119 OF THE CITY OF OAK CREEK CODE OF ORDINANCES IN SURVEYING, COMBINING AND MAPPING THE SAME.



  
CHRISTOPHER E. PERREAULT, PLS-2249 DATED 12/23/21  
CAROW LAND SURVEYING CO., I  
615 N. LYNNDAL DRIVE, P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE (920)731-4168  
A2104.48-21 (RFR) 12-23-2021

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585 AS RECORDED IN DOCUMENT NO. 4265559, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE**

EYM REALTY OF WISCONSIN, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, COMBINED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OAK CREEK CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THIS MAP BY THE COMMON COUNCIL, AND IN ACCORDANCE WITH THE CITY OF OAK CREEK, THE UNDERSIGNED AGREES:

THAT ALL UTILITY LINES TO PROVIDE ELECTRICAL POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL PARCELS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREOF, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, THE SAID, EYM REALTY OF WISCONSIN, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_ AND COUNTERSIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_, AT \_\_\_\_\_ COUNTY, \_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IN THE PRESENCE OF:  
EYM REALTY OF WISCONSIN, LLC


\_\_\_\_\_ COUNTERSIGNED: \_\_\_\_\_

PRINT NAME TITLE PRINT NAME TITLE

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, \_\_\_\_\_, ITS \_\_\_\_\_, AND \_\_\_\_\_, ITS \_\_\_\_\_ OF THE ABOVE NAMED LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH \_\_\_\_\_ AND \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID LIMITED LIABILITY COMPANY BY ITS AUTHORITY,

\_\_\_\_\_  
NOTARY PUBLIC,  
MY COMMISSION EXPIRES \_\_\_\_\_.

 *Christopher E. Perreault* 12/23/21  
CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROLAND SURVEYING CO., INC.  
413 N. LYNNDALE DRIVE P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2104.48-21 (RFR) 12-23-2021  
SHEET 3 OF 4 SHEETS

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 585 AS RECORDED IN DOCUMENT NO. 4265559, LOCATED IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**CERTIFICATE OF CITY TREASURER:**

STATE OF WISCONSIN)  
  )SS  
MILWAUKEE COUNTY )

I, \_\_\_\_\_, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF OAK CREEK, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP..

\_\_\_\_\_ DATED

PRINT NAME: \_\_\_\_\_, CITY TREASURER

**COMMON COUNCIL CERTIFICATE OF APPROVAL:**

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. \_\_\_\_\_, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
PRINT NAME \_\_\_\_\_, MAYOR

\_\_\_\_\_  
PRINT NAME \_\_\_\_\_, CITY CLERK



*Christopher E. Perreault* 12/23/21  
CHRISTOPHER E. PERREAULT, PLS-2249 DATED  
CAROW LAND SURVEYING CO., INC.  
615 N. LYNNDAL DRIVE P.O. BOX 1297  
APPLETON, WISCONSIN 54912-1297  
PHONE: (920)731-4168  
A2104.48-21 (RFR) 12-23-2021

DECEMBER 24, 2021



615 N. Lynndale Drive  
P.O. Box 1297  
Appleton, Wisconsin 54912-1297  
Phone (920) 731-4168  
Fax (920) 731-5673

CITY OF OAK CREEK  
PLANNING COMMISSION  
8040 S. 6<sup>TH</sup> ST.  
OAK CREEK, WI 53154

RE: EYM REALTY CSM

DEAR PLAN COMMISSION,

THE OWNERS OF THE TWO PROPERTIES AT 175 W. RYAN ROAD IN OAK CREEK WANT TO COMBINE THEIR TWO PARCELS INTO ONE PARCEL. THE CERTIFIED SURVEY MAP IS REQUIRED TO COMPLETE THAT PROCESS. IF YOU HAVE ANY QUESTIONS, PLEASE LET US KNOW. THANK YOU FOR YOUR HELP WITH THIS MATTER.

SINCERELY,

A handwritten signature in black ink, appearing to read "Robert F. Reider", is written over the word "SINCERELY".

ROBERT F. REIDER, PLS  
A2104.48-21



## PLAN COMMISSION REPORT

Proposal: Comprehensive Plan Amendment

Description: Review a request to change the Land Use Plan category from Mixed Use to Parks and Open Space for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway.

Applicant(s): City of Oak Creek

Address(es): 4005, 4060, and 4159 E. Lake Vista Parkway (4<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission adopts Resolution 2022-03, amending

1. The Land Use Plan and category from Mixed Use to Parks and Open Space as proposed; and
2. The Economic Development Framework Plan and category to remove Mixed Use as proposed; and
3. The Parks and Open Space Map category to Open Space as proposed

in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; amended November 17, 2020) for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway, following review and adoption by the Common Council.

Owner(s): F Street OCLV, LLC; City of Oak Creek

Tax Key(s): 868-9005-000, 868-9003-000, and 868-9004-000

Lot Size(s): 34.519 ac; 30.608 ac; 24.297 ac

Current Zoning District(s): Traditional Neighborhood Devel. (TND) P-1, Park District  
Rm-1, Multifamily Residential A-1, Limited Agricultural

Overlay District(s): PUD Lakefront Overlay

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Mixed Use; Parks and Open Space

**Background:**

The City is requesting that the *Comprehensive Plan* (adopted March 3, 2020; amended November 17, 2020) be amended to update the following for portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway:

1. The Land Use Plan and category from Mixed Use to Parks and Open Space.
2. The Economic Development Framework Plan and category to remove Mixed Use.
3. The Parks and Open Space Map category to Open Space.

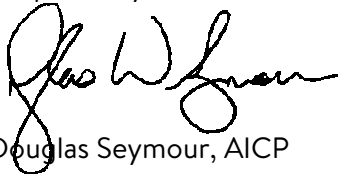
With the establishment of the boundaries for both Lake Vista Park and the Lakeshore Commons development, as well as an in-progress amendment to the Sewer Service Area (not part of this review), the City now has defined areas for open space, parks, and conservation/preservation.

Included with this report are the existing and proposed maps for each of the amendments. Per Wis. Stats. 62.23(3)(b), adoption of any amendment must be by a majority approval of the entire Plan Commission and Common Council. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 be consistent with the objectives, goals, and policies contained within the comprehensive plan. Approval of the proposed amendments would bring the *Comprehensive Plan* (adopted March 3, 2020; amended November 17, 2020) in line with the intent and goals for future development, and would formally recognize and clarify the Parks and Open Space areas affecting the properties at 4005, 4060, and 4159 E. Lake Vista Parkway.

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of the *Comprehensive Plan* amendment requests. Disapproval would likely result in conflicts between approved development proposals, the goals and intent of preserving open space areas and providing public park amenities, and future plan amendments to serve the area.

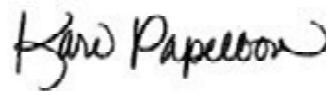
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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

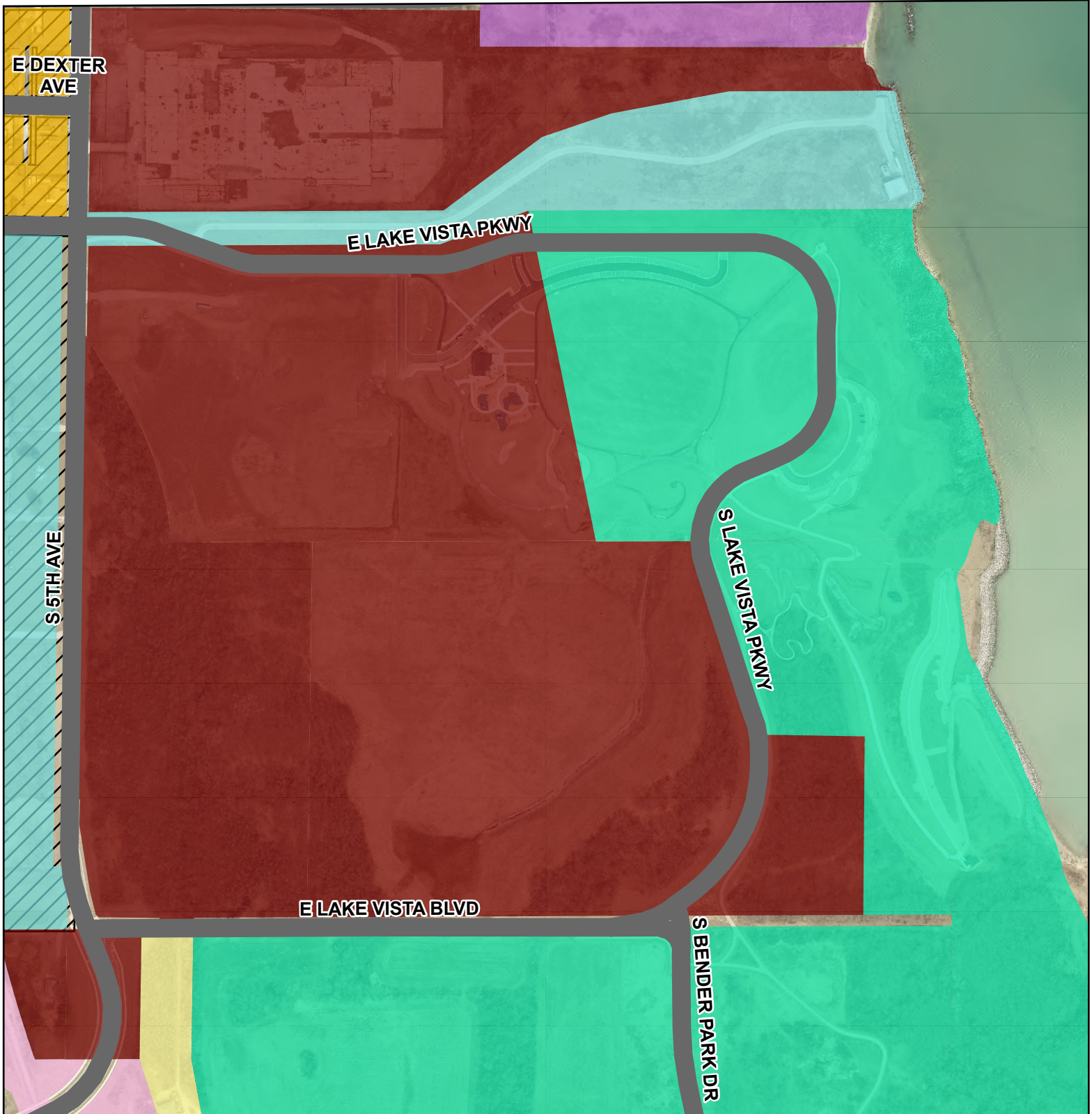
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**Attachments:**

- Existing and Proposed Maps
- Draft PC Resolution 2022-03

# EXISTING LAND USE PLAN MAP

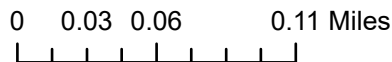
## 4005, 4060, 4159 E. Lake Vista Parkway











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



Community Development

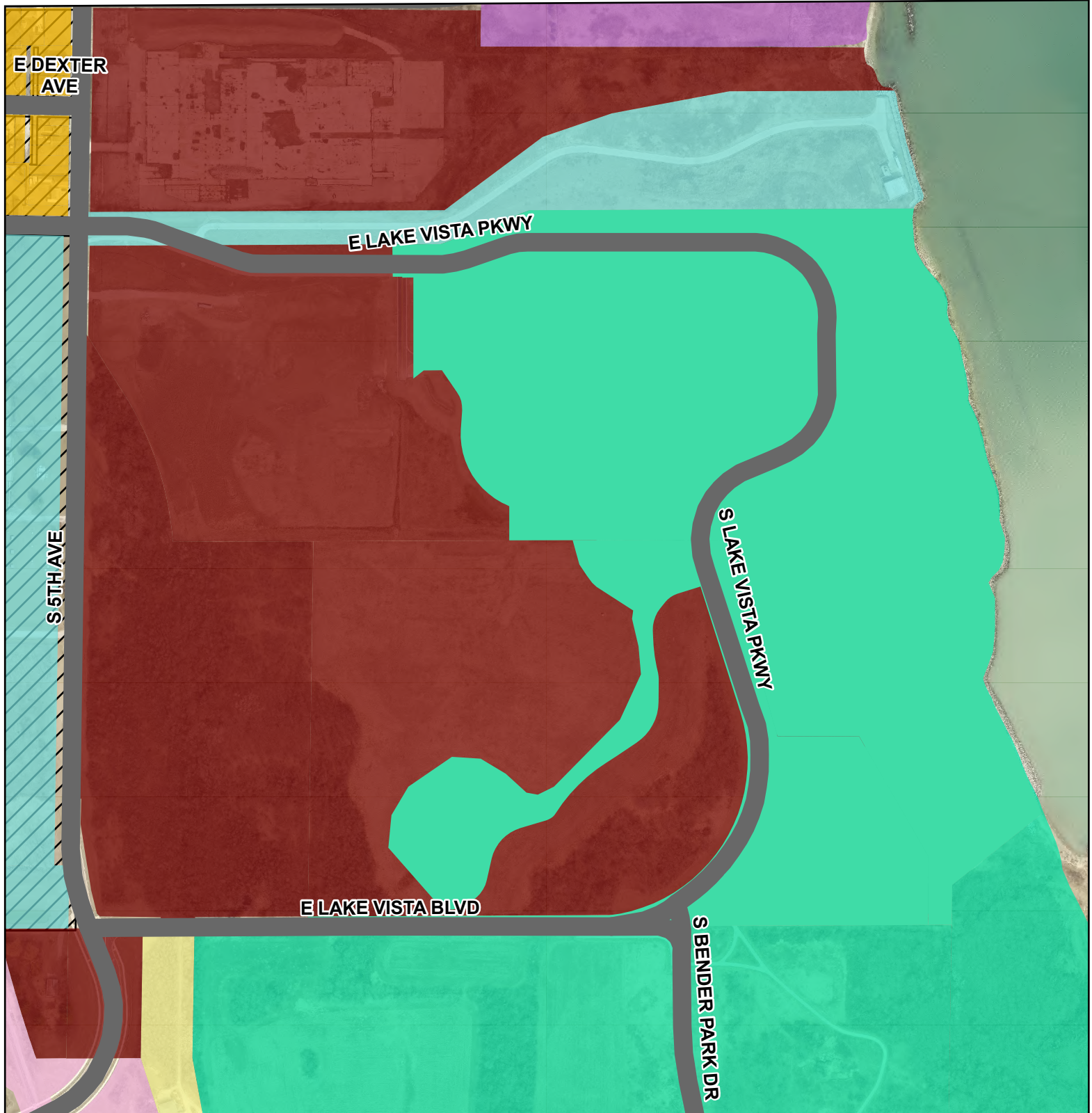


### Legend

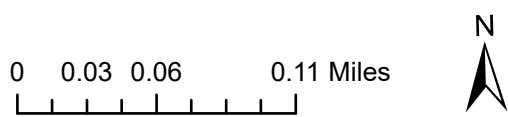
Land Use Category	
	Industrial
	Mixed Use
	Parks and Open Space
	Public/Semi-Public
	Single-Family Attached
	Single-Family Detached
	Utility and Railroad
	Flex Overlay

# PROPOSED LAND USE PLAN MAP









## 4005, 4060, 4159 E. Lake Vista Parkway



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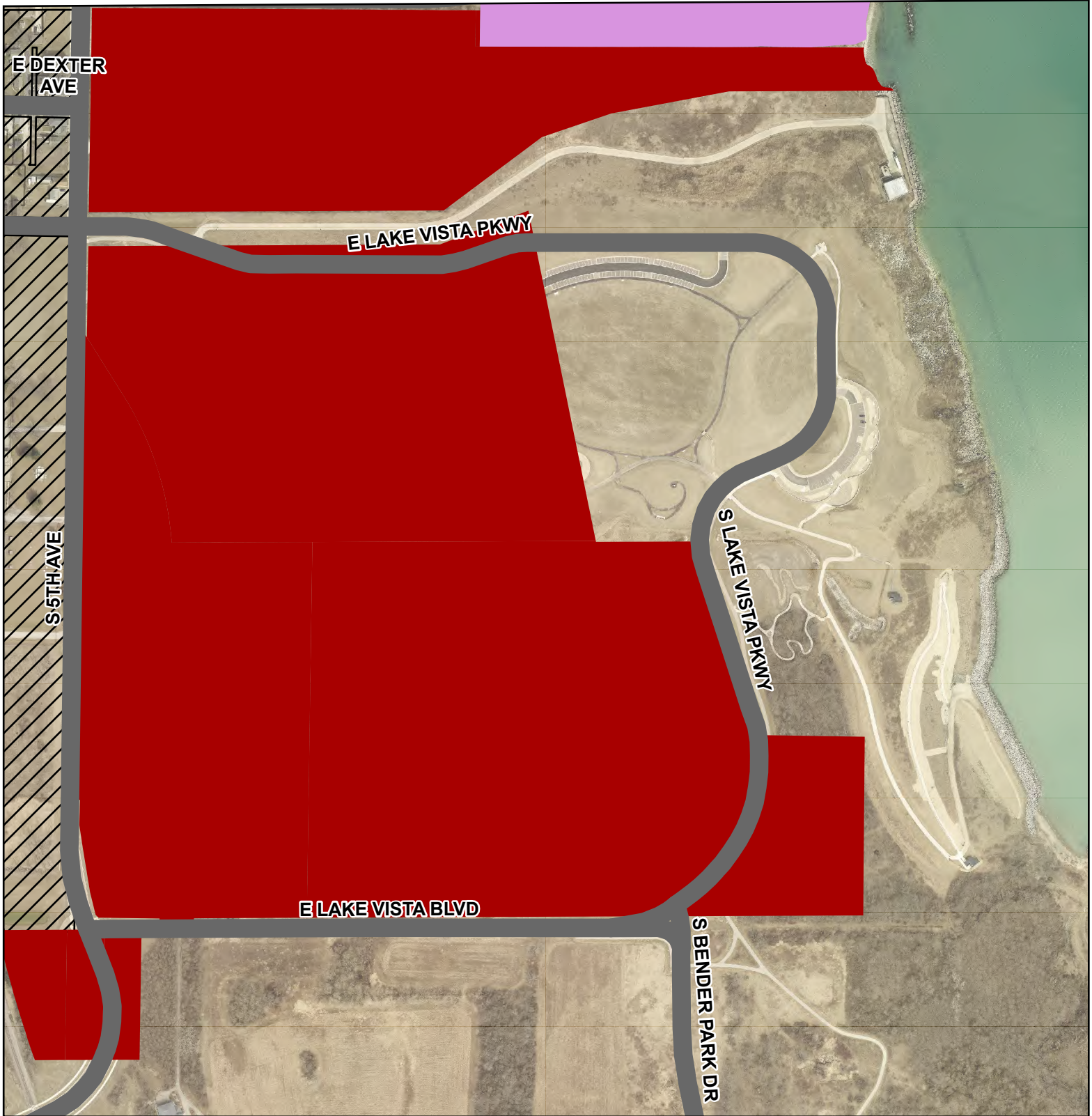
### Legend

Land Use Category	
	Single-Family Attached
	Single-Family Detached
	Utility and Railroad
	Public/Semi-Public
	Parks and Open Space
	Mixed Use
	Industrial
	Flex Overlay



# EXISTING ECON DEVELOPMENT FRAMEWORK

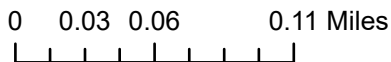
## 4005, 4060, 4159 E. Lake Vista Parkway



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



Community Development

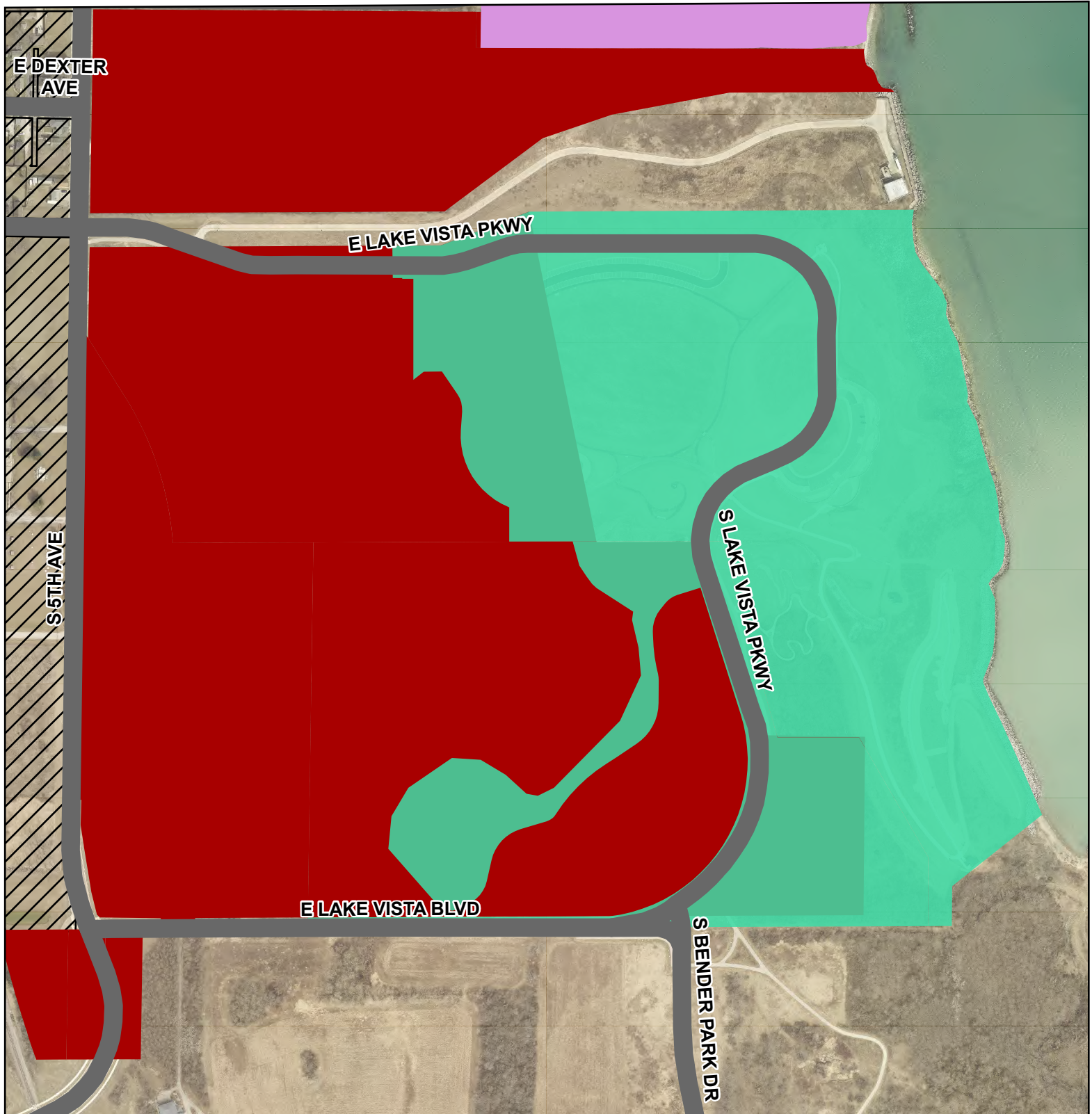


### Legend

Business Park	Mixed Use
Corridor Commercial	Neighborhood Commercial
Large Scale Industrial	Small Scale Industrial
	Flex Overlay

# PROPOSED ECON DEVELOPMENT FRAMEWORK

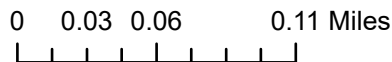
## 4005, 4060, 4159 E. Lake Vista Parkway



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



Community Development

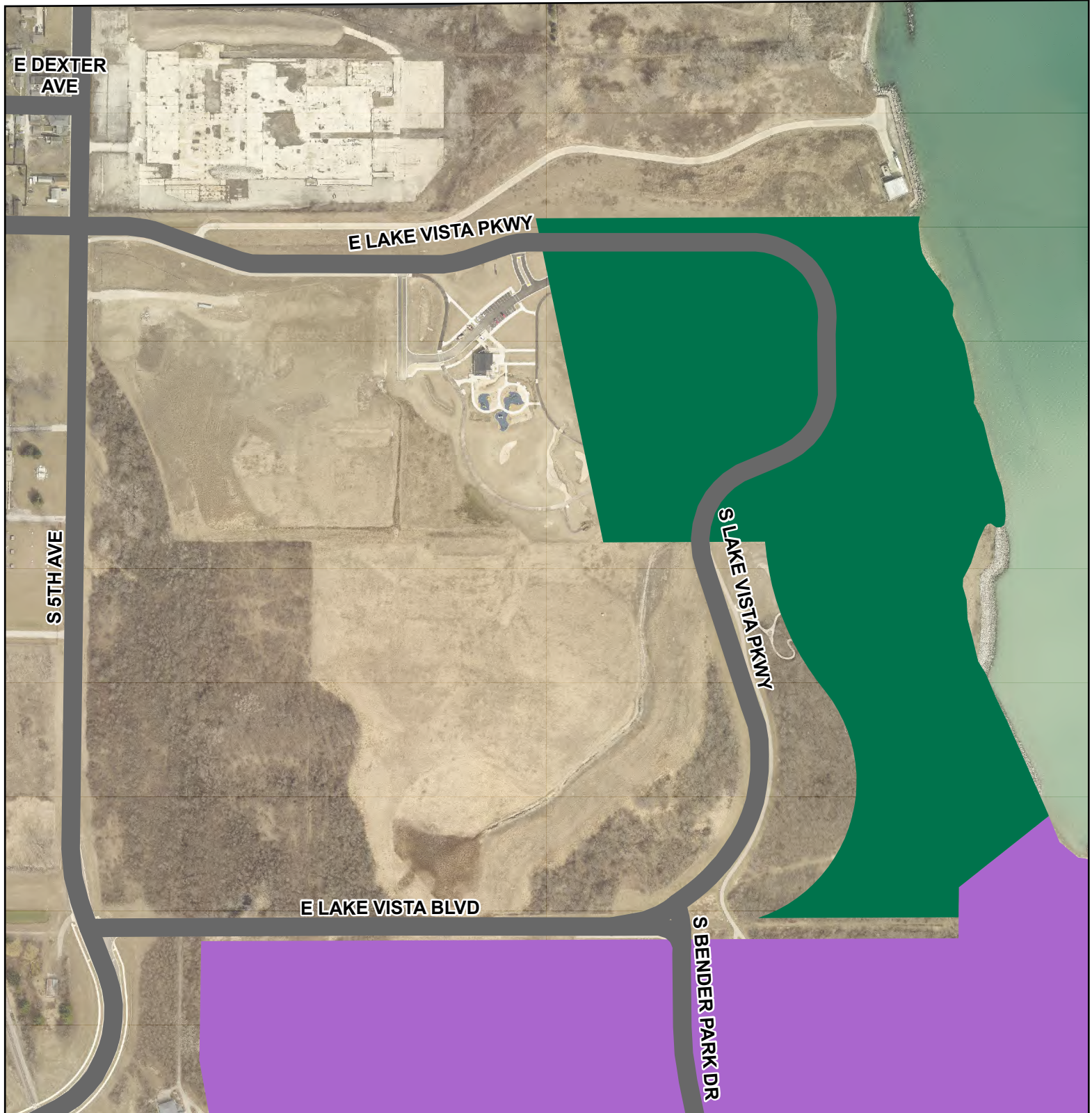


### Legend

- |                         |                        |
|-------------------------|------------------------|
| Portion to be Removed   | Mixed Use              |
| Neighborhood Commercial | Small Scale Industrial |
| Business Park           | Flex Overlay           |
| Corridor Commercial     |                        |
| Large Scale Industrial  |                        |

# EXISTING PARKS AND OPEN SPACE MAP

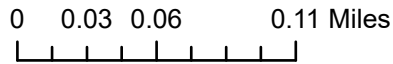
## 4005, 4060, 4159 E. Lake Vista Parkway



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



Community Development

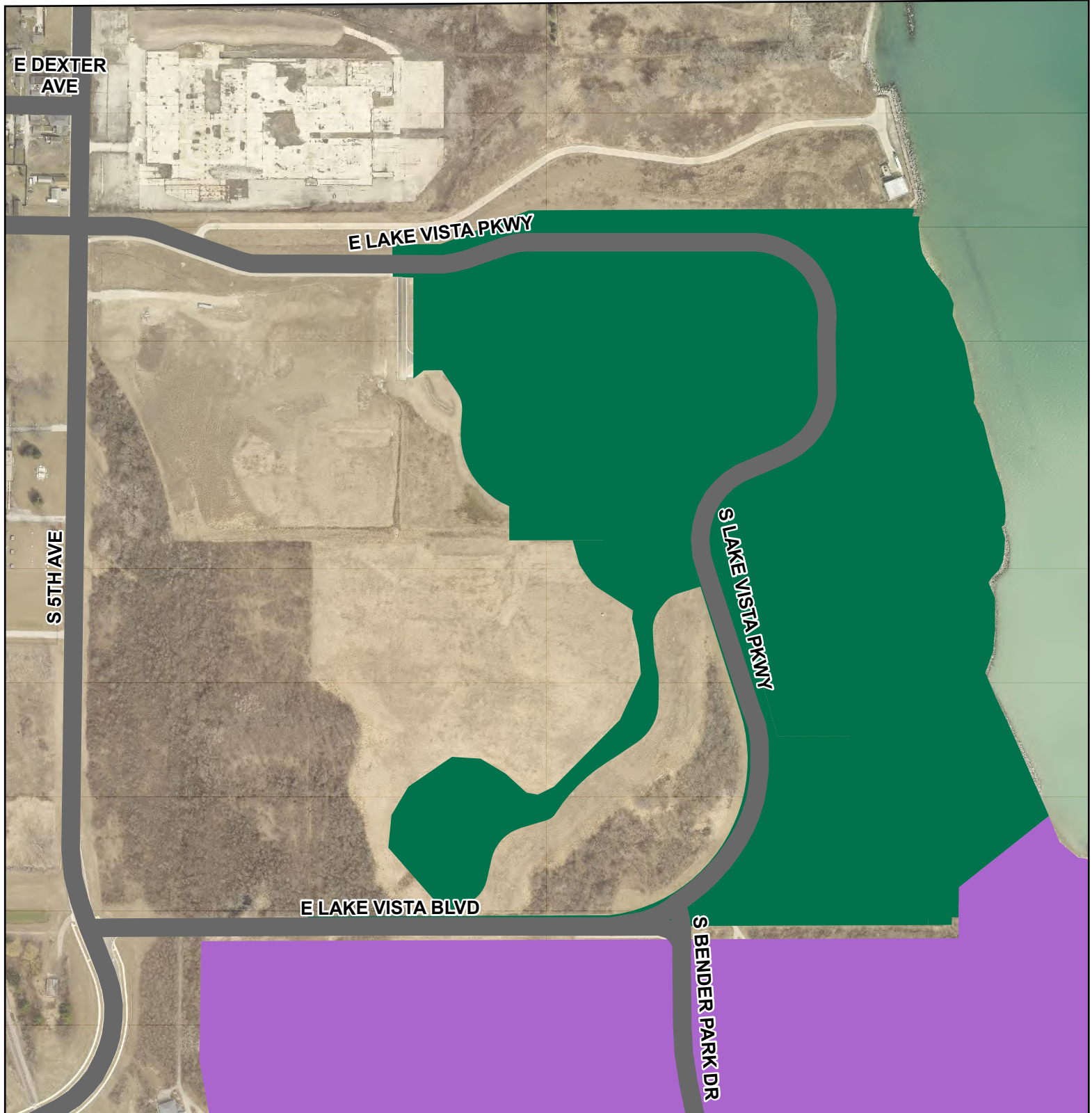


### Legend

- |                      |                   |
|----------------------|-------------------|
| Parks and Open Space | Neighborhood Park |
| Community Park       | Regional Park     |
| Greenways            | Special Use Park  |
| Natural Area         |                   |

# PROPOSED PARKS AND OPEN SPACE MAP

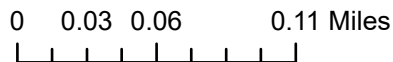
## 4005, 4060, 4159 E. Lake Vista Parkway



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



Community Development



### Legend

- |                      |                   |
|----------------------|-------------------|
| Parks and Open Space | Neighborhood Park |
| Community Park       | Regional Park     |
| Greenways            | Special Use Park  |
| Natural Area         |                   |

**RESOLUTION NO. 2022-03**

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE  
ADOPTED COMPREHENSIVE PLAN FOR THE  
CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive Plan by resolution, and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Oak Creek has proposed the following amendments to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, amended November 17, 2020) affecting portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway:

1. Revising the Land Use Plan and category from Mixed Use to Parks and Open Space;
2. Revising the Economic Development Framework Plan and category to remove Mixed Use;
3. Revising the Parks and Open Space Map category to Open Space; and

WHEREAS, the Plan Commission reviewed the aforementioned amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, amended November 17, 2020) at a public meeting on January 25, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts the following amendments to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, amended November 17, 2020) affecting portions of the properties at 4005, 4060, and 4159 E. Lake Vista Parkway:

1. Revising the Land Use Plan and category from Mixed Use to Parks and Open Space;
2. Revising the Economic Development Framework Plan and category to remove Mixed Use;
3. Revising the Parks and Open Space Map category to Open Space

per Exhibits A-C, and recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 25th day of January, 2022.

---

Plan Commission Chair

Attest:

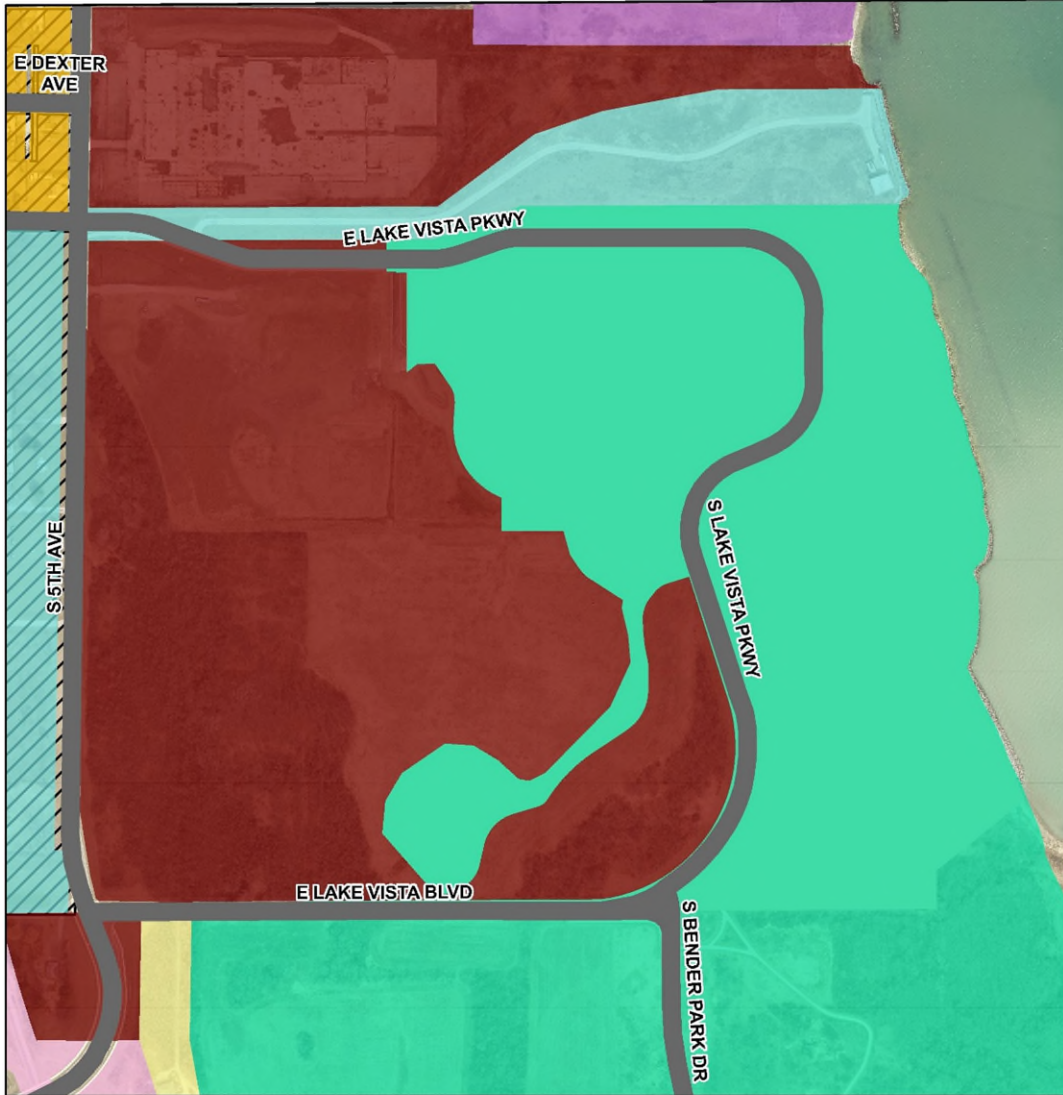
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Secretary of the Plan Commission

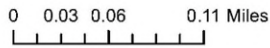
DRAFT

EXHIBIT A

**PROPOSED LAND USE PLAN MAP**  
**4005, 4060, 4159 E. Lake Vista Parkway**



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

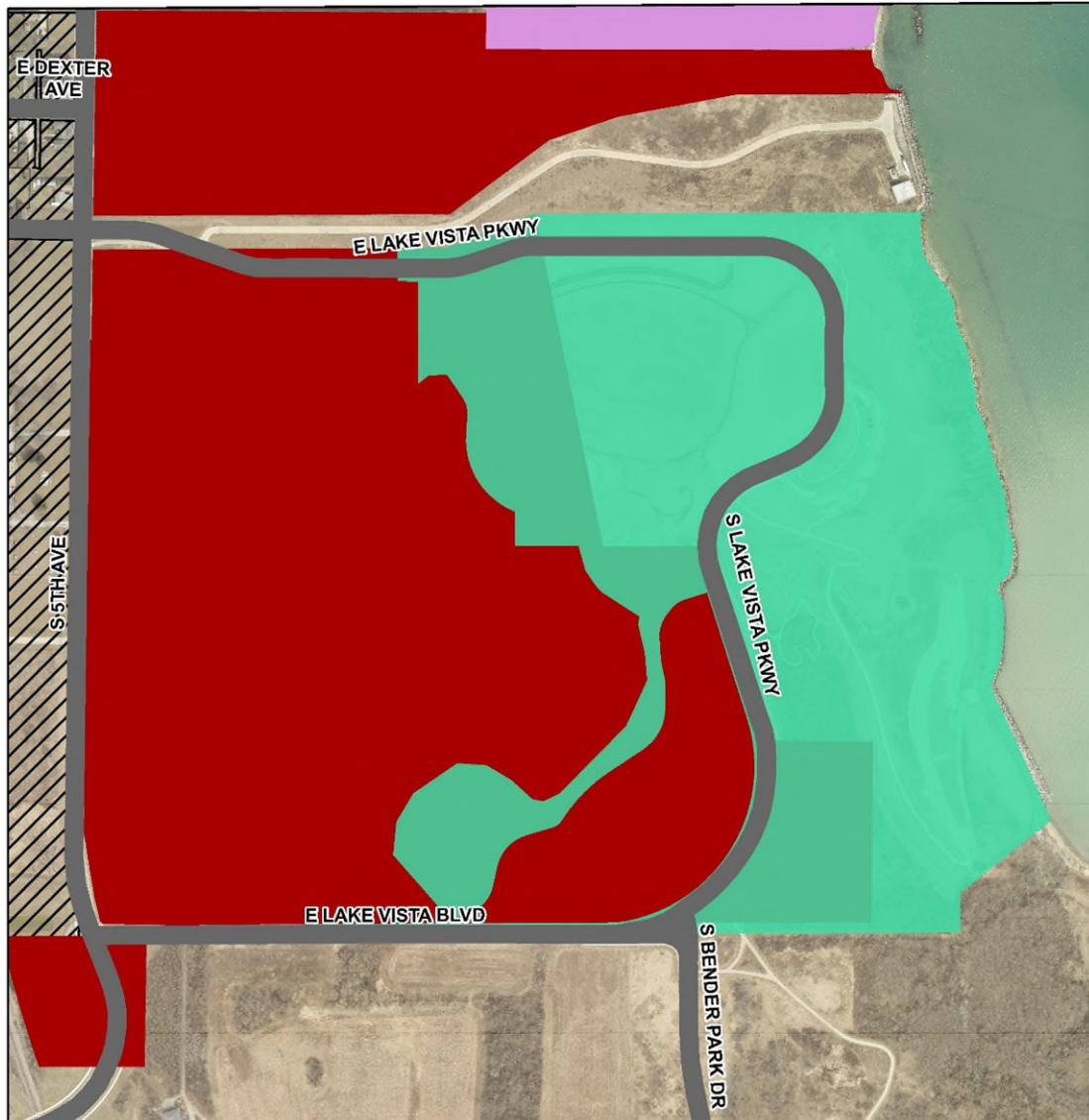


**Legend**

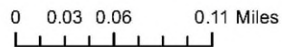
Land Use Category	Single-Family Attached
Industrial	Single-Family Detached
Mixed Use	Utility and Railroad
Parks and Open Space	Flex Overlay
Public/Semi-Public	

EXHIBIT B

# PROPOSED ECON DEVELOPMENT FRAMEWORK 4005, 4060, 4159 E. Lake Vista Parkway



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



### Legend

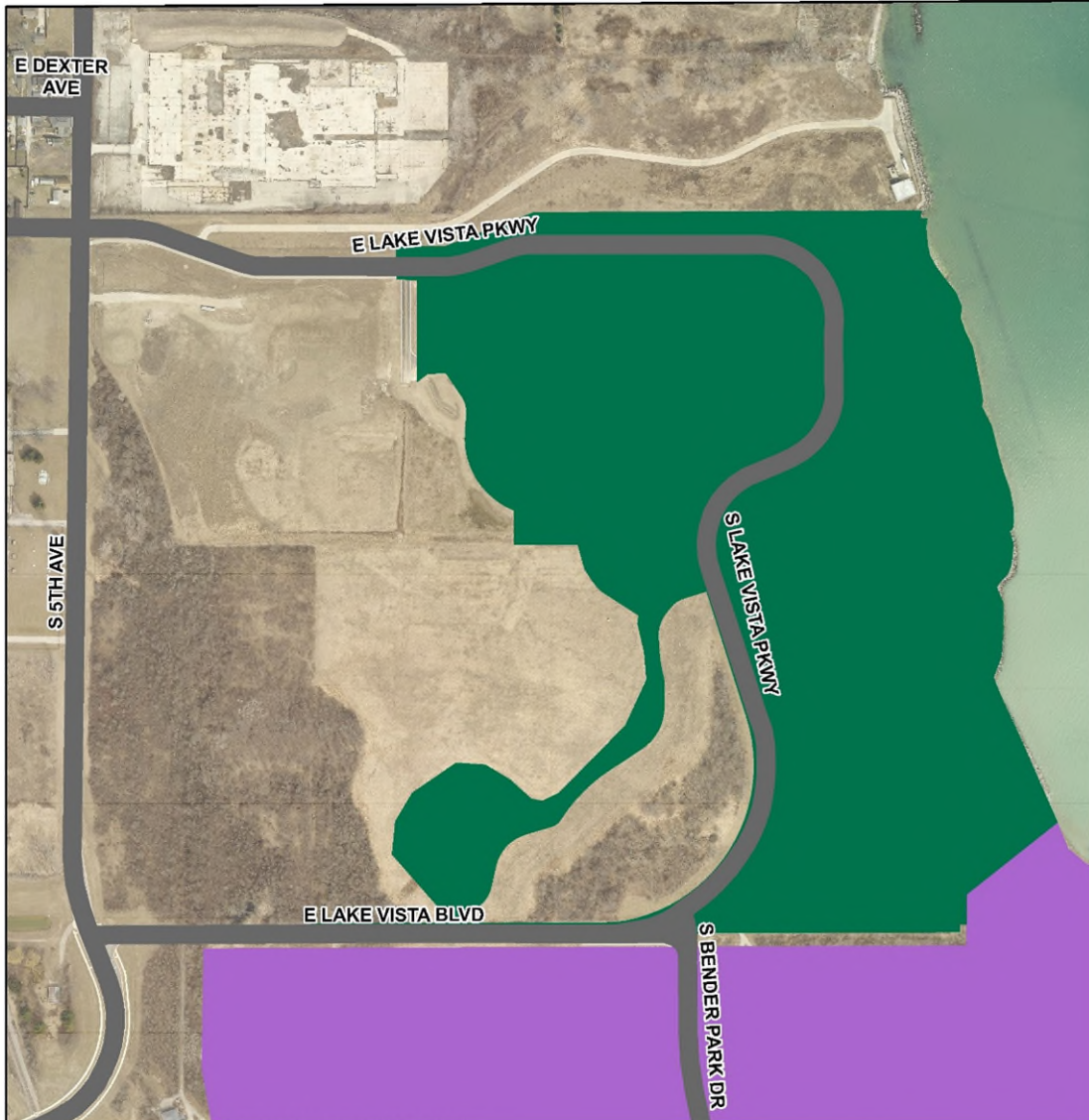
- Portion to be Removed
- Econ Devel Framework
- Business Park
- Corridor Commercial
- Large Scale Industrial
- Mixed Use
- Neighborhood Commercial
- Small Scale Industrial
- Flex Overlay



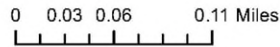
EXHIBIT C

# PROPOSED PARKS AND OPEN SPACE MAP

## 4005, 4060, 4159 E. Lake Vista Parkway



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



### Legend

- |                             |                   |
|-----------------------------|-------------------|
| <b>Parks and Open Space</b> | Neighborhood Park |
| Community Park              | Regional Park     |
| Greenways                   | Special Use Park  |
| Natural Area                |                   |