



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

## PLAN COMMISSION

February 22, 2022  
6:00 P.M.

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.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – February 2, 2022
4. Significant Common Council Actions
5. Board of Housing and Zoning Appeals Actions – NONE
6. Quarterly Parks & Recreation Commission Actions – next report March 22, 2022
7. Public Hearing
  - a. SIGN APPEAL - Hold a public hearing on a proposed sign appeal submitted by Emily Bernahl, on behalf of Texas Roadhouse, that would allow the applicant to install one (1) 2'-1" x 3'-10" (7.98 sq. ft.) LED cabinet wall sign with push thru 1/2" lettering on the west elevation of the restaurant building on the property at 1489 W. Broadwick Pl. (Tax Key No. 784-9033-000; 1<sup>st</sup> Aldermanic District).  
ZoningHub: <https://s.zoninghub.com/ALV0426188>; Twitter @OakCreekPC#OCPCTXRdSign
8. New Business
  - a. SIGN APPEAL - Consider a request for a sign appeal submitted by Emily Bernahl, on behalf of Texas Roadhouse, that would allow the applicant to install one (1) 2'-1" x 3'-10" (7.98 sq. ft.) LED cabinet wall sign with push thru 1/2" lettering on the west elevation of the restaurant building on the property at 1489 W. Broadwick Pl. (Tax Key No. 784-9033-000; 1<sup>st</sup> Aldermanic District).  
ZoningHub: <https://s.zoninghub.com/ALV0426188>; Twitter @OakCreekPC#OCPCTXRdSign
  - b. SIGN PLAN REVIEW – Review sign plans submitted by Caitlin Kincaid, Texas Roadhouse, for the proposed restaurant on the property at 1489 W. Broadwick Place (Tax Key No. 784-9033-000; 1<sup>st</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/TCZOIURXWJ>; Twitter @OakCreekPC#OCPCTXRdhse

- c. CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a request submitted by Tracey Erickson, Peak Car Wash, for a Conditional Use Permit for a car wash facility on the property at 140 W. Puetz Rd. (Tax Key No. 828-9016-000; *6<sup>th</sup> Aldermanic District*).  
ZoningHub: <https://s.zoninghub.com/NVW5PNMWC9>; Twitter @OakCreekPC#OCPCPeakCarWash
- d. ZONING TEXT AMENDMENT - Review a proposed amendment to Sec. 17.03171 of the Municipal Code to allow private ambulance services as Conditional Uses in the M-1, Manufacturing Zoning District.  
ZoningHub: <https://s.zoninghub.com/QRL4P2LU8R>; Twitter @OakCreekPC#OCPCTextAmend
- e. PLAN REVIEW – Review site, building, and related plans submitted by Sam D. Dickman, The Dickman Company, Inc., for an expansion of the parking area on the property at 10303 S. Oakview Pkwy. (Tax Key No. 955-1030-000; *5<sup>th</sup> Aldermanic District*).  
ZoningHub: <https://s.zoninghub.com/CUBNJ6MHWW>; Twitter @OakCreekPC#OCPCDickman
- f. PLAN REVIEW – Review site, building, and related plans submitted by Mark TeGrootenhuis, HSA Commercial, Inc., for multitenant industrial building on the property at 10551 S. Oakview Pkwy. (Tax Key No. 955-1024-000; *5<sup>th</sup> Aldermanic District*).  
ZoningHub: <https://s.zoninghub.com/SLZOV7TSIO>; Twitter @OakCreekPC#OCPCHSA
- g. TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Cassie Ertl, CE Farms, for a temporary garden center in the parking lot at 7501 S. Howell Ave. (Tax Key No. 782-9036-000; *1<sup>st</sup> Aldermanic District*).  
ZoningHub: <https://s.zoninghub.com/HBW1JH1X6G>; Twitter @OakCreekPC#OCPCEFarm
- h. PRELIMINARY PLAT – Review a preliminary subdivision plat submitted by Jessica Ganther, F Street Development Group, for the proposed Lakeshore Commons (Phase 1) subdivision located at 4005 E. Lake Vista Parkway (Tax Key No. 868-9005-000; *4<sup>th</sup> Aldermanic District*).  
ZoningHub: <https://s.zoninghub.com/GCIY2JUYLEB>; Twitter @OakCreekPC#OCPCLakeshore

#### Announcements & Adjournment.

Dated this 17th day of February, 2022  
Posted 02-17-2022 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, February 8, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Alderman Guzikowski was excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern; Tamira Rice, Neighborhood Preservation Officer; and Mike Havey, Assistant Fire Chief.

**Minutes of the January 25, 2022 meeting**

Commissioner Siepert moved to approve the minutes of the January 25, 2022 meeting. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
CAITLIN KINCAID, TEXAS ROADHOUSE  
1489 W. BROADWICK PLACE  
TAX KEY NO. 782-9033-000**

Senior Planner Papelbon provided an overview of the site, building, landscaping, and related plans for a proposed restaurant at the address above (see staff report for details).

Emily Bernahl, 1165 W. Deerpath Lake Forest, IL 60045, consultant for Texas Roadhouse, stated she will answer any questions on behalf of the applicant.

Commissioner Hanna wanted to confirm access to the property will not be from Drexel Ave. Senior Planner Papelbon answered in the affirmative, that the only access will be from the interior development roads, via 13<sup>th</sup> Street. Commissioner Hanna also asked if the location of the 13<sup>th</sup> Street entrance had been evaluated for appropriate traffic control. Senior Planner Papelbon answered in the affirmative, explaining close coordination with Milwaukee County and the Wisconsin Department of Transportation occurred for the placement of the access roads.

Commissioner Carrillo asked if the take-out area of the restaurant will be a drive-through. Ms. Bernahl answered in the negative. Patrons will park and walk into the specific entrance, supporting the unique and established process the restaurant already has in place.

Alderman Loreck asked if there will be sidewalk access to the property from Drexel. Senior Planner Papelbon answered that a connection point is located along the east side of the parking area to the existing Drexel Avenue sidewalk.

Alderman Loreck asked the applicant what the hours of operation would be. Ms. Bernahl answered Monday – Thursday: 4 p.m. – 10 p.m., Friday: 4 p.m. – 11 p.m., Saturday: 11 a.m. - 11 p.m., Sunday: 11 a.m. – 10 p.m.

Alderman Loreck stated that he received a call from a resident from District 2 regarding the increased traffic that will be at the intersection. With the information provided by Senior Planner Papelbon about the analysis of the intersection, Alderman Loreck stated that he had no other concerns.

Commissioner Oldani voiced his disappointment in the choice of a national chain restaurant at a main entrance to the City instead of one that represents Wisconsin or Oak Creek. He stated his observation that a Texas flag is usually flown higher than the American flag at Texas Roadhouse locations.

Commissioner Siepert asked for the seating capacity of the restaurant. Ms. Bernahl stated that is around 316. Commissioner Siepert asked Senior Planner Papelbon if there will be enough space for more parking in the future, following the development of currently vacant property to the north. Senior Planner Papelbon stated that the gross square footage of the dining area and maximum number of employees working at peak shifts determines how many parking spots are required, not the seating capacity. Senior Planner Papelbon explained that an agreement has been established between the developer (Highgate) and Texas Roadhouse for future shared parking with the undeveloped parcel directly north.

Commissioner Chandler asked for more information on the request to add parking and reducing the buffer area. Ms. Bernahl answered that in needed plan revisions, all requested landscape buffers had been achieved. Texas Roadhouse real estate managers prefer to see 160-165 parking spaces. Because the proposed site plan reflects 142 spaces with accessibility to additional parking off-site, the applicant sees no issue with the proposed plan.

Mayor Bukiewicz asked if the appropriate amount of green space and the stormwater requirements had been attained and calculated on the site. Senior Planner Papelbon answered in the affirmative for both. Mayor Bukiewicz voiced his support of the proposed plan, with the recommendation to fly the American flag higher than the Texas flag.

Commissioner Loreck moved that the Plan Commission approves site and building plans submitted by Caitlin Kincaid, Texas Roadhouse, for the property at 1489 W. Broadwick Pl. with the following Conditions:

1. That all relevant Code requirements and Conditions of the Planned Unit Development (Highgate) remain in effect.
2. That all decorative roof lighting is directed downward and shielded. Lights used to illuminate flags shall be at the lowest possible levels (e.g., lumens and Kelvins) and permanently angled to only illuminate the flags to the extent required by law.
3. That all pole-mounted 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 are shielded on the side of the fixture adjacent to Drexel Ave.
4. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
6. That the landscape plans are revised to meet all requirements of the Landscape Plan and Design Guidelines for the Highgate PUD prior to submission of permit applications.
7. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**OFFICIAL MAP AMENDMENT**

**1020, 1100, 1150, 1330, AND 1340 E. FOREST HILL AVE., AND 1321R E. DREXEL AVE  
TAX KEY NOS. 815-9018-000, 815-9019-000, 815-9020-000, 815-9017-000, 815-9023-000,  
AND 815-9021-000**

Senior Planner Papelbon provided an overview of the proposed amendments to the Official Map (see staff report for details).

David Van Rixel and Michael Mack, 11617 W. Bluemound Rd., Wauwatosa, WI 53226, Corinth Homes, representing the owner of 1340 E. Forest Hill Avenue, Cheryl Lee, explained the Official Map Amendment is the first step in the larger goal to rezone 1340 E. Forest Hill Avenue for a duplex / condominium development.

Commissioner Chandler asked if any information or feedback from the residents of this neighborhood had been collected on the impact of removing the future road. Mr. Van Rixel answered that no information or feedback had been gathered. Senior Planner Papelbon provided additional information on the proposed amendments and confirmed needed access is already established for the houses on the parcels where the removal of the future road is proposed.

Commissioner Chandler asked for clarification on what the proposed amendment looks like, and why the proposed future road ends in a cul-de-sac. Senior Planner Papelbon showed Commissioner Chandler the diagram of the proposed amendments, explaining the differences. Mr. Van Rixel further explained that the future road ends in a cul-de-sac for fire and emergency vehicles accessibility as well as to comply with Code.

Alderman Loreck asked Senior Planner Papelbon for confirmation that a section of the future road to be removed in the amendment would have gone through ten acres of Abendshein Park. He also asked if the amendment would consider moving the proposed access road to the east of where it is proposed. Senior Planner Papelbon confirmed the original layout, and answered that the proposal is utilizing an already existing driveway.

Commissioner Kiepczynski commented that the drainage easement on the property will need to be addressed as wetlands and floodplains are present on the property.

Mayor Bukiewicz commented that removing the future road on the western portion of the Official Map makes sense. Senior Planner Papelbon clarified the part of the request to remove the future public road does not limit potential development of a private road in the future, and approval of the proposed amendment does not endorse any specific future design of the properties at this time.

Mayor Bukiewicz asked for clarification of ownership, or existing right-of-way agreements, for the existing driveway that will be used for the proposed future access road. Senior Planner Papelbon stated more information about that property will have to be gathered.

Cathy Brudnicki, 1100 E. Forest Hill Ave.:

*“That would be the third house down from the property. I already have a lot of drainage water sitting in the front of our house. It’s not going anywhere. Back in 1958, there was a dollar proposal*

*contract signed with the City that the City was gonna take care of drainage for us. That seems like all they ever do is just take care of the cul-de-sac on our driveway and the rest of the water just seems to go forward, not East, forward – it goes South. So, we have a lot of water, standing water. I’m really concerned about what this, potentially, could do to the front of my property that’s already – was wetlands – but now it’s more like a swamp-land.”*

Mayor Bukiewicz asked for clarification on which property the speaker is referring to.

Ms. Brudnicki:

*“I’m directly West of the property.”*

Mayor Bukiewicz stated was focused on the cul-de-sac.

Ms. Brudnicki:

*“Oh, okay. As far as the road that goes between 1100 and 1150, that part of the orange that goes to the back of the park? I have no problem getting rid of that. As far as the other part of it, it all depends on the amendment, to know what’s gonna happen with the building next to us before I’d wanna eliminate all that.”*

Mayor Bukiewicz answered that any future or further development would have to have approved stormwater plans.

Ms. Brudnicki:

*“And there is a lot of houses there!”*

Mayor Bukiewicz confirmed the proposed structures would be side-by-side condominiums.

Ms. Brudnicki:

*“Yeah, I know, but that’s a lot of property in a small amount of area. I know this is not – this is just number one.”*

Mayor Bukiewicz agreed and provided a possible explanation as to why those types of structures might be built on that property.

Ms. Brudnicki:

*“Yeah, but the market of residential homes has gone away. I guess what I’m looking at – this sets a precedent. There’s a lot of other farmland down our street and that means we don’t have a road that can widen as well, because of how close a lot of the houses are.”*

Mayor Bukiewicz clarified that Ms. Brudnicki meant Forest Hill Avenue, agreed the road may have to be worked on in the future, and stated that drainage is a high priority.

Ms. Brudnicki:

*“We came to the City at least three times already to try to have our property fixed up and it goes to deaf ears. Either that or DNR stops it, I don’t know.”*

Mayor Bukiewicz voiced his apologies and spoke to the Engineering Department's ability to improve older drainage issues while working in newer developments.

Ms. Brudnicki:

*"I hope you can say that. But it hasn't gone that way for us."*

Mayor Bukiewicz explained the success of the Engineering Department in rectifying old drainage issues.

Ms. Brudnicki:

*"Okay. Just to let you know though, that drive that goes – partially the red one - that goes into the park and between 1150 and 1100, that red part, that should've probably gone away when they went and they put the park behind us."*

Mayor Bukiewicz agreed, and Senior Planner Papelbon explained that the past oversight will be fixed with the proposed amendment.

Ms. Brudnicki:

*"I agree. Alright, thank you."*

Omar Barasneh, 1101 and 931 E. Forest Hill Ave.:

*"I'm, I don't know if this is the setting or if this is the meeting for that, but I'm opposed to this project. I know the City is so against adding any driveways on Forest Hill. Even like my lot I could have built there but I was told you cannot be using the driveway. I have a neighbor who built back in Benjamin and Forest Hill and they forced him to put their driveway on Benjamin, even though his house is facing Forest Hill. Now you're putting 26 units with at least 26 cars, or you know, 52 – could be. All this traffic gonna go on this small street and I'm personally, you know - I don't know if my other neighbors are, but, I'm opposed to this project."*

Mayor Bukiewicz stated his appreciation for the input, and explained traffic impact and safety concerns take precedent in decisions about development projects.

Mr. Barasneh:

*"I know, but I'm saying that even makes it worse. So, everybody gonna go into that area and come out, are gonna come out on Forest Hill. There is no other way to like (inaudible) so we have more traffic there."*

Mayor Bukiewicz confirmed all possible traffic going into the proposed development would enter and exit from Forest Hill Avenue, and asked for input from Commissioner Kiepczynski. Commissioner Kiepczynski stated there may not be a need to do a traffic study on the road.

Mr. Barasneh:

*"Thank you."*

Linda Lee, 1280 E. Forest Hill Ave.:

*“A couple of my questions were already addressed, but I may them anyway. So, the current ditch – is that still considered – that goes along this property - it used to be considered a navigable waterway. Just wondering if the DNR has been involved and do they have to approve any changes to that?”*

Mayor Bukiewicz stated the process is not far enough along to include DNR in the consideration, but asked for more insight from Commissioner Kiepczynski.

Commissioner Kiepczynski stated a wetland delineation report was completed, and outreach with the DNR was noted in the report.

Ms. Lee:

*“But we can be assured it will be addressed should this proceed?”*

Senior Planner Papelbon stated that the DNR will see the plans as the development plans are created.

Ms. Lee:

*“Okay. My other comment slash question is; similar to the other gentleman, you have the potential for 26 new units here, if there’s 13 side-by-side units. There’s already an existing home in the back, there’s an existing home that uses this driveway too so the potential is there for 28 new units. Similarly, is there no concern that all of that access is going just to Forest Hill? That there’s – that’s the only access point is Forest Hill? For all those vehicles and all that traffic?”*

Mayor Bukiewicz answered that the City’s Engineers and Fire Department will look at traffic and safety accessibility in this area if the project continues to move forward. Senior Planner Papelbon explained that the only way for Forest Hill Avenue to have access to another main thoroughfare would be to leave the Official Map as it is.

Ms. Lee:

*“My last comment is, while this is premature – I understand that but, the map – she’s already shown the map that kind of shows what a future development could look like, and the narrative that was included in that has the zoning going from Rs-3 to Rm-1. And Rm-1, as I look at the definition of that, is multi-family residential / efficiency 1-bedroom, 2-bedroom, 3-bedroom. My concern, living right on Forest Hill there, could that mean that should this development not come through, or even if it does, that these could be an apartment complex versus side-by-side condominiums.”*

Senior Planner Papelbon stated that the correct zoning request for the property would be Rd-1.

Ms. Lee:

*“Excellent. Last question, and this is very minor, just making sure that these – should the development come through – and this may be more of a question for you guys; is this owner occupied or rentals?”*



Mr. Van Rixel stated that they would be owner-occupied.

Ms. Lee:

*“Okay. Thanks.”*

Assistant Fire Chief Havey commented that, based on the proposed plan, fire suppression and emergency service considerations are met. Mayor Bukiewicz asked if a hydrant would be needed for the development. Assistant Fire Chief Havey answered in the affirmative.

Commissioner Hanna voiced her concern regarding traffic access and the width of the access road should there be a vehicle accident resulting in the road being blocked. Mayor Bukiewicz agreed. Senior Planner Papelbon stated consideration to widen the access road could be made later in the process, as there is a right-of-way along the side. Commissioner Hanna provided a strong recommendation to the applicant to include the extra space on the road in possible future plans.

Mayor Bukiewicz stated that any property owner within 300 feet of the proposed project will be notified of any further activity. Senior Planner Papelbon added that the public hearing for this proposal will likely be the first meeting in March, and notice of the meeting will be sent in the mail.

Mr. Barasneh:

*“I know there was rezoning - Are we District 1 or District 6? With Steven (inaudible).”*

Mayor Bukiewicz confirmed that the area is in Aldermanic District 1, and stated that the Alderman is present at the meeting.

Alderman Siefert moved that the Plan Commission recommends to the Common Council that the Official Map for a portion of the mapped, unimproved future right-of-way affecting the properties at 1020, 1100, 1150, 1330, and 1340 E. Forest Hill Ave., and 1321R E. Drexel Ave. be amended as presented after a public hearing.

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

**CERTIFIED SURVEY MAP  
PHIL PURPERO, C.W. PURPERO, INC.  
7030 S. 13<sup>TH</sup> ST. AND 1190 W. RAWSON AVE.  
TAX KEY NOS. 735-9000-000 AND 735-9041-000**

Planning Intern Jack Kovnesky provided an overview of a certified survey map combining and reconfiguring the properties at the addresses above (see staff report for details).

Chris Van Ells, 1190 W. Rawson Avenue, Oak Creek, WI 53154, representing C.W. Purpero, stated the proposal is preliminary to get a parking lot east of their building located on 7030 S. 13<sup>th</sup> St. C.W. Purpero engineers and City staff have been working together on this proposal.

Commissioner Hanna asked for clarification on the reason to combine the two (2) properties. Mr. Van Ells stated that the request is to be able to add a parking lot to the east of the existing building,

and then have direct access to 13<sup>th</sup> St. Commissioner Hanna requested further clarification, which Mr. Van Ells provided.

Commissioner Siepert asked what the zoning would be after combining the properties. Senior Planner Papelbon stated that once the properties are combined and reconfigured, Lot 1 will be B-2, Community Business and B-3 Office & Professional Business. Intern Kovnesky stated that Lot 2 will be M-1, Manufacturing and B-3 Office & Professional Business. The property will be zoned to not conflict with the zoning district lot requirements and to maintain the use of the current property. Senior Planner Papelbon added the probable zone for Lot 2 would be M-1, Manufacturing after a rezone request.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Phil Purpero, C.W. Purpero, Inc., for the properties at 7030 S. 13<sup>th</sup> St. and 1190 W. Rawson Ave. be approved with the following conditions:

1. That each of the proposed lots is rezoned into a single zoning district prior to submission of applications for development or redevelopment.
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 Siepert seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
TRACEY ERICKSON, PEAK CAR WASH  
140 W. PUETZ RD  
TAX KEY NO. 828-9016-000**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit for a car and pet wash facility at the address above (see staff report for details).

Tracey Erickson, 1611 Waterberry Dr., Bourbonnais, IL 60914, stated that he would answer any questions.

Commissioner Chandler asked for more information about the location of the proposed pet wash service. Mr. Erickson stated that there will be two (2) designated rooms located inside the building to wash pets.

Commissioner Chandler asked about the hours of operation for the car wash service. Mr. Erickson stated that both pet and car wash services will be open from 7 a.m. to 8 p.m., with staff onsite.

Commissioner Siepert asked if there will be a buffer around the outside of the car wash area. Mr. Erickson stated that there will be curbing throughout the property to direct traffic appropriately. Commissioner Siepert asked how big the curbs will be. Mr. Erickson stated that they would be six (6) inches high and 12 inches wide.

Commissioner Siepert stated his concern about the vehicular traffic flow of the proposed car wash in relation to the larger commercial parking lot on the north and east sides. Senior Planner Papelbon stated the proposed plans are conceptual, and that the traffic flow would have to be approved later in the development process.

Commissioner Oldani suggested that the applicant work with the traffic layout to find a more efficient entrance than the concept proposed. Senior Planner Papelbon stated that the entrance on Puetz Rd. is existing, that staff had recommended the building be located closer to the road, but agreed that the surrounding lot should be taken into consideration during plan development.

Alderman Loreck stated his support of the project, and asked the applicant if he had developed a car wash before. Mr. Erickson stated that he has developed and owns three (3) other car washes in the region. Alderman Loreck asked if there are any queuing problems when the three (3) payment lanes funnel into the single wash lane as proposed. Mr. Erickson answered in the negative, explaining that there will be automatic gates at each payment lane to organize the flow of cars into the wash tunnel.

Alderman Loreck asked for clarification of the building's orientation, whether the patrons using the pet wash services will have to cross the car wash traffic to enter the building, and what the price of a pet wash will be. Mr. Erickson stated that customers will not have to cross traffic, that the dog wash service entrance will face the interior parking lot and the price will be \$7.00.

Commissioner Carrillo stated her opinion that the project is great for the space.

Commissioner Hanna stated that is important to closely review the traffic flow of the project.

Mayor Bukiewicz stated is opinion that the project will be a great use of that space, but the traffic flow in and around the site will need attention.

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a car wash on the property at 140 W. Puetz Rd., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (February 22, 2022).

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

## **PLAN COMMISSION PRESENTATION**

Neighborhood Preservation Officer (NPO) Rice provided an overview of on the Neighborhood Preservation Program "Creek Code." Beginning in July of 2021, NPO Rice has fielded and processed resident complaints including trash and debris on properties, vehicles parked on grass, commercial vehicles on residential properties, RVs parked on front lawns, tall grass / weeds, junk vehicles, and chickens and other illegal animals within the City limits.

Below is a table comparing the number of cases, and their different statuses when NPO Rice began her position to January 2022.

Status	Date	Total Beginning	Date	Total Ending
Open	7/31/2021	209	1/17/2022	50
Pending	9/8/2021	78	1/17/2022	32
Violations	9/23/2021	42	1/17/2022	35

Letters	9/23/2021	10	1/17/2022	1
Citations	9/23/2021	8	10/4/2021	0
“Blank”	10/5/2021	134	1/17/2022	76

The majority of cases remaining open must be handled by the Inspection Department.

Since November of 2021, NPO Rice has also been tracking the number of calls received for residential cases, with the calls for commercial cases being handled by Zoning Administrator Miller. NPO Rice has also been working with the Engineering Department and the Department of Public Works (Forestry) to solve snow complaints and disperse information regarding encroachment, snow plows, and dead/diseased trees to residents. More recently, NPO Rice has been working on finding a solution for the increased coyote activity in the City.

Mayor Bukiewicz and Alderman Loreck commended and thanked NPO Rice on the work that’s been done for the City, and stated it has made a considerable, positive difference for the City.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:43 pm.

ATTEST:

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

2-16-22  
\_\_\_\_\_  
Date



# Significant Common Council Actions

ITEM: 4

DATE: February 22, 2022

## Summary of Significant Common Council Action

February 14, 2022

- **APPROVED** – Resolution No. 12306-021422, a resolution approving a Certified Survey Map submitted by Phil Purpero, C.W. Purpero, Inc. for the properties at 7030 S. 13th St. & 1190 W. Rawson Ave. (1st Aldermanic District)
- **HELD** - Ordinance No. 3028, an ordinance to repeal and recreate Chapter 17 - Zoning Code of the Municipal Code.

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP  
Planner

## PLAN COMMISSION REPORT

**Proposal:** Sign Appeal – Texas Roadhouse  
**Description:** Request for a variance allowing the applicant to install two wall signs on the west elevation for Texas Roadhouse to be located at 1489 W. Broadwick Place.  
**Applicant(s):** Emily Bernahl, Bernahl Development Services, LLC  
**Address(es):** 1489 W. Broadwick Place (1<sup>st</sup> Aldermanic District)  
**Suggested Motion:** Staff does not provide recommendations for sign appeals. See staff report for options.

---

**Owner(s):** Highgate, LLC  
**Tax Key(s):** 783-9033-000  
**Lot Size(s):** 2.026 ac  
**Current Zoning District(s):** B-4, Highway Business  
**Overlay District(s):** PUD  
**Wetlands:**  Yes  No      **Floodplain:**  Yes  No  
**Comprehensive Plan:** Mixed Use

---

### Background:

The Appellant is requesting a variance from Section 17.0706(i) to install one (1) 2'-1" (h) x 3'-10" (l) (7.98 sq. ft.) LED cabinet wall sign with push thru ½" lettering on the west elevation. Section 17.0706(i) states, in part: "Single and two (2) tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage." The applicant has also proposed a 3'-3" (h) x 28'-3" (l) (91.8 sq. ft.) LED channel letterset for the west elevation, which will be reviewed in the next agenda item. The additional wall sign will help customers distinguish between the to-go pick up door and main entryway.

The Appellant has provided written responses to the variance criteria for Plan Commission consideration. In deliberation of a variance, the Plan Commission may consider the following:

- location of the proposed sign
- height

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

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

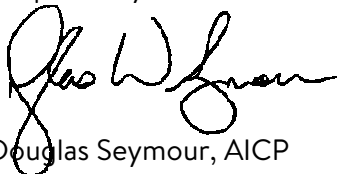
1. There shall be no public harm and there shall be a public benefit.
2. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
3. The sign will not result in an undue concentration of signage which renders it difficult or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

**Motion for consideration:** That the Plan Commission approves a sign variance allowing the installation of (1) 2'-1" (h) x 3'-10" (l) (7.98 sq. ft.) LED cabinet wall sign with push thru ½" lettering on the west elevation of the Texas Roadhouse restaurant located at 1480 W. Broadwick Pl. (Note: if the Plan Commission does not determine that the variances are acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based.)

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of the request. Should the variances not be granted, the Appellant must comply with limitation of one (1) wall sign on the west elevation.

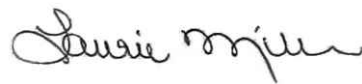
---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Laurie Miller  
Zoning Administrator/Planner

---

Attachments:

Hearing Notice

Location Map

Narrative (2 pages)

Site and Design Plans (4 pages)

Publish February 9, 2022

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

**IMPORTANT NOTICE**

**CORRECTION**

A public hearing for a sign appeal will be held:

**Date:**

February 22, 2022

**Time:**

6:00 p.m.

**Place:**

Common Council Chambers

**Appellant:**

Emily Bernahl

**Tax Key No.**

784-9033-000

**Property location:**

1489 W. Broadwick Place

**To Request:**

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

If granted, the variances would allow the applicant to install a 2'-1" x 3'-10" (7.98 sq. ft.) LED cabinet wall sign with push thru 1/2" lettering on the west elevation.

**Zoning of Property:**

B-4 PUD, Business Highway District, Planned Unit Development

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

Dated this 18th day of January, 2022.

**PLAN COMMISSION**

CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

**Public Notice**

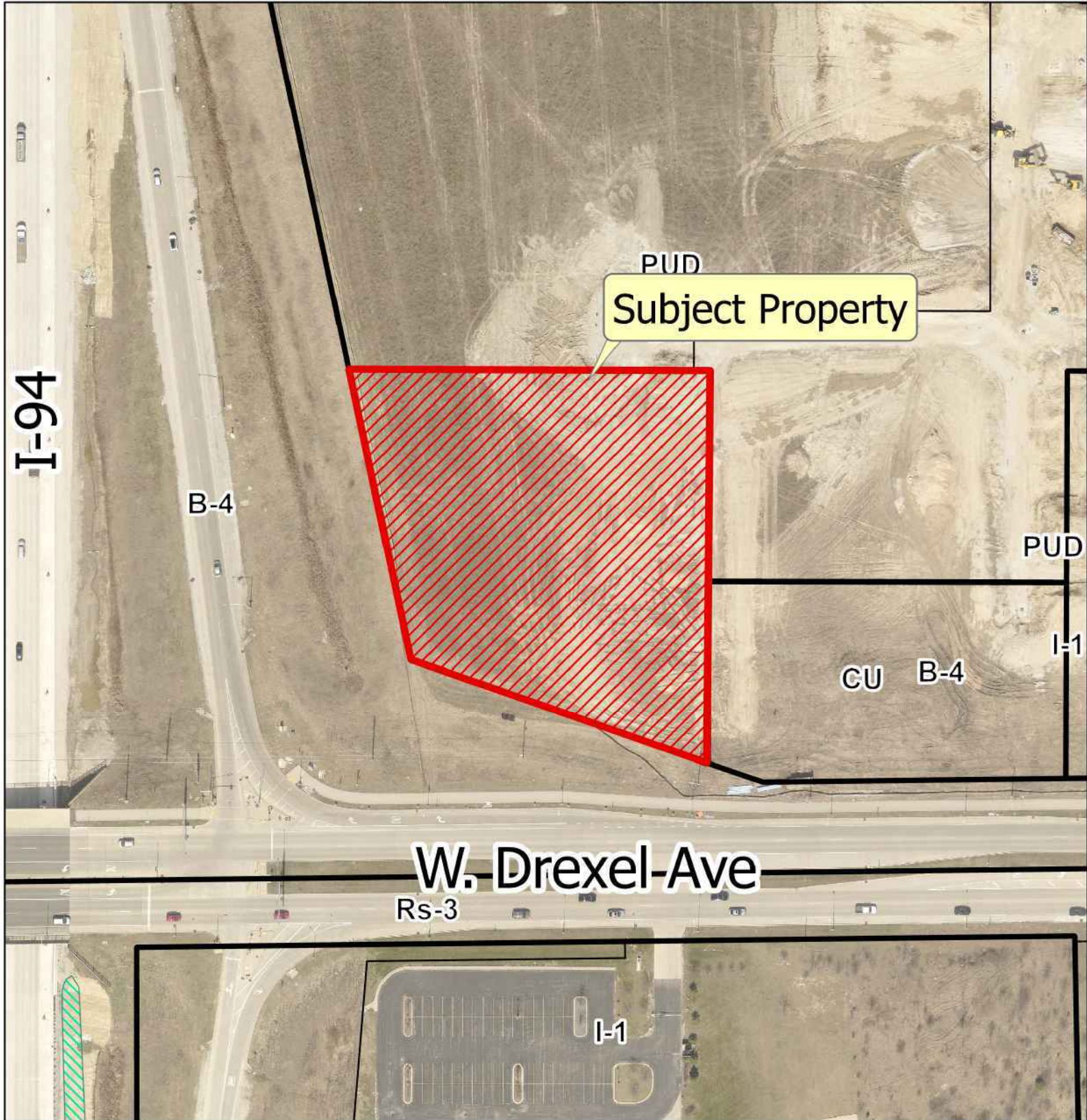
PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should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

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

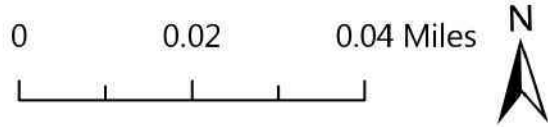


# Location Map

## 1489 W. Broadwick Place



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
  - 1489 W. Broadwick Pl.



January 21, 2022

**RE: Texas Roadhouse – Highgate PUD**

1. *Variance requested.* Texas Roadhouse is seeking a variance from Sec. 17.0706(i)(1) which restricts the number of wall signs to 1 per street frontage per tenant.

Texas Roadhouse is seeking two requests, (1) they are requesting a variance to allow for an additional sign “to go sign” on their west elevation or two (2) signs and (2) a request for a small sign over their front door, an elevation of the building that does not face a street frontage.

2. *What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.*

The COVID pandemic has caused Texas Roadhouse restaurant operations to develop and successfully incorporate a model for contactless pick up. As a result of Covid mitigation, they have designed areas in their store for To-Go orders. The architecture of the building has followed suit, creating the need for a separate To-Go room entrance, pick-up window, and sign. Access to To-Go is on the opposite side from the main entrance and needs identification for guests. This keeps foot traffic away from the already-crowded restaurant lobby. The To-Go sign is utilized more as a directional sign than advertising the brand. The sign band on the west (left) elevation is the visible signage from I-94. The combination of these two signs does not exceed the allowable 100 square foot maximum per façade. We appreciate your consideration of this additional sign based on the new mid-COVID operational needs of the restaurant. The entrance sign is a critical directional sign for customers navigating them to the front doors. To allow the entrance door sign is keeping this location consistent with their Registered Trademark I.D.

3. *Why variance requested is not contrary to the public interest and will not endanger public safety and welfare.*

The additional sign request is to allow a 7.98 SF To-Go sign to be added to the west elevation to direct customers to the appropriate area to pick up carry out orders. The modification to the number of signs does not affect nor jeopardize the public's health, safety, and welfare. Rather the placement of the sign will avoid customer congestion in the lobby of the building by directing them accordingly. Similarly, the small 18.1 square foot sign above the entrance directs guests from the parking lot to the front doors of the restaurant. By directing and increasing the visibility of the entrance it can alleviate the potential vehicle/pedestrian safety/conflict issues.

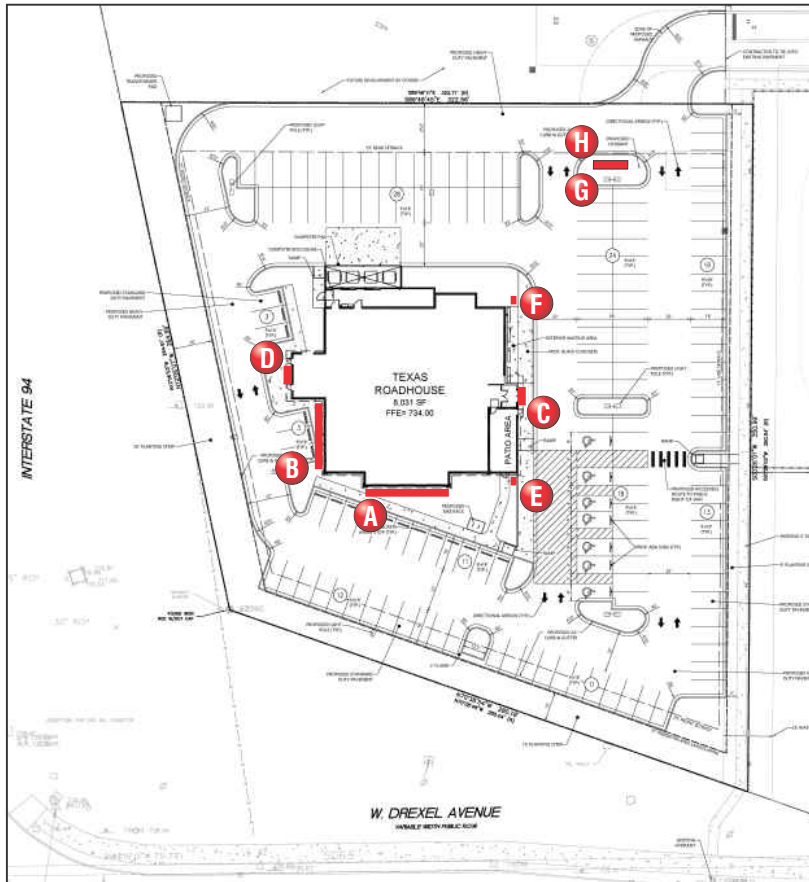
4. *Why variance requested will be in accord with the spirit of the zoning ordinance.*

The request is in the spirit of the zoning ordinance as the signs are thoughtfully designed and incorporated into the architecture, they are not ostentatious and used simply to direct not advertise. The additional signage request does not alter the character of the neighborhood/district in which this property resides. Nor does it substantially or permanently impair the appropriate use or development of the adjacent properties.

5. *How the variance, if granted, will cause substantial justice to be done.*

The request if granted will allow the entrance door sign to be consistent with their Registered Trademark I.D. used throughout the country and the small To-Go sign would allow them to identify an area of the store that has been developed to address pandemic mitigation practices that have been evolving and ongoing since 2020.

Thank you for your time and consideration,  
Emily Bernahl



- SIGN TYPE **A** 2'-8" LED Channel Letterset w/ 3' logo.
- SIGN TYPE **B** 2'-8" LED Channel Letterset w/ 3' logo.
- SIGN TYPE **C** 3'3" x 5'7" S/F LED Wall Sign.
- SIGN TYPE **D** 2'1" x 3'10" S/F LED To-Go Wall Sign.
- SIGN TYPE **E** 1'6" X 2'-0" x 4'-0" S/F Directional Ground Sign.
- SIGN TYPE **F** 1'6" X 2'-0" x 4'-0" S/F Directional Ground Sign.
- SIGN TYPE **G** 5'-10" x 10'-0" Monument Sign.
- SIGN TYPE **H** 0'-6" x 1'-6" TO-GO Panel.



**SIGN PLACEMENT**

SCALE: 1/64" = 1'-0"

**FEDERAL HEATH**  
SIGN COMPANY  
www.FederalHeath.com  
160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Eufess - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Eufess - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

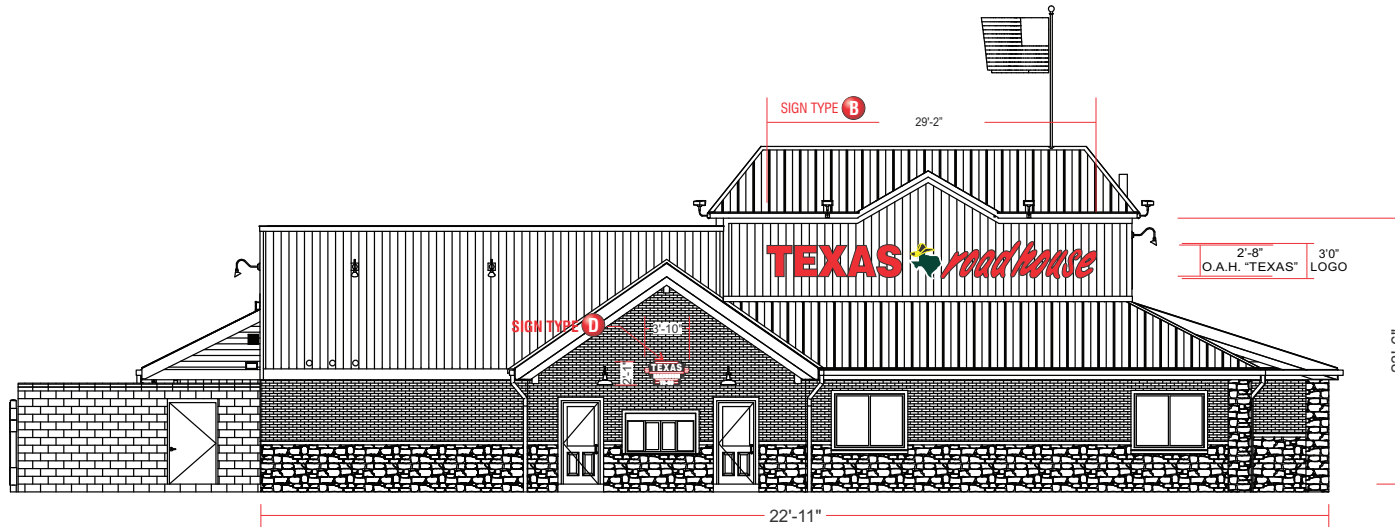
Revisions:  
R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.  
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
Client Approval/Date:  
Landlord Approval/Date:

Account Rep: Randy Cearlock  
Project Manager: S. Maeser  
Drawn By: K. Singleton  
UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

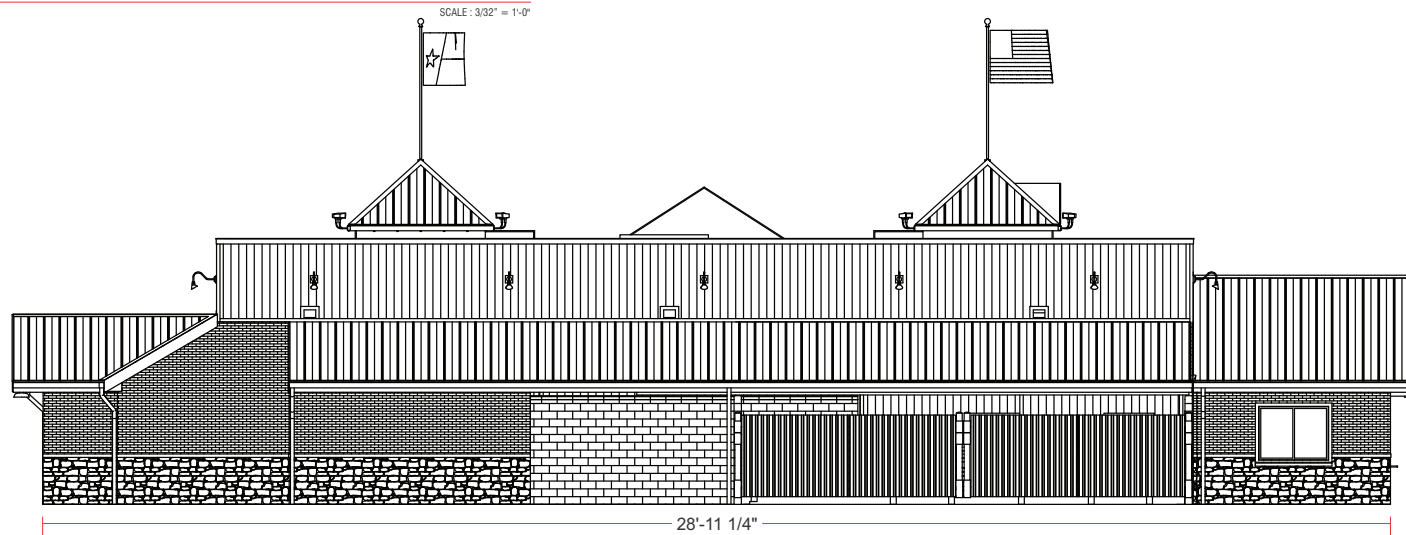
Project / Location:  
**TEXAS roadhouse**  
1489 W. Broadwick Place  
Oak Creek, WI

Job Number: **23-67048-10**  
Date: **January 19, 2022**  
Sheet Number: **1** Of **9**  
Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



LEFT ELEVATION



REAR ELEVATION

SCALE: 3/32" = 1'-0"



www.FederalHeath.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Euless - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Euless - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

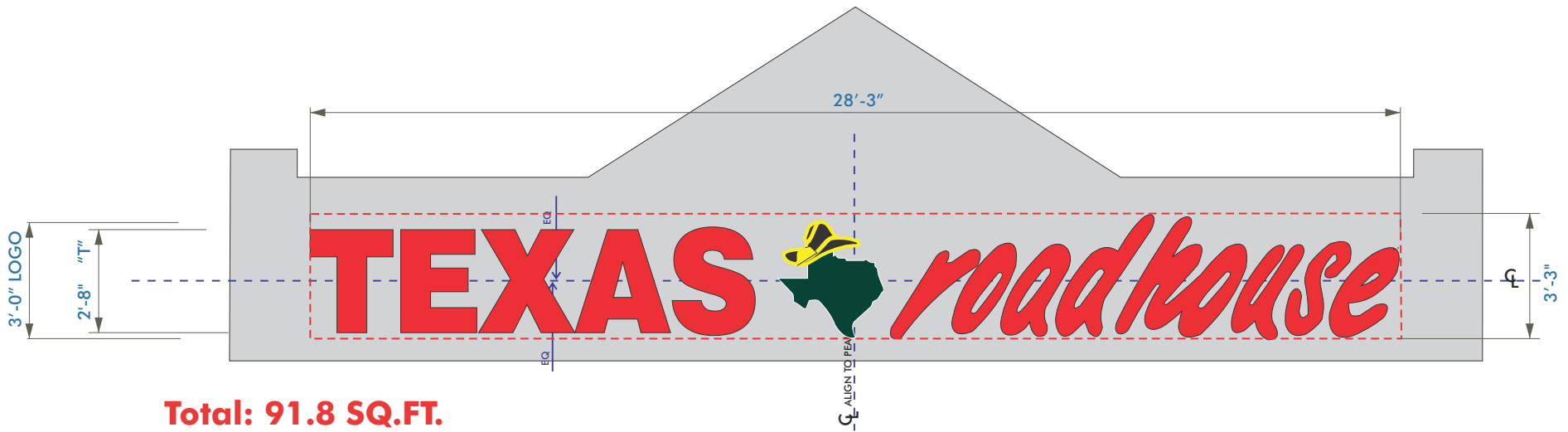
Revisions:  
 R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
 R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.  
 Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
 Client Approval/Date: \_\_\_\_\_  
 Landlord Approval/Date: \_\_\_\_\_

Account Rep: Randy Cearlock  
 Project Manager: S. Maeser  
 Drawn By: K. Singleton  
 Underwriters Laboratories Inc. nspc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL I.E.C. STANDARDS

Project / Location:  
  
 1489 W. Broadwick Place  
 Oak Creek, WI

Job Number: **23-67048-10**  
 Date: **January 19, 2022**  
 Sheet Number: **3** Of **9**  
 Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



**Total: 91.8 SQ.FT.**

**SIGN TYPES A & B Individual Plex Faced LED Illuminated Channel Letters- Two (2) Sets Req'd.**

**SCOPE OF WORK:**

Manufacture and install Plex Faced, LED Illuminated channel letters having remote power supplies located in accessible area behind wall.

SCALE: 3/8" = 1'-0"

**INSTALLER IS RESPONSIBLE FOR:**

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

**ELECTRICAL REQUIREMENTS**

Total: 6 Amps per set

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

**MATERIAL FINISH COLORS**

AKZO 108-D5 Gloss Red	#2283 Red Acrylic	Red	#7328 White Acrylic "Hat & State"	AKZO Gloss White	2500-76 Holly Green Vinyl Applied to White Acrylic Face Leaving White Outline.	Match PMS-122	2500-15 Yellow Vinyl Applied to White Acrylic.	2500-22 Black Vinyl Applied to Yellow Vinyl Leaving "Hat" Detail.
Letter Returns	Letter Face	Letter Trim Cap	Logo: Face	Logo: "State" Return & Retainer.	Logo: "State"	Logo: "Hat" Return & Retainer	Logo: "Hat"	Logo: "Hat"

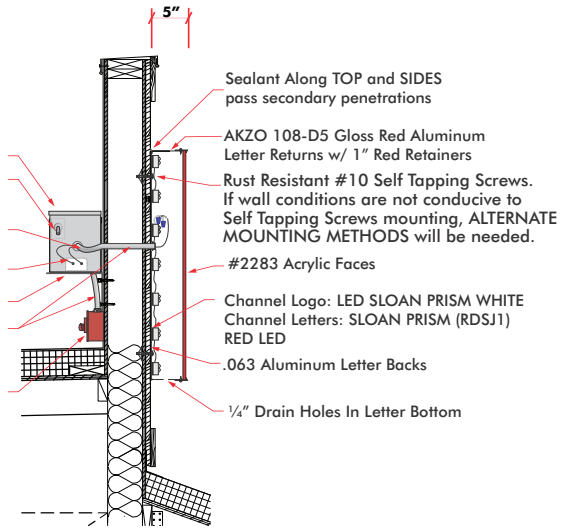
**CUSTOMER TO PROVIDE:**

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:  
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
D. Number and size of circuits for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:  
1. Damage to or improper operation of the sign(s).  
2. Delays and additional costs.

**Notes:**  
- Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
- Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.

- Transformer Box Mounted with Lid on Top
- 120Volt-20 Amp Disconnect Switch Mounted on End of each Transformer Box.
- 14 AWL Wire From Power Supply To LED Connector Inside Each Letter.
- 120 VAC/12VDC Power Supply (Mount In Transformer Box)
- Transformer Box Mounting Brackets by Installer
- Metallic Seal-Tite In Wall For Supply and Primary Leads
- J-Box and Primary Disconnect by GC's Electrician



**LED LOW VOLTAGE LIGHTING SYSTEM**  
U.L. RECOGNIZED - CLASS 2 - CONFORMS TO U.L. 48



**SIGN COMPANY**  
www.FederalHealth.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Eudess - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Eudess - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

**Revisions:**

**R1:** Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.

**R2:** Removed development signage until further notice. Added To-Go directional signs and address numbers.

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

**Client Approval/Date:** \_\_\_\_\_

**Landlord Approval/Date:** \_\_\_\_\_

Account Rep: **Randy Cearlock**

Project Manager: **S. Maeser**

Drawn By: **K. Singleton**



**Project / Location:**



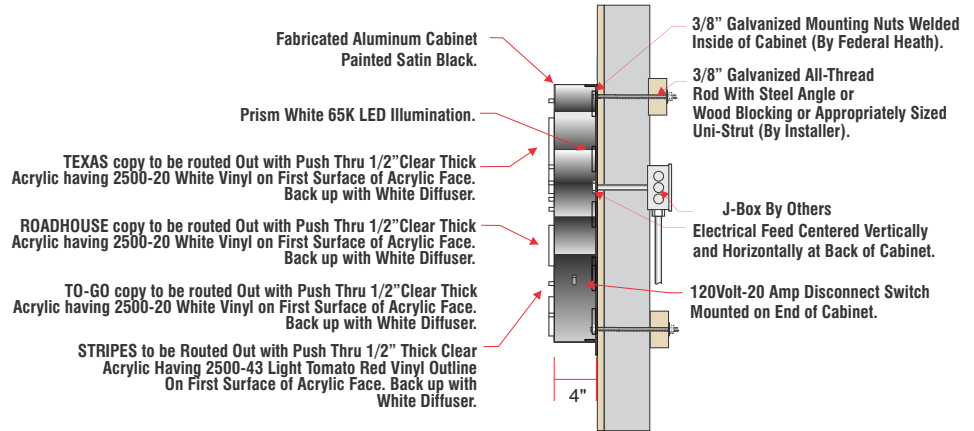
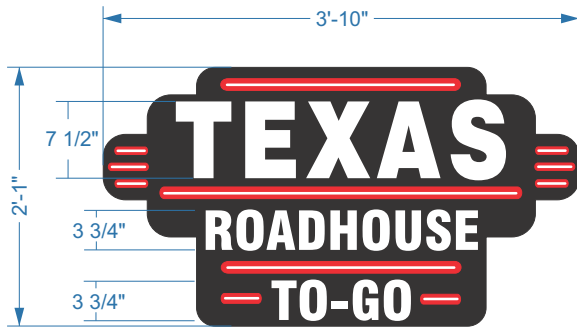
Job Number: **23-67048-10**

Date: **January 19, 2022**

Sheet Number: **4** Of **9**

Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. © 2008



Typical Cabinet End View

**SIGN TYPE D** Single Face Illuminated Wall Sign One (1) Req'd | **7.98 SQ.FT.**  
**SCOPE OF WORK:** Manufacture and install S/F Internally illuminated wall sign.  
 Scale: 1" = 1'-0"

**CUSTOMER TO PROVIDE:**  
 (For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

**ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:**  
 A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
 C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
 D. Number and size of circuits for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:  
 1. Damage to or improper operation of the sign(s).  
 2. Delays and additional costs.

**Notes:** © Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
 © Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.

**INSTALLER IS RESPONSIBLE FOR:**  
 PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
 PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
 SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

ELECTRICAL REQUIREMENTS	
Total: <u>1.2</u> Amps	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL
(1) 120V 20A Circuit Required.	

**MATERIAL FINISH COLORS**

<b>AKZO Satin Black</b> Cabinet and Face Bkgd	<b>#7328 White Acrylic</b> Copy, Logo and Stripes Bkgd	<b>2150-43 Light Tomato Red Vinyl</b> Stripe Bkgd.
--	---	---

**FEDERAL HEALTH SIGN COMPANY**  
 www.FederalHeath.com  
 160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Eufess - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Eufess - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

Revisions:  
**R1:** Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
**R2:** Removed development signage until further notice. Added To-Go directional signs and address numbers.  
 Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
**Client Approval/Date:** \_\_\_\_\_  
**Landlord Approval/Date:** \_\_\_\_\_

Account Rep: **Randy Cearlock**  
 Project Manager: **S. Maeser**  
 Drawn By: **K. Singleton**  
ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:  
  
**1489 W. Broadwick Place Oak Creek, WI**

Job Number: **23-67048-10**  
 Date: **January 19, 2022**  
 Sheet Number: **6** Of **9**  
 Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. ©2008



## PLAN COMMISSION REPORT

Proposal: Sign Plan Review – Texas Roadhouse

Description: Review the proposed sign plan for Texas Roadhouse to be located at 1489 W. Broadwick Place.

Applicant(s): Emily Bernahl, Bernahl Development Services, LLC

Address(es): 1489 W. Broadwick Place (1<sup>st</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves the sign plan submitted by Emily Bernahl, Bernahl Development Services, LLC., for Texas Roadhouse to be located at 1489 W. Broadwick Place with the following condition:  
  
There shall be no outline lighting around the signs or on any portion of the exterior of the building.

Owner(s): Highgate, LLC

Tax Key(s): 783-9033-000

Lot Size(s): 2.026 ac

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

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Mixed Use

### Background:

The Applicant is requesting approval for a Sign Plan for the future Texas Roadhouse restaurant located at 1489 W. Broadwick Place. The Sign Plan incorporates the sign appeal reviewed in the previous agenda item. The following signs are being proposed for the development:

- One (1) 8'-0" (h) x 10'-0" (l) monument sign near the Broadwick Place entryway in the northeast island.



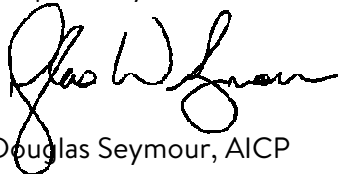
- One (1) 3'-3" (h) 'x 28'-3" (l) (91.8 sq. ft.) LED channel letterset with logo on the south elevation.
- One (1) 3'-3" (h) 'x 28'-3" (l) (91.8 sq. ft.) LED channel letterset with logo on the west elevation.
- One (1) 2'-1" (h) x 3'-10" (l) (7.98 sq. ft.) LED cabinet sign with push thru 1/2" lettering on the west elevation.
- One (1) 3'-3" (h) x 5'-7" (l) (18.1 sq. ft.) LED cabinet sign with push thru 1/2" lettering on the east elevation.
- Two (2) 1'6" (w) x 4'-0" (h) (3 sq. ft. face) directional ground signs.

Should the variance in the previous agenda item not be approved, the Sign Plan will be revised to remove that single sign.

**Options/Alternatives:** The Plan Commission has the discretion to approve or disapprove of 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).

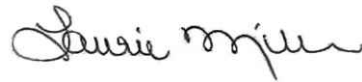
---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Laurie Miller  
Zoning Administrator/Planner

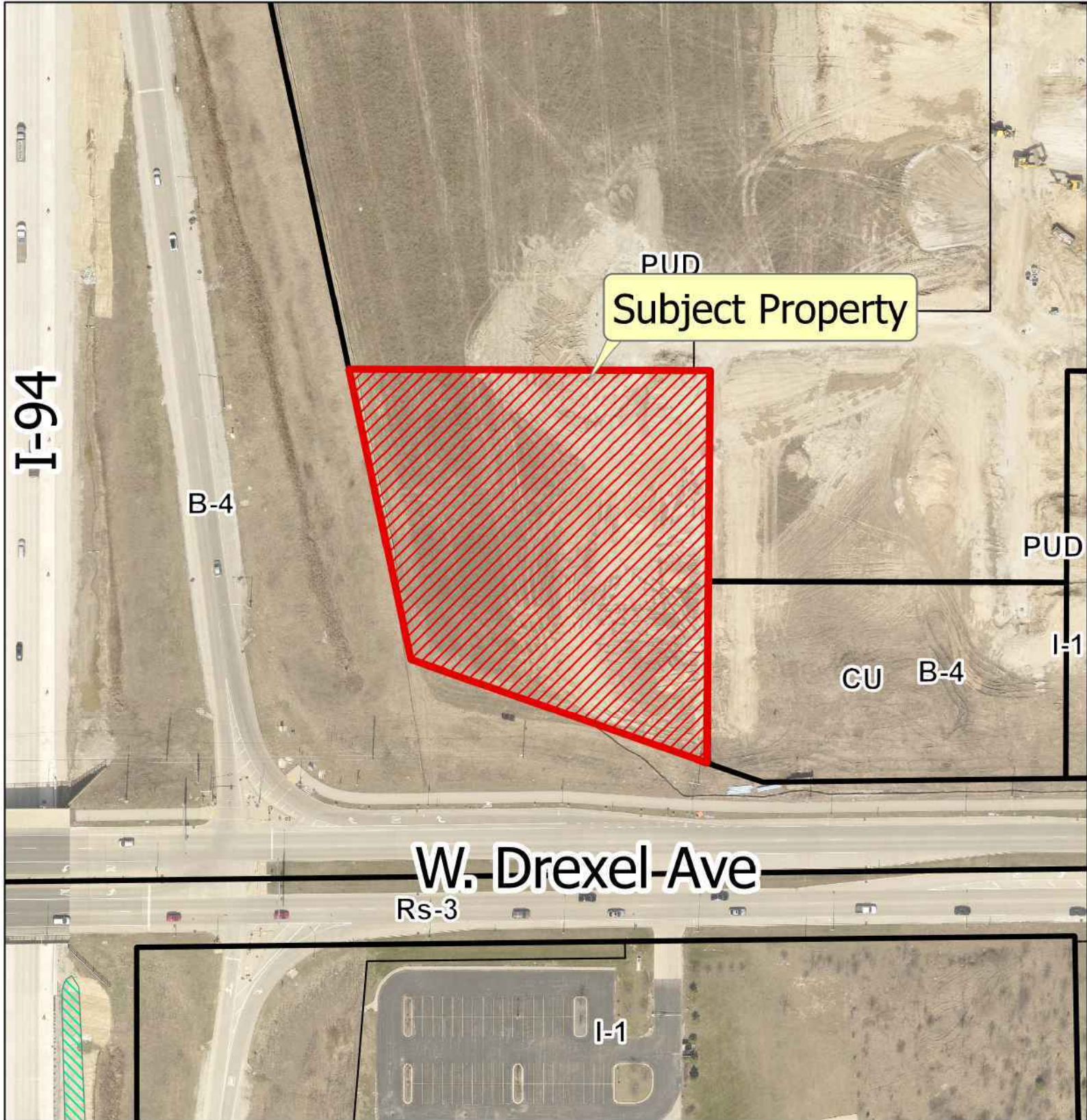
---

Attachments:

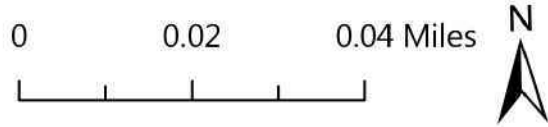
- Location Map
- Proposed site plan and sign graphics (8 pages)

# Location Map

## 1489 W. Broadwick Place

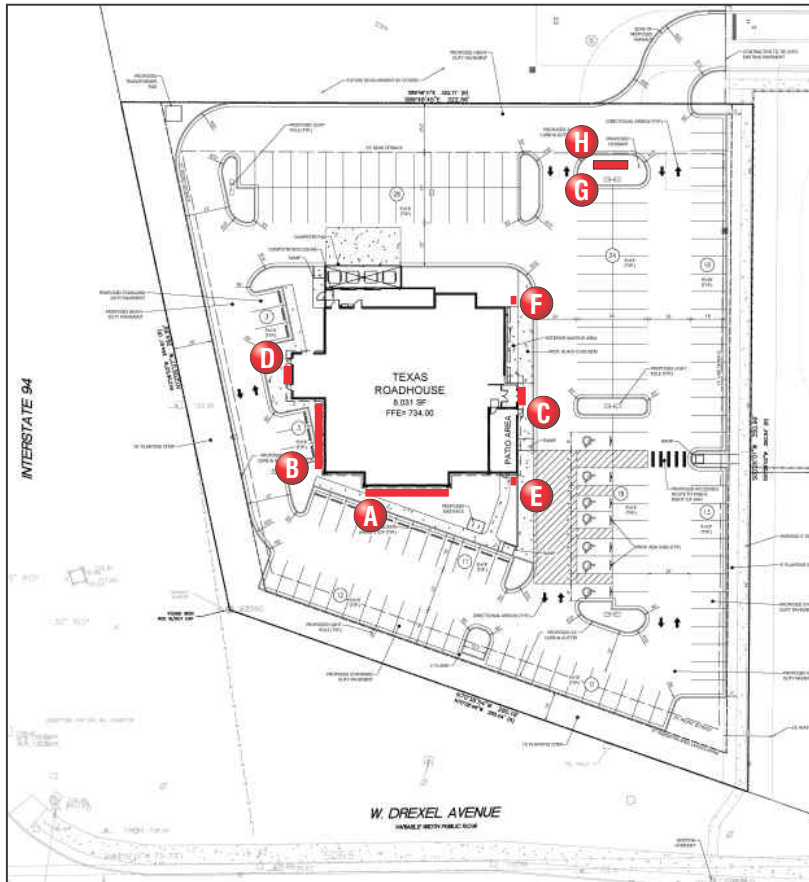


This map is not a survey of the actual boundary of the property this map depicts



### Legend

- Zoning
- Flood Fringe
- Official Street Map
- Parcels
- Floodway
- 1489 W. Broadwick Pl.



- SIGN TYPE A** 2'-8" LED Channel Letterset w/ 3' logo.
- SIGN TYPE B** 2'-8" LED Channel Letterset w/ 3' logo.
- SIGN TYPE C** 3'3" x 5'7" S/F LED Wall Sign.
- SIGN TYPE D** 2'1" x 3'10" S/F LED To-Go Wall Sign.
- SIGN TYPE E** 1'6" X 2'-0" x 4'-0" S/F Directional Ground Sign.
- SIGN TYPE F** 1'6" X 2'-0" x 4'-0" S/F Directional Ground Sign.
- SIGN TYPE G** 5'-10" x 10'-0" Monument Sign.
- SIGN TYPE H** 0'-6" x 1'-6" TO-GO Panel.



**SIGN PLACEMENT**

SCALE: 1/64" = 1'-0"

**FEDERAL HEATH**  
SIGN COMPANY  
www.FederalHeath.com  
160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Eufess - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Eufess - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

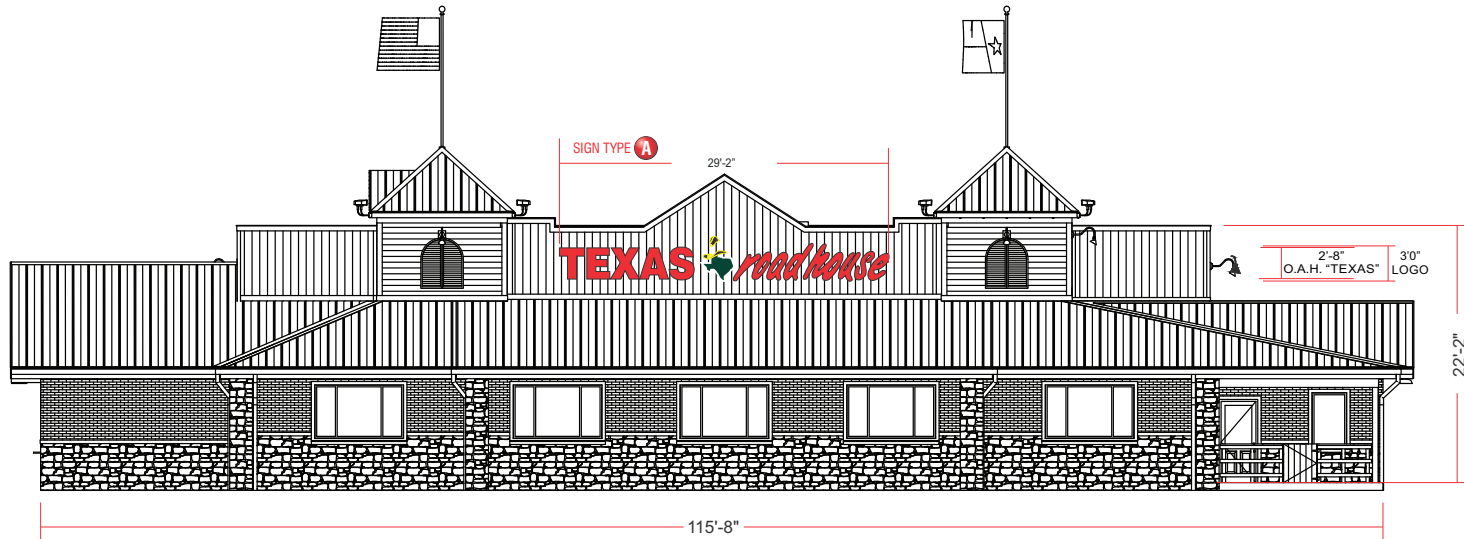
Revisions:  
R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.  
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
Client Approval/Date:  
Landlord Approval/Date:

Account Rep: Randy Cearlock  
Project Manager: S. Maeser  
Drawn By: K. Singleton  
UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

Project / Location:  
**TEXAS roadhouse**  
1489 W. Broadwick Place  
Oak Creek, WI

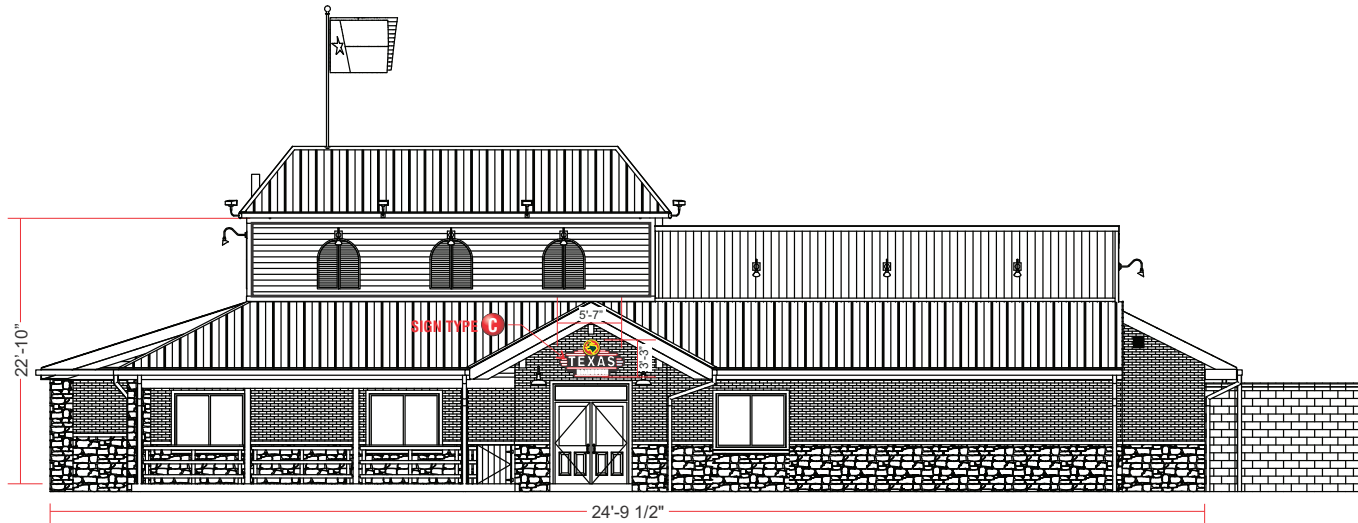
Job Number: **23-67048-10**  
Date: **January 19, 2022**  
Sheet Number: **1** Of **9**  
Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



FRONT ELEVATION

SCALE : 3/32" = 1'-0"



RIGHT ELEVATION

SCALE : 3/32" = 1'-0"



**SIGN COMPANY**  
www.FederalHeath.com

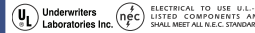
160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Eules - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Eules - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

Revisions:

R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.  
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
Client Approval/Date:  
Landlord Approval/Date:

Account Rep: **Randy Cearlock**  
Project Manager: **S. Maeser**  
Drawn By: **K. Singleton**

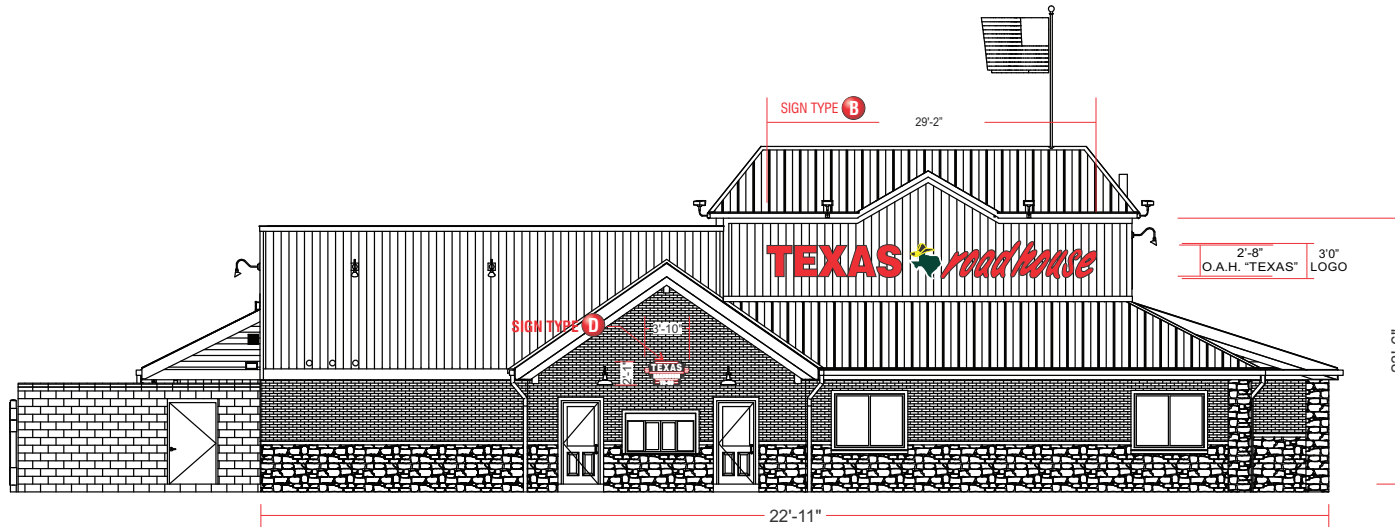


Project / Location:

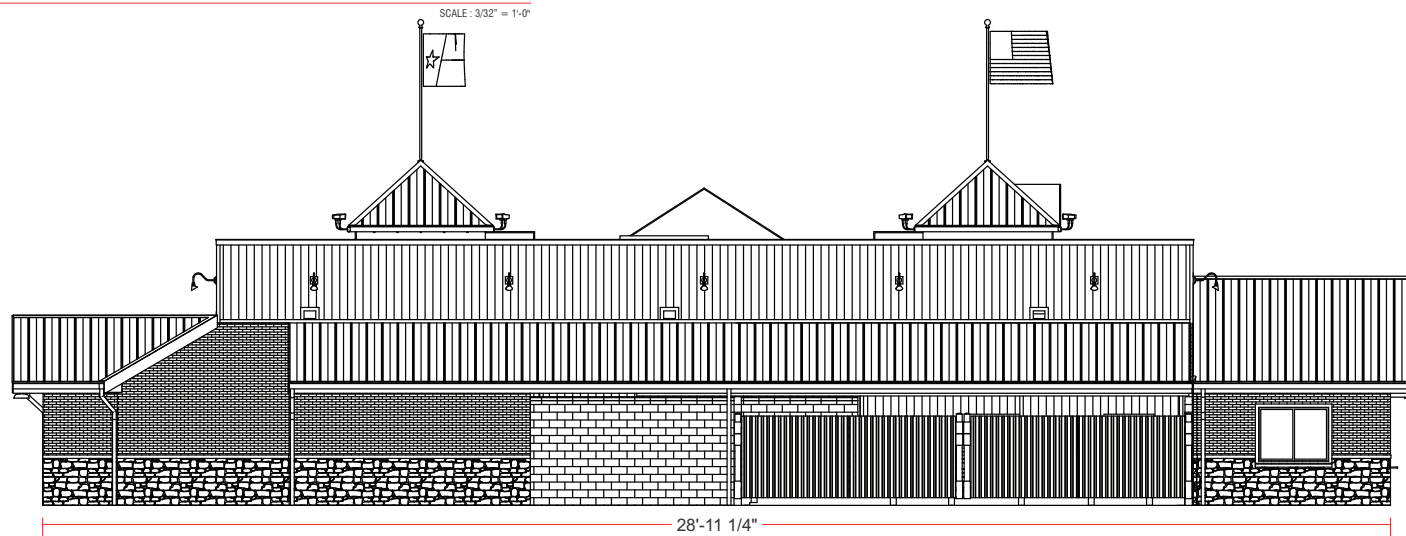


Job Number: **23-67048-10**  
Date: **January 19, 2022**  
Sheet Number: **2** Of **9**  
Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©2008



LEFT ELEVATION



REAR ELEVATION

SCALE: 3/32" = 1'-0"



**FEDERAL HEATH**  
SIGN COMPANY

www.FederalHeath.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Euless - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Euless - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

Revisions:

- R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.
- R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

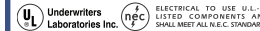
Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: Randy Cearlock

Project Manager: S. Maeser

Drawn By: K. Singleton



Project / Location:



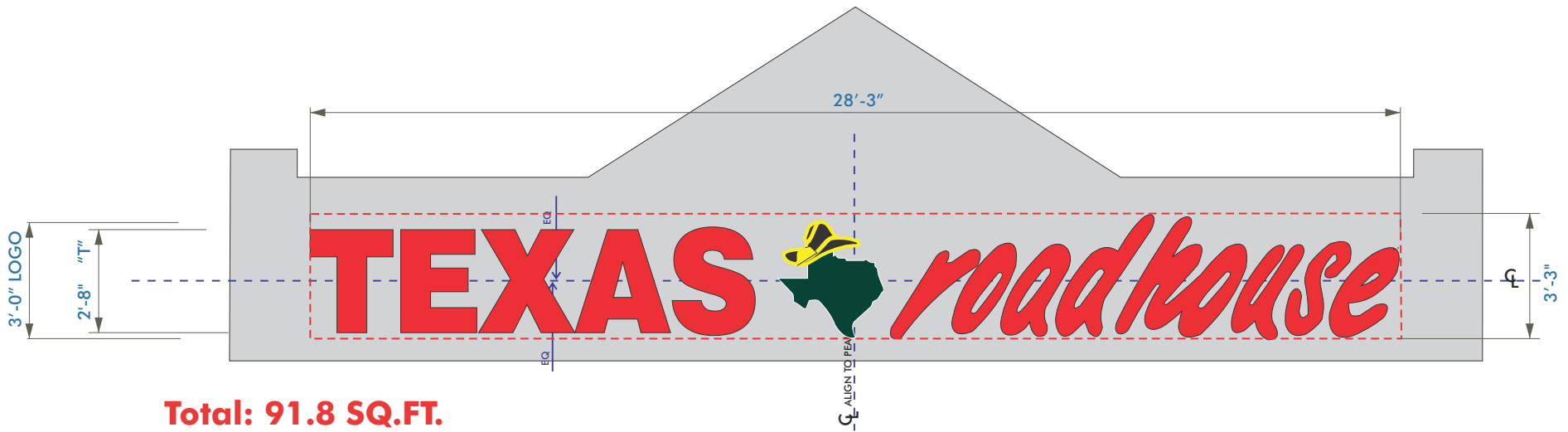
Job Number: 23-67048-10

Date: January 19, 2022

Sheet Number: 3 Of 9

Design Number: 23-67048-10R2

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



**Total: 91.8 SQ.FT.**

**SIGN TYPES A & B Individual Plex Faced LED Illuminated Channel Letters- Two (2) Sets Req'd.**

**SCOPE OF WORK:**

Manufacture and install Plex Faced, LED Illuminated channel letters having remote power supplies located in accessible area behind wall.

SCALE: 3/8" = 1'-0"

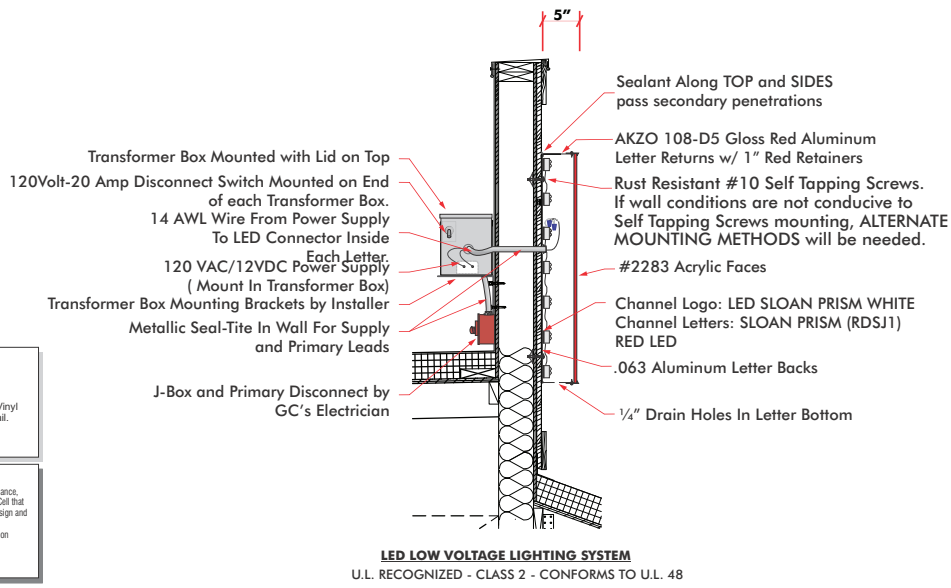
**INSTALLER IS RESPONSIBLE FOR:**  
 PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.  
 PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

ELECTRICAL REQUIREMENTS	
Total: <u>6</u> Amps per set	ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
(1) 120V 20A Circuit Required.	

MATERIAL FINISH COLORS								
AKZO 108-D5 Gloss Red	#2283 Red Acrylic	Red	#7328 White Acrylic "Hat & State"	AKZO Gloss White	2500-76 Holly Green Vinyl Applied to White Acrylic Face Leaving White Outline.	Match PMS-122	2500-15 Yellow Vinyl Applied to White Acrylic.	2500-22 Black Vinyl Applied to Yellow Vinyl Leaving "Hat" Detail.
Letter Returns	Letter Face	Letter Trim Cap	Logo: Face	Logo: "State" Return & Retainer.	Logo: "State"	Logo: "Hat" Return & Retainer	Logo: "Hat"	Logo: "Hat"

**CUSTOMER TO PROVIDE:**  
 ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:  
 A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
 C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
 D. Number and size of circuits for each sign to meet Federal Health Signs requirement.  
 Any deviation from the above recommendations may result in:  
 1. Damage to or improper operation of the sign(s).  
 2. Delays and additional costs.

**Notes:**  
 - Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
 - Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.



**FEDERAL HEALTH SIGN COMPANY**  
 www.FederalHealth.com  
 160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Eudess - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Euless - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

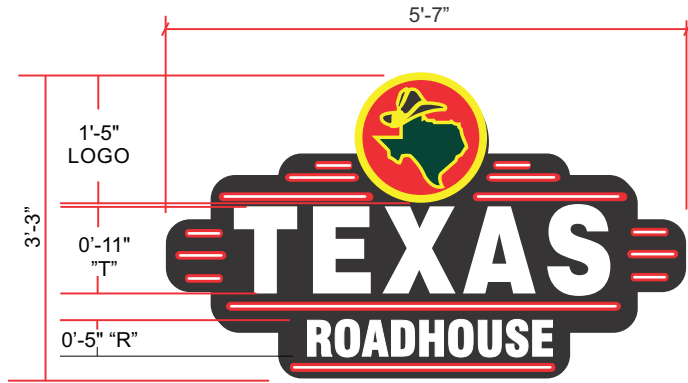
Revisions:  
**R1:** Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
**R2:** Removed development signage until further notice. Added To-Go directional signs and address numbers.  
 Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
**Client Approval/Date:** \_\_\_\_\_  
**Landlord Approval/Date:** \_\_\_\_\_

Account Rep: **Randy Cearlock**  
 Project Manager: **S. Maeser**  
 Drawn By: **K. Singleton**  
 Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL N.E.C. REQUIREMENTS

Project / Location:  
  
 1489 W. Broadwick Place  
 Oak Creek, WI

Job Number: **23-67048-10**  
 Date: **January 19, 2022**  
 Sheet Number: **4** Of **9**  
 Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. © 2008



**Single Face Illuminated Wall Sign One (1) Req'd**

**SCOPE OF WORK:** Manufacture and install S/F Internally illuminated wall sign. **Scale: 3/4" = 1'-0"**

**18.1 SQ.FT.**

MATERIAL FINISH COLORS		
<b>AKZO</b> Satin Black Cabinet and Face Bkgd	<b>#7328</b> White Acrylic Copy, Logo and Stripes Bkgd	<b>2150-43</b> Light Tomato Red Vinyl Logo Circle and Stripe Bkgd.
<b>2500-76</b> Holly Green Vinyl Logo: "State"	<b>2500-15</b> Yellow Vinyl Logo: Circle, Hat and State Border.	<b>2500-22</b> Black Vinyl elements Applied to Yellow Bkgd. Logo: "Hat"

**CUSTOMER TO PROVIDE:**

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

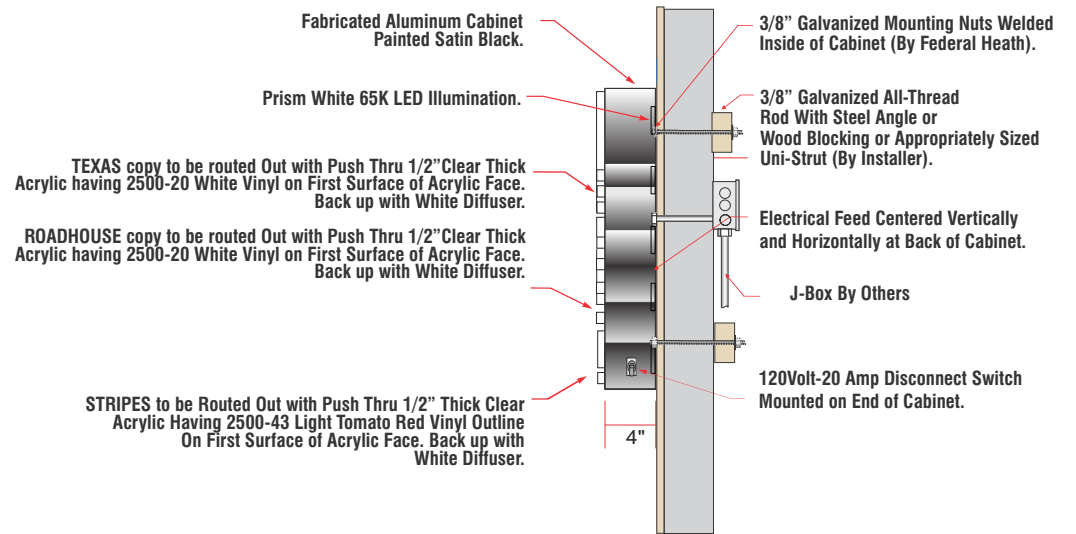
ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 6 FT.) TO BE BY CERTIFIED ELECTRICIAN.  
 A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
 B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
 C. Properly sized ground wire that can be traced back to the breaker panel must be provided.  
 D. Number and size of circuits for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:  
 1. Damage to or improper operation of the sign(s).  
 2. Delays and additional costs.

**Note:** <sup>1</sup> Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
<sup>2</sup> Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Signs Co. will void the warranty.

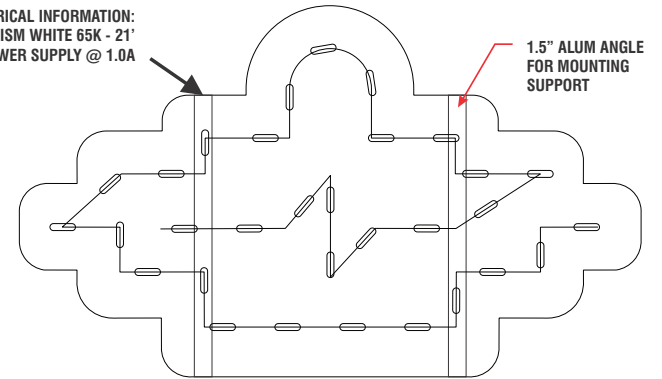
**ELECTRICAL INFORMATION**

**(31) SLOAN PRISM WHITE 65K - 21'**  
**(1) 60w POWER SUPPLY @ 1.0A**  
**TOTAL AMP LOAD = 1.0**  
**(1) 120v / 20A CIRCUIT REQUIRED**



**Typical Cabinet End View**

**ELECTRICAL INFORMATION:**  
**(31) SLOAN PRISM WHITE 65K - 21'**  
**(1) 60w POWER SUPPLY @ 1.0A**



**SIGN COMPANY**  
www.FederalHeath.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Eules - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Eules - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park

**Building Quality Signage Since 1901**

**Revisions:**

- R1:** Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.
- R2:** Removed development signage until further notice. Added To-Go directional signs and address numbers.

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

**Client Approval/Date:**

**Landlord Approval/Date:**

Account Rep: **Randy Cearlock**

Project Manager: **S. Maeser**

Drawn By: **K. Singleton**



**Project / Location:**



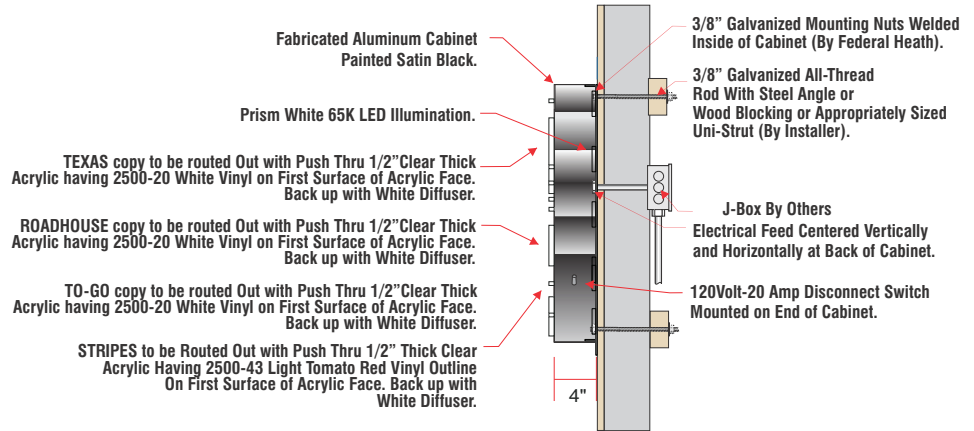
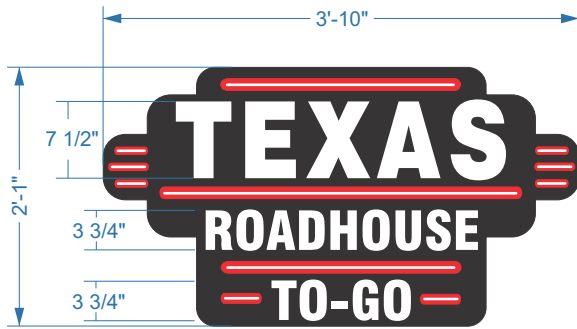
Job Number: **23-67048-10**

Date: **January 19, 2022**

Sheet Number: **5** Of **9**

Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. ©2008



Typical Cabinet End View

**SIGN TYPE D** Single Face Illuminated Wall Sign One (1) Req'd | **7.98 SQ.FT.**  
**SCOPE OF WORK:** Manufacture and install S/F Internally illuminated wall sign.  
 Scale: 1" = 1'-0"

**CUSTOMER TO PROVIDE:**

(For New / Remodel Construction) ADEQUATE BEHIND THE WALL BACKING AND ACCESS AS REQUIRED TO INSTALL SIGNAGE. CUSTOMER TO FORWARD COPY OF FINAL APPROVED SIGNAGE DRAWINGS TO BUILDING SITE CONTACT SO THAT THESE PROVISIONS CAN BE MADE DURING CONSTRUCTION AND PRIOR TO SIGN INSTALLATION.

ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 5 FT.) TO BE BY CERTIFIED ELECTRICIAN:

- A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).
- B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.
- C. Properly sized ground wire that can be traced back to the breaker panel must be provided.
- D. Number and size of circuits for each sign to meet Federal Health Signs requirement.

Any deviation from the above recommendations may result in:

- 1. Damage to or improper operation of the sign(s).
- 2. Delays and additional costs.

**Notes:** © Certain electrical components of signs will fail prematurely if signs are not shut-off for a period of time, once, each day. For best performance, we recommend signs to be connected to an automatic controlling device such as an Energy Management System, Time Clock or Photo Cell that will automatically shut-off the sign for a period of time, each day. Failure to do so will cause damage to the electrical components of the sign and will void the warranty.  
 © Some dimming devices will also adversely affect sign electrical components, causing failure. Any dimming of the sign without consultation with Federal Health Sign Co. will void the warranty.

**INSTALLER IS RESPONSIBLE FOR:**

PROVIDING AND INSTALLING ALL COMPONENTS REQUIRED TO RUN SECONDARY WIRING (CONNECTORS, GTO CONDUIT, ETC.) TO BE DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

PROVIDING ALL NEEDED INSTALLATION HARDWARE AS DETERMINED BY LOCAL CODE AND SITE CONDITIONS.

SEALING BUILDING PENETRATIONS WITH SILICONE TO PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS..

**ELECTRICAL REQUIREMENTS**

Total: 1.2 Amps

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL

(1) 120V 20A Circuit Required.

**MATERIAL FINISH COLORS**

AKZO  
Satin Black  
Cabinet and  
Face Bkgd

#7328  
White Acrylic  
Copy, Logo and Stripes  
Bkgd

2150-43  
Light Tomato  
Red Vinyl  
Stripe Bkgd.



www.FederalHeath.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Eufess - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Eufess - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park

Building Quality Signage Since 1901

**Revisions:**

- R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.
- R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

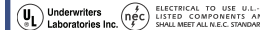
Client Approval/Date:

Landlord Approval/Date:

Account Rep: Randy Cearlock

Project Manager: S. Maeser

Drawn By: K. Singleton



**Project / Location:**



Job Number: **23-67048-10**

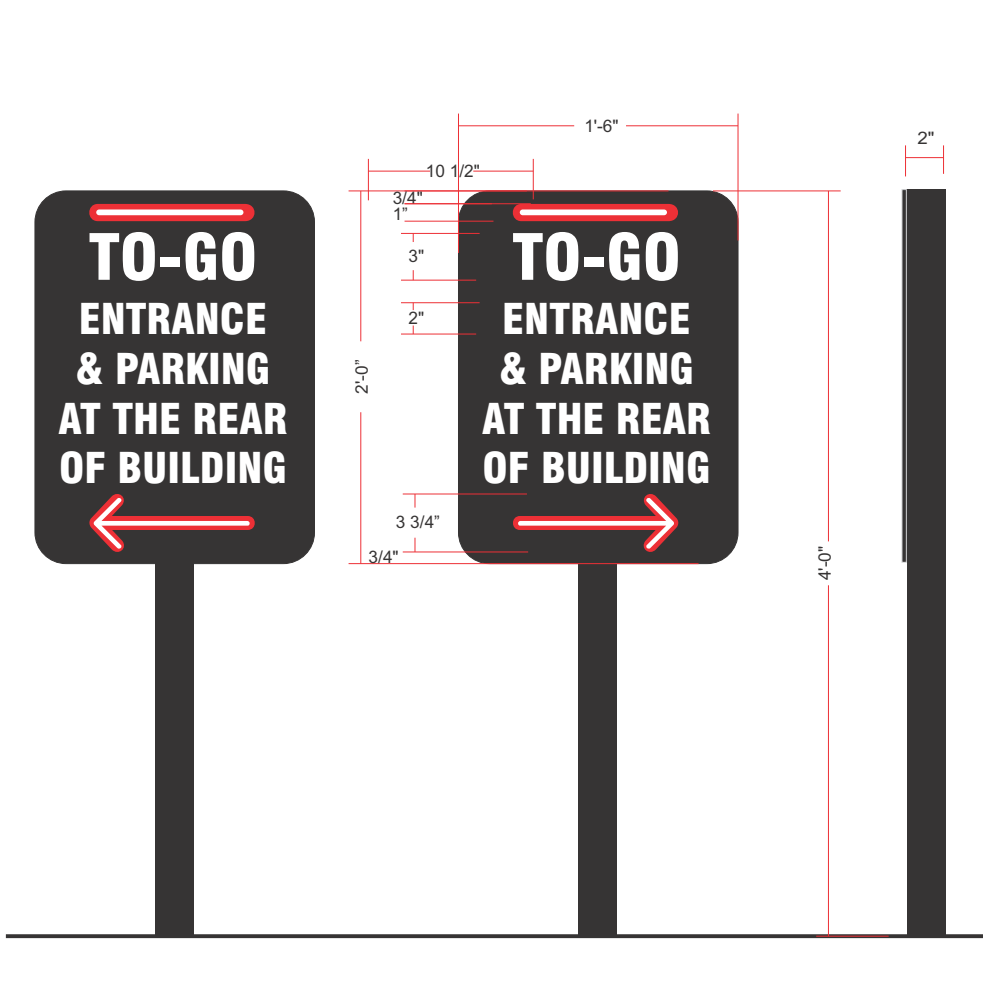
Date: **January 19, 2022**

Sheet Number: **6** Of **9**

Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Sign Company, LLC or its authorized agent. ©2008





SIGN TYPES **E** & **F**

**NON-ILLUMINATED S/F DIRECTIONAL  
TWO (2) REQ'D (OPPOSITE ARROWS)**

**SCALE: 1.5" = 1'-0"**




**SCOPE OF WORK:** MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED S/F DIRECTIONAL

**SPECIFICATIONS:**

**TENANT PANELS:** 18"x24" FLAT ALUMINUM BLANKS PAINTED BLACK W/ SATIN FINISH AND FIRST SURFACE WHITE VINYL COPY.

**STRIPES and ARROWS:** FIRST SURFACE RED VINYL OVER LAID WITH WHITE VINYL.

**MOUNTING SUPPORT:** 2"x2"x 3/16" ALUMINUM SQUARE TUBE PAINTED BLACK SATIN FINISH. SQUARE TUBE EXTENDED 24" FOR DIRECT BURIAL.

MATERIAL FINISH COLORS		
 AKZO Satin Black	 2100-20 White Vinyl	 2100-43 Light Tomato Red Vinyl
Post and Panels	Copy	Logo Circle & Stripe Bkgd.



160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
 (317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
 Oceanside - Euless - Jacksonville - Columbus  
 Office Locations:  
 Oceanside - Las Vegas - Laughlin - Idaho Falls  
 Euless - Jacksonville - Houston - San Antonio  
 Corpus Christi - Grafton - Milwaukee  
 Willowbrook - Louisville - Indianapolis - Columbus  
 Cincinnati - Westerville - Knoxville - Tunica  
 Atlanta - Tampa - Daytona Beach - Winter Park  
**Building Quality Signage Since 1901**

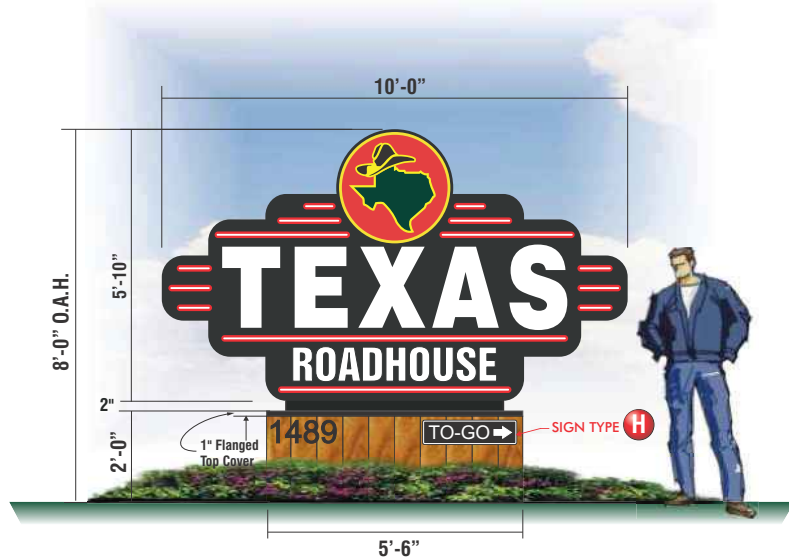
Revisions:  
 R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
 R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.  
 Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match  
 Client Approval/Date: \_\_\_\_\_  
 Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Randy Cearlock**  
 Project Manager: **S. Maeser**  
 Drawn By: **K. Singleton**  
 Underwriters Laboratories Inc.  ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL I.E.C. STANDARDS

Project / Location:  
  
 1489 W. Broadwick Place  
 Oak Creek, WI

Job Number: **23-67048-10**  
 Date: **January 19, 2022**  
 Sheet Number: **7** Of **9**  
 Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. © 2008



**SIGN TYPE G** **DOUBLE SIDED INTERNALLY ILLUMINATED MONUMENT SIGN** | ONE (1) REQUIRED | 58.33 SQ.FT.  
SCALE: 3/8" = 1'

**SIGN TYPE H** **SINGLE SIDED NON-ILLUMINATED TO-GO SIGN** | ONE (1) REQUIRED | 1.0 SQ.FT.  
SCALE: 3/8" = 1'

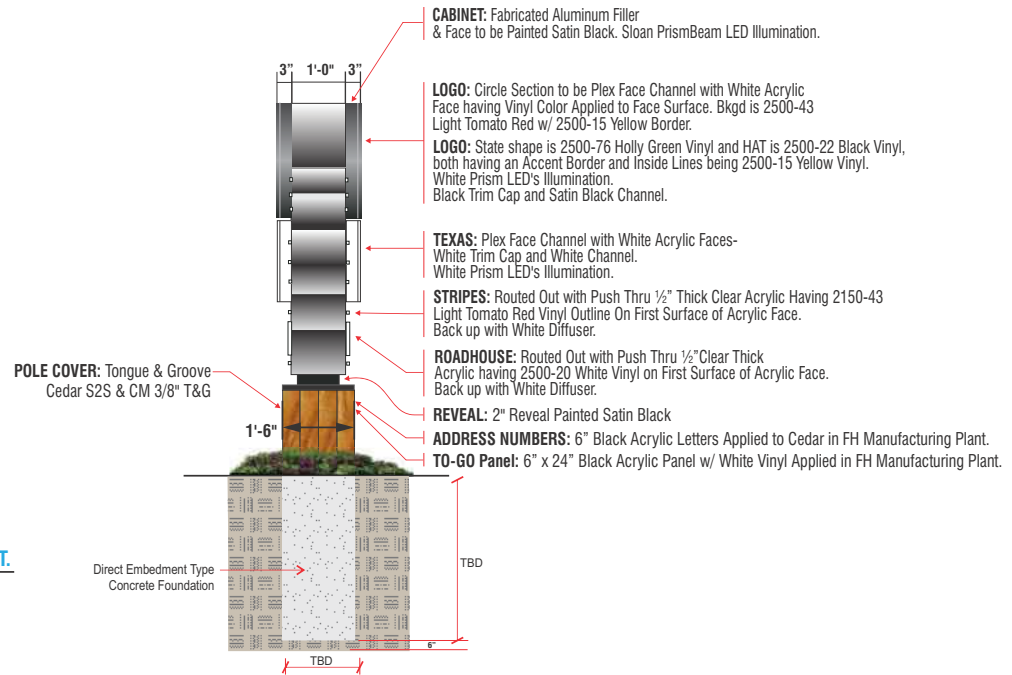
MATERIAL FINISH COLORS		
AKZO Satin Black	2500-20 White Vinyl	2150-43 Light Tomato Red Vinyl
Cabinet and Face Bkgd	Copy	Logo Circle & Stripe Bkgd.
2500-76 Holly Green Vinyl	2500-15 Yellow Vinyl	2500-22 Black Vinyl Applied to Yellow Bkgd.
Logo: "State"	Logo: Circle, Hat & State Border.	Logo: "Hat"

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS.

MANUFACTURING WILL PROVIDE A STUB PIPE WITH SIGN CABINETS ONLY IF O.A.H. (CABINET + STUB PIPE) DOES NOT EXCEED 9'-7" MAXIMUM SHIPPING HEIGHT RESTRICTIONS.

ALL SUPPORTING STEEL, INCLUDING STUB PIPE, IF NOT INCLUDED WITH CABINET, TO BE SHIPPED TO INSTALLATION SITE BY AN OUTSIDE SUPPLIER OR BY THE INSTALLATION CONTRACTOR, AS DETERMINED BY PROJECT MANAGEMENT.

NOTE: UPON CUSTOMER ACCEPTANCE, FEDERAL HEATH ENGINEERING DEPARTMENT WILL PROVIDE FABRICATION DRAWINGS & ENGINEERED SEAL DRAWINGS IF REQUIRED  
**THIS DRAWING IS FOR PRESENTATION ONLY**



### Typical End View

SCALE: 3/8" = 1'



**FEDERAL HEATH**  
SIGN COMPANY  
www.FederalHeath.com

160 W. Carmel Drive, Suite 236 Carmel, IN 46032  
(317) 581-7790 Fax (317) 581-7783

Manufacturing Facilities:  
Oceanside - Eules - Jacksonville - Columbus  
Office Locations:  
Oceanside - Las Vegas - Laughlin - Idaho Falls  
Eules - Jacksonville - Houston - San Antonio  
Corpus Christi - Grafton - Milwaukee  
Willowbrook - Louisville - Indianapolis - Columbus  
Cincinnati - Westerville - Knoxville - Tunica  
Atlanta - Tampa - Daytona Beach - Winter Park

**Building Quality Signage Since 1901**

#### Revisions:

R1: Updated elevations & site plan. Removed LED border & rear sign. Adjusted sign band size.  
R2: Removed development signage until further notice. Added To-Go directional signs and address numbers.

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date: \_\_\_\_\_  
Landlord Approval/Date: \_\_\_\_\_

Account Rep: **Randy Cearlock**  
Project Manager: **S. Maeser**  
Drawn By: **K. Singleton**

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L.-48 LISTED COMPONENTS AND SHALL MEET ALL I.E.C. STANDARDS

Project / Location:  
  
1489 W. Broadwick Place  
Oak Creek, WI

Job Number: **23-67048-10**  
Date: **January 19, 2022**  
Sheet Number: **8** Of **9**  
Design Number: **23-67048-10R2**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©2008



## PLAN COMMISSION REPORT

Proposal: Conditions and Restrictions – Car Wash

Description: Review draft Conditions and Restrictions as part of a request for a Conditional Use Permit for a proposed car wash facility on the property at 140 W. Puetz Rd.

Applicant(s): Tracey Erickson, Peak Car Wash

Address(es): 140 W. Puetz Rd. (6<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a car wash on the property at 140 W. Puetz Rd.

Owner(s): OAK CREEK 140 PUETZ LLC

Tax Key(s): 828-9016-000

Lot Size(s): 1.775 ac

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

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial

### Background:

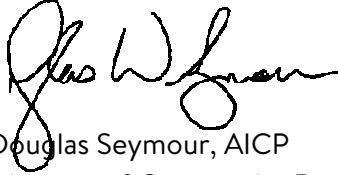
At the February 8, 2022 meeting, the Plan Commission recommended Common Council approval of a Conditional Use Permit for a car wash facility on the property at 140 W. Puetz Rd. Staff has prepared draft Conditions and Restrictions for the Commission’s review.

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

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

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

---

**Attachments:**

Location Map

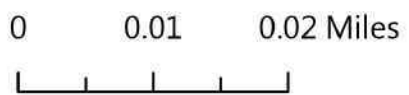
Draft Conditions and Restrictions

---

# Location Map 140 W. Puetz. Rd.



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



### Legend

- Zoning
- Flood Fringe
- Official Street Map
- Floodway
- Parcels
- 140 W. Puetz Rd.

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

**Applicant:** Tracey Erickson, Peak Car Wash  
**Property Address:** 140 W. Puetz Rd.  
**Tax Key Number(s):** 828-8016-000  
**Conditional Use:** Car Wash

**Approved by Plan Commission:** TBD  
**Approved by Common Council:** TBD  
(Ord. TBD)

1. LEGAL DESCRIPTION

CSM 5946 PARCEL 2 SE 1/4 SEC 17-5-22 (1.775 AC).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.

**B. All requirements of Ord. 620, the Declaration of Restrictions as part of CSM 5946, and all easements are in effect.**

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

1) **General Development Plan**

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

2) **Landscape Plan**

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

3) **Building Plan**

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

4) **Lighting Plan**

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

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

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

6) **Fire Protection**

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

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

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

any building permits.

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

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

**A. Uses allowed on this property shall be limited to those allowed by the B-4, Highway Business zoning district, the existing PUD approved in Ord. 620, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).**

**B. Hours of operation for all car wash, vacuum, and pet wash facilities shall be between 7:00 AM and 8:00 PM.**

C. There shall be no outdoor storage of vehicles, equipment, merchandise, parts, supplies, or any other materials on the property.

D. All parking areas shall be striped and landscaped in accordance with approved site plans and applicable Codes.

**E. Landscaping in the median along Puetz Rd. shall be enhanced to meet Code requirements and included in the landscape plans to be reviewed and approved by the Plan Commission as part of Site and Building Plan Review.**

**F. No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this Conditional Use Permit. No box/cabinet signs other than logos with accompanying channel letters in conformance with all applicable Code Sections shall be allowed on the building.**

G. The number, size, location and screening of appropriate solid waste collection units shall be in conformance with plans approved by the Plan Commission.

H. Solid waste collection and recycling shall be the responsibility of the owner.

I. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

### 4. PARKING AND ACCESS

**A. Cross-access easements over the property at 140 W. Puetz Rd. for the benefit of 8581, 8645, and 8667 S. Howell Ave. to the median opening on Puetz Rd. per WisDOT comments shall be recorded and copies provided to the City prior to the submission of building permit applications.**

B. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of

the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission.

5. LIGHTING

A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code (as amended), these Conditions and Restrictions, and plans approved by the Plan Commission.

B. All light sources shall be shielded and directed downward, the color temperature of the fixtures shall be limited to a maximum of 3,500 Kelvins, and light sources adjacent to residential areas shall be shielded on the side of the fixture adjacent to the residential area(s).

6. BUILDING AND PARKING SETBACKS\*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	25 ft	25 ft	15 ft
Accessory Structure(s)*	25 ft	25 ft	15 ft
Off-street Parking	10 ft	5 ft	5 ft

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

7. TIME OF COMPLIANCE

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

8. DURATION OF CONDITIONAL USE PERMIT

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

9. OTHER REGULATIONS

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

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of



paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCATION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

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

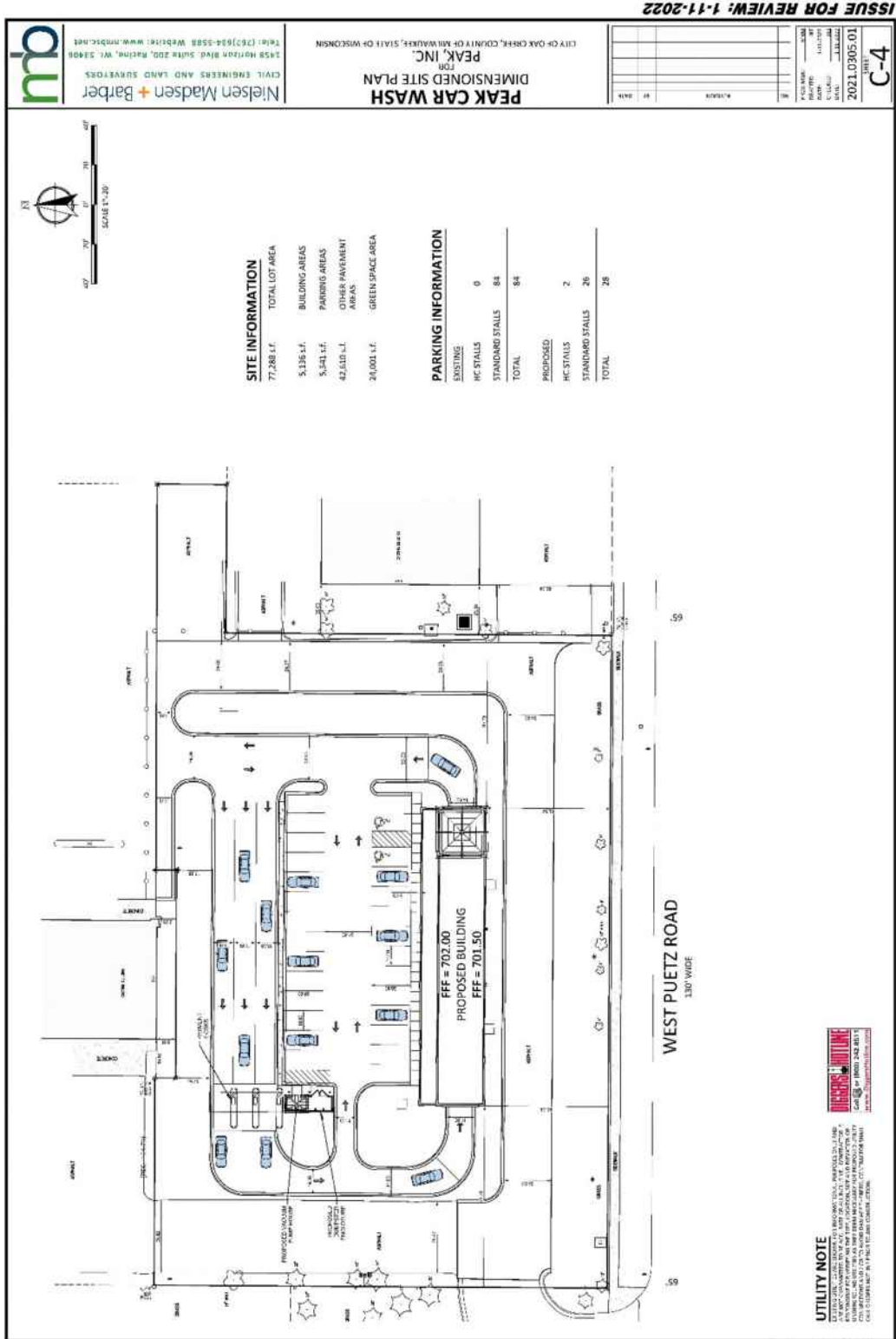
\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

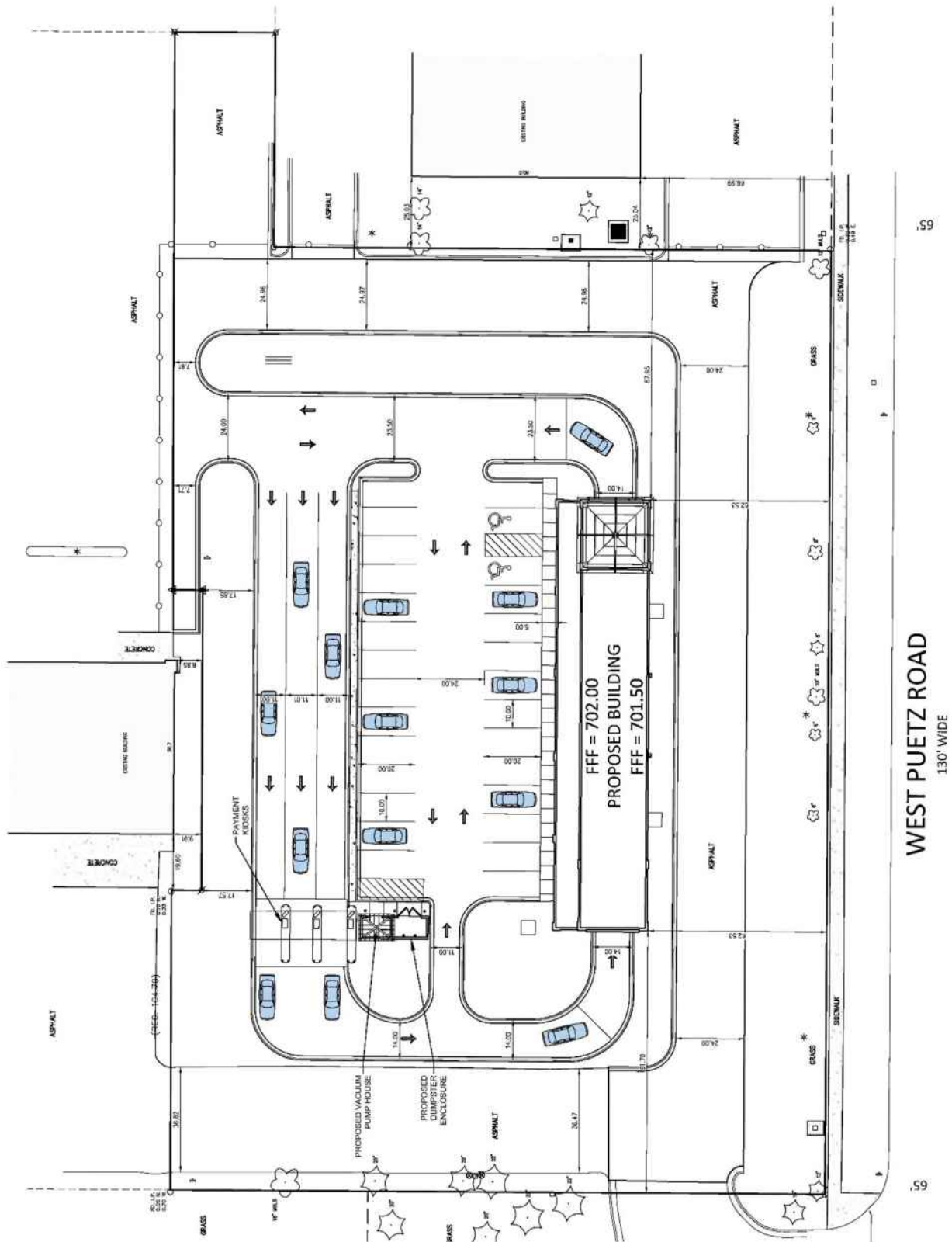
\_\_\_\_\_  
(please print name)

## EXHIBIT A: CONCEPTUAL SITE PLAN

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission.)



**EXHIBIT A: CONCEPTUAL SITE PLAN (ENLARGED)**





## PLAN COMMISSION REPORT

Proposal: Zoning Text Amendment – Private Emergency Services

Description: Amendments to Chapter 17 of the Municipal Code to allow private emergency services as Conditional Uses in the B-4, Highway Business; Lm-1, Light Manufacturing; and M-1, Manufacturing Zoning Districts.

Applicant(s): Dustin Atkielski, St. John Properties, Inc.

Address(es): N/A

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the proposed amendments to Chapter 17 of the Municipal Code pertaining to private emergency services are approved after a public hearing.

Owner(s): N/A

Tax Key(s): N/A

Lot Size(s): N/A

Current Zoning District(s): B-4, Highway Business LM-1, Light Manufacturing  
M-1, Manufacturing

Overlay District(s): N/A

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Commercial, Industrial

### Background:

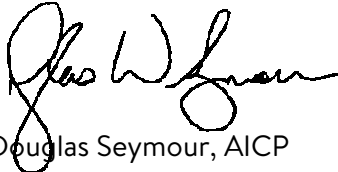
The Applicant is requesting recommendation of approval to amend Chapter 17 of the Municipal Code to include private emergency services facilities as allowed uses. This is a new use for the Zoning Code, separate and apart from City-provided emergency services. Although the request was specific to the Applicant’s property at 140 E. Rawson Ave., which is located within the M-1, Manufacturing District, staff is suggesting that private emergency services facilities be allowed as Conditional Uses in the B-4, Highway Business; Lm-1, Light Manufacturing; and the M-1, Manufacturing Districts.

The timing of this request is slightly unusual as the consideration is being made for the existing Zoning Code. Should the Plan Commission recommend Common Council approval, the hearing at which the proposal would be reviewed may come after the update to the Zoning Code is adopted. In that event, Staff will coordinate with the City Attorney and Common Council to ensure that all recommendations are incorporated into the update.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Zoning Text Amendments, recommend approval with changes, or that the Common Council not approve of the proposed amendments.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

---

**Attachments:**

Draft Sec. 17.0315(c)(13) – See page 2

Draft Sec. 17.03170(d)(18) – See page 3

Draft Sec. 17.03171(c)(42) – See page 7

---

**SEC. 17.0315 B-4 HIGHWAY BUSINESS DISTRICT**

The B-4 Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along federal, state and county highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.

(a) Permitted Uses:

- (1) Any use permitted in the B-2 Community Business District.
- (2) Appliance stores.
- (3) Bowling alleys.
- (4) Building supply stores; excluding lumber yards.
- (5) Department stores.
- (6) Equipment rental with only inside storage facilities.
- (7) Funeral homes.
- (8) Furniture stores.
- (9) Indoor tennis and racquetball courts, physical fitness centers and health clubs.
- (10) Garden centers.
- (11) Grocery stores.
- (12) Hardware stores.
- (13) Mail order service stores.
- (13) Restaurants, without drive-in or drive-through facilities.
- (14) Theaters and other amusement places.
- (16) Utility offices.
- (17) Automotive parts and accessories without installation.
- (18) Place of Assembly.

(b) Permitted Accessory Uses:

- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas.
- (3) Residential quarters for the owner, not exceeding the floor area used for business purposes, and located on a ground or non-ground level in the same building as the business and provided that there shall be a minimum lot area and floor area as provided below:

	Minimum Lot Area per Dwelling Unit (square feet)	Minimum Living Area per Dwelling Unit (square feet)
Efficiency Unit	2,400	350
1-bedroom	2,400	500
2-bedroom or larger unit	3,000	700

The minimum lot area required per dwelling unit shall be in addition to the land area required to meet the building area, setback, and parking and loading area requirements for permitted business uses

- (4) Ground-mounted and building-mounted earth station dish and terrestrial antennas.
- (5) Solar collectors attached to the principal structure.

(c) Conditional Uses:

- (1) Any conditional use permitted in the B-2 Community Business District.
- (2) Animal hospitals.
- (3) Automotive, motorcycle, recreation vehicles, marine, and aircraft sales and service.
- (4) Car washes.
- (5) Contractor's offices and shops, provided that there shall be no outdoor storage of equipment and materials.
- (6) Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service station canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.

- (7) Hotels and motels
- (8) Lumber yards, millwork, saw mills, and planing mills.
- (9) Radio and television transmission towers, receiving towers, relay and microwave towers, and broadcast studios.
- (10) Restaurants with drive-in or drive-through facilities. No drive-in restaurant shall sell or dispense alcoholic beverages. No drive-through restaurants shall sell alcoholic beverages through a drive-through window. All drive-in/drive-through restaurants must also have indoor dining areas unless they meet the following criteria:
  - (1) The restaurant must be located on lot no less than one (1) acre in size,
  - (2) The restaurant shall be located in a permanent building with a minimum size of 1,500 square feet,
  - (3) The restaurant shall provide an outdoor dining area and adequate parking to accommodate the outdoor dining area.
  - (4) Permanent restroom facilities shall be provided.
- (11) Licensed massage therapy and body work as certified by the State of Wisconsin.
- (12) Licensed tattoo and/or body piercing establishments.
- (13) Private Emergency Services Facilities**
- (d) Lot Area and Width: Lots shall have a minimum area of 30,000 square feet and shall be not less than 150 feet in width.
- (e) Building Height and Area:
  - (1) No principal building or parts of a principal building shall exceed fifty (50) feet in height. No accessory building shall exceed seventeen (17) feet in height.
  - (2) The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed forty (40) percent of the lot area.
- (f) Setback and Yards:
  - (1) There shall be minimum front setback of twenty-five (25) feet from the right-of-way of all streets.
  - (2) There shall be a side setback on each side of all principal buildings of not less than fifteen (15) feet.
  - (3) There shall be a rear setback of not less than twenty-five (25) feet.
  - (4) Accessory buildings shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principle building would be in the adjoining residential district. However, in no case shall it be less than 10 feet.

*Ordinance 2185, A 08/20/02, Sec. 17.0316 Repealed*  
*Ordinance 2386, A 12/20/05, Sec. 17.0315(a)(15) and*  
*17.0315(c)(9)*  
*Ordinance 2392, A 02/07/06, Sec. 17.0315*  
*Ordinance 2489, A 01/15/08, Sec. 17.0315(a)&(c)*  
*Ordinance 2536, A 12/16/08, Sec. 17.0315(c)(11)*  
*Ordinance 2549, A 04/06/09, Sec. 17.0315(c)(10)*  
*Ordinance 2567, A 10/20/09, Sec. 17.0315(c)(10)*  
*Ordinance 2953, A 11/05/19, Sec. 17.0315(a)(18)*

## SEC. 17.03170 LM-1 LIGHT MANUFACTURING ZONING DISTRICT

The LM-1, Light Manufacturing District is intended to provide for a mix of low-impact (of a limited nature and size) manufacturing, industrial, wholesaling, limited warehousing, research and development, engineering and testing, and related service facilities and uses which occur within enclosed buildings, and which will not have an adverse effect upon the district in which the use is located.

### (a) Definitions:

- (1) Business Accelerator. Organizations that provide cohorts of selected nascent ventures seed-investment, usually in exchange for equity, and limited-duration educational programming, including extensive mentorship and structured educational components. These programs typically culminate in “demo days” where the ventures make pitches to an audience of qualified investors (International Economic Development Council. [Accelerating Success: Strategies to Support Growth-Oriented Companies](#) (pdf). 2012, pg. 11.)
- (2) Business Incubator. A mechanism used to encourage and support young companies until they become viable. These are typically multitenant buildings developed by local economic development entities to help “grow” new businesses by providing them with inexpensive space and common business services (International Economic Development Council).
- (3) Incubator (alternate definition). A space, building, or facility dedicated for providing technical, financial, managerial, technological, legal, and other support or assistance to start-up and/or growing businesses.
- (4) Light Manufacturing. The manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing and custom manufacturing, provided all manufacturing activities are contained entirely within a building and noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing activity are confined entirely within the building.
- (5) Self-Service Storage / Mini-Warehouse. A facility consisting of a building or a group of buildings where individual units are leased or rented to the general public for dead storage. The use of the premises shall be limited to storage only, and shall not be used for any auction (except where required by law), sales (except as provided below), or any other commercial or industrial activity; for the assembly, fabrication, processing, servicing, or repair of any vehicle, boat, trailer, appliance, or similar item; for practice (music) rooms, meeting rooms, residential purposes, or kennels; or for the operation of power tools, compressors, kilns, spray painting equipment, table saws, lathes, welding equipment, or other similar equipment. Limited sales to tenants of products and supplies incidental to the principal use (e.g., packing materials, identification labels, rope, locks, tape, etc.) may be allowed within the retail/leasing office as approved by the Plan Commission. The storage of combustible or flammable liquids, combustible or explosive materials, salvage or toxic/hazardous materials are expressly prohibited.

### (b) Permitted uses

- (1) Assembly, production, or manufacture, from previously prepared materials & packaging, of the following:
  - a. Apparel, buttons, findings, fabrics, footwear, and related products.
  - b. Blank books, loose-leaf binders, binding devices, envelopes, greeting cards/stationery, packaging products.
  - c. Brooms and brushes.
  - d. Canvas, flags/pennants, and related products.
  - e. Communications equipment.
  - f. Dental, ophthalmic (including lenses), orthopedic, prosthetic, and surgical instruments/equipment and supplies.
  - g. Earthenware, table, and kitchen articles (excluding appliances or electrics).
  - h. Electric lighting and wiring equipment.
  - i. Engineering, laboratory, scientific, and research instruments and related equipment.
  - j. Furniture.
  - k. Garage doors.
  - l. Handbags and other personal leather goods (excluding hide processing and dyeing).
  - m. Jewelry.
  - n. Lamp shades, venetian blinds/shades, curtains, and draperies (excluding dyeing).
  - o. Luggage.
  - p. Measuring and control devices.
  - q. Musical instruments and parts.
  - r. Pens, pencils, and other office and artist materials.



- s. Photographic equipment and supplies.
  - t. Printing, publishing, silkscreening, signs, advertising display products.
  - u. Toys, amusement, sporting, and athletic goods.
  - v. Watches, clocks, clockwork operated devices and parts.
- (2) Establishment/location of:
- a. Laboratories (research and product development, engineering and testing).
  - b. Office (professional, administrative, computing).
  - c. Photography – studios and developing.
- (c) Permitted accessory uses:
- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
  - (2) Off-street parking and loading areas used in conjunction with the operation of the business.
  - (3) Solar collectors attached to and serving only the principal structure.
- (d) Conditional uses:
- (1) Animal hospitals and boarding kennels, provided that any outdoor animal facilities are located not less than 300 feet from a residential district.
  - (2) Breweries, distilleries, wineries that meet the following:
    - a. Maximum building size – 20,000 gross square feet.
    - b. Maximum retail / tasting area - 50% of building.
  - (3) Business parks (excluding manufacturing, distribution/freight/shipment terminals/depots/yards, and outdoor storage).
  - (4) Commercial bakery/food production (excluding animal processing).
  - (5) Commercial greenhouses.
  - (6) Commercial service facilities, such as restaurants, financial institutions, and clinics.
  - (7) Contractor's offices and shops without outdoor storage.
  - (8) Flavor extracts and syrups.
  - (9) Hotels and motels.
  - (10) Incubator or accelerator facilities.
  - (11) Indoor commercial recreation facilities.
  - (12) Light manufacturing parks (excluding distribution/freight/shipment terminals/depots/yards, and outdoor storage).
  - (13) Pharmaceutical processing.
  - (14) Research/Science Parks.
  - (15) Retail or wholesale operations.
  - (16) Self-service storage facilities (mini-warehouses) that meet the following:
    - a. No outdoor storage, including, but not limited to vehicles, trailers, retail merchandise.
    - b. No units are used for
      - i. Assembly, fabrication, processing, servicing, or repair of any kind, including, but not limited to vehicles, boats, trailers, appliances, and items for sale.
      - ii. Service or sale of any kind, including, but not limited to auctions, retail sales, flea markets, or commercial or industrial activity.
      - iii. The establishment of a transfer and storage business.
      - iv. Practice or meeting spaces.
      - v. Residential or living spaces.
      - vi. Kennels or animal daycare/recreation facilities.
      - vii. Storage of combustible/flammable, explosive, salvage, or toxic/hazardous materials.
      - viii. The operation of power tools, compressors, kilns, spray painting equipment, table saws, lathes, welding equipment, or other similar equipment.
    - c. Limited sales to tenants of products and supplies incidental to the principal use (e.g., packing materials, identification labels, rope, locks, tape, etc.) may be allowed within the retail/leasing office as approved by the Plan Commission.
    - d. Except where approved as part of an overall redevelopment project for a parcel, no existing multitenant commercial/retail building shall be used for self-service storage (mini-warehouse) facilities.
    - e. Overhead/storage bay doors shall not face any abutting residential property / residential zoning district line. The Plan Commission may allow overhead/storage bay doors to face a public street or right-of-way as a modification ONLY:
      - i. If a ¾ majority vote of those Commissioners present at a meeting approves of the orientation; AND

- ii. If it is proven to the satisfaction of the Plan Commission that no practical alternative exists; AND
  - iii. if screening through vegetation, architectural walls, fencing, or a combination thereof is approved; AND
  - iv. If supplemental design elements or improvements are incorporated into the project which compensate for the modification.
  - f. All other applicable requirements as defined in the Municipal Code.
- (17) Place of Assembly.
- (18) **Private Emergency Services Facilities.**
- (e) Lot area and width. Lots shall have a minimum area of 1 acre (43,560 square feet), and shall not be less than 150 feet in width. Lots shall provide sufficient area and width for the principal structure(s) and its accessory structures, off-street parking and loading areas, required setbacks and buffer yards, and minimum green/open space areas.
  - (f) Building height and area:
    - (1) No principal building or parts of a principal building shall exceed fifty (50) feet in height. No accessory building shall exceed seventeen (17) feet in height, subject to regulations and permitting requirements under the jurisdiction of the Federal Aviation Administration and Milwaukee County.
    - (2) The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed sixty (60) percent of the lot area.
  - (g) Building setbacks and yards:
    - (1) There shall be a minimum front setback of twenty-five (25) feet from the right-of-way of all public streets.
    - (2) There shall be a side setback on each side of not less than fifteen (15) feet.
    - (3) There shall be a rear setback of not less than twenty-five (25) feet.
    - (4) Side and rear setbacks shall not be less than thirty (30) feet to a residential, institutional, or park district line, and subject to buffer requirements in Section 17.0205(d).
  - (h) Loading. All provisions of Section 17.0402 of the Municipal Code are applicable to this subsection.
  - (i) Parking. In addition to the provisions of Sections 17.0403 and 17.0404 of the Municipal Code, the following shall apply in the LM-1, Light Manufacturing District:
    - (1) There shall be a minimum setback of ten (10) feet from the right-of-way of all public streets.
    - (2) Buffers, landscape areas and screening for parking lots shall be approved by Plan Commission.
    - (3) Parking for self-service storage/mini-warehouse premises shall be in accordance with the following:
      - a. (1) space per employee;
      - b. (1) space per 1,000 gross square feet of retail/leasing office space;
      - c. (1) space for every 10 units for interior/controlled-access buildings. Units accessed via exterior overhead/roll-up doors may count one (1) space in front of each unit as a parking stall. All travel aisles and emergency access areas shall remain completely unobstructed at all times.
    - (4) The Plan Commission may modify these requirements in accordance with Section 17.0404.
  - (j) Site plan and architectural review. All provisions of Section 17.1009 of the Municipal Code are applicable to this subsection.
  - (k) Landscaping. All provisions of Sections 17.1010 and 17.0205 of the Municipal Code are applicable to this subsection.

*Ordinance 2848, A 04/03/17, Sec. 17.03170*

*Ordinance 2893, A 12/19/17, Sec. 17.03170(g)(1)*

*Ordinance 2919, A 11/20/18, Sec. 17.03170(i)(1)*

*Ordinance 2953, A 11/05/19, Sec. 17.03170(d)(17)*

## **SEC. 17.03171 M-1 MANUFACTURING DISTRICT**

The M-1 Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size which, on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the City as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance, or other similar factors.

It is the intention of the Common Council of the City of Oak Creek to enact regulations for the purpose of promoting health, safety, and general welfare of its citizens.

Pursuant to the City of Oak Creek's authority, it is the intent of the Common Council to adopt by ordinance regulations restricting the location of adult entertainment businesses as defined herein to promote the City of Oak Creek's interest in protecting and preserving the quality of its neighborhoods, commercial districts, and quality of urban life through effective land-use planning.

It has been the experience of other cities including Seattle and Renton, Washington and Detroit, Michigan that adult entertainment businesses can contribute to the impairment of the character and quality of a surrounding residential neighborhood; and contribute to a decline in the value of surrounding properties.

Adult entertainment businesses in proximity to residential areas, religious institutions, parks, schools and day care centers may lead to an increase in criminal activities in the surrounding areas and the City desires to protect the youth of the community from the deleterious effects such businesses can have on adjacent areas by restricting their close proximity to places of worship, schools and residential areas.

The Common Council has reviewed studies distributed by the National Obscenity Law Center in a three volume set that documents the secondary effects of adult entertainment businesses that affect property values, contribute to physical deterioration and blight, have a deleterious effect on both existing business around them and surrounding areas, including increased transiency, increased levels of criminal activities including prostitution, rape, assaults and other sex related crimes. The Common Council is also aware that similar studies have been conducted in other communities across the United States such as St. Paul and Minneapolis, MN; Indianapolis, IN; Hilton Head, SC; Austin, TX; Phoenix, AZ and Los Angeles, CA.

The Common Council believes that the experiences and studies from other communities set forth herein are relevant in addressing the secondary effects adult entertainment businesses can have upon areas surrounding such establishments in the City of Oak Creek.

A reasonable regulation of the location of adult entertainment businesses will provide for the protection of the image of the community and its property values and protect the residents of the community from the adverse secondary effects of an adult entertainment business, while providing to those who desire to patronize adult entertainment businesses, such an opportunity in areas within the City which are appropriate for the location of adult entertainment businesses.

The United States Supreme Court in the case of City of Renton vs. Playtime Theaters, Inc., 475 US 41, 106 S. Ct., 925, 89 L. Ed., 2d, 29 (1986) and Young vs. American Mini Theaters, 427 US 50, 96 S. Ct., 2440, 49 L. Ed., 2d, 310 (1976) have approved efforts by local government to regulate the location of adult entertainment businesses through land-use plans.

The Common Council of the City of Oak Creek conducted a public hearing and heard testimony from proponents and opponents of the proposed ordinance.

The Plan Commission has the adoption of the proposed ordinance as an amendment to our existing zoning code.

The proposed ordinance serves a substantial government interest and does not unreasonably limit alternative avenue of communication.

The Common Council of the City of Oak Creek, Milwaukee County, Wisconsin do ordain as follows:

(a) Permitted Uses:

1. Assembly, processing, manufacturing, and/or storage of the following:
  - a) Apparel and findings, and related products.
  - b) Automatic temperature controls.
  - c) Automotive, marine, and aircraft manufacturing.
  - d) Automotive parts manufacturing.
  - e) Automotive upholstery and automotive accessories.
  - f) Beverage manufacturing and bottling.
  - g) Blank books, loose-leaf binders, and binding devices.
  - h) Brooms and brushes.
  - i) Buttons, and miscellaneous notions.
  - j) Canvas and related products.
  - k) Cereal preparations.
  - l) Cleaning, dressing and dyeing.
  - m) Coating and engraving services.
  - n) Commercial bakery.
  - o) Commercial greenhouses.
  - p) Communications equipment manufacturing.
  - q) Concrete and related products, but does not include asphalt or concrete plants.
  - r) Construction, mining, and materials handling machinery and equipment: manufacturing and repair of.
  - s) Cooperage.
  - t) Cranes and hoists.
  - u) Curtains and draperies.
  - v) Cutlery, hand tools, and general hardware manufacturing.
  - w) Dental equipment and supplies.
  - x) Dimension hardwood flooring and veneer processing.
  - y) Earthenware, table, and kitchen articles manufacturing.
  - z) Electric lighting and wiring equipment manufacturing.
  - aa) Electric motors and generators.
  - bb) Electrical appliances.
  - cc) Electrical industrial apparatus manufacturing.
  - dd) Electrical transmission and distribution equipment manufacturing.
  - ee) Electronic devices.
  - ff) Electrometallurgical products manufacturing.
  - gg) Electrotyping and stereotyping.
  - hh) Engine and turbine manufacturing.
  - ii) Engineering, laboratory, scientific, and research instruments and related equipment.
  - jj) Envelopes.
  - kk) Equipment rental.
  - ll) Fabric, broad and narrow woven.
  - mm) Farm machinery and equipment manufacturing.
  - nn) Felt goods.
  - oo) Fertilizer Production.
  - pp) Flags and pennants.
  - qq) Flavor extracts and flavor syrups.
  - rr) Floor coverings.
  - ss) Food Distribution centers.
  - tt) Food products.
  - uu) Food products machinery.
  - vv) Footwear.

- ww) Furniture.
- xx) Garage door manufacturing, sales and service.
- yy) Glass and glass container manufacturing.
- zz) Greeting cards.
- aaa) Handbags and other personal leather goods.
- bbb) Heating apparatus and plumbing fixtures manufacturing.
- ccc) Ice.
- ddd) Ice cream and frozen desserts.
- eee) Industrial adhesives.
- fff) Industrial equipment.
- ggg) Industrial gases.
- hhh) Insulation.
- iii) Jewelry manufacturing.
- jjj) Laboratories.
- kkk) Lamp shades.
- lll) Laundries and dry cleaners.
- mmm) Lawn and garden equipment manufacturing and storage.
- nnn) Luggage.
- ooo) Machinery equipment sales and service.
- ppp) Machinery parts.
- qqq) Machine shops.
- rrr) Manifold business forms.
- sss) Measuring and control devices.
- ttt) Metal container manufacturing.
- uuu) Metal products manufacturing, fabricating, and distribution.
- vvv) Motorcycle and bicycle manufacturing.
- www) Morticians' goods.
- xxx) Musical instruments and parts.
- yyy) Office, professional and administrative.
- zzz) Office, computing, and accounting machine manufacturing.
- aaaa) Ophthalmic goods and optical instruments and lenses.
- bbbb) Orthopedic, prosthetic, and surgical appliances and supplies.
- cccc) Package delivery services.
- dddd) Packaging.
- eeee) Packaging products.
- ffff) Paints and resins.
- gggg) Paper coating and glazing.
- hhhh) Parking of up to three (3) semi tractors and/or trailers unrelated to the business on whose property they are parked.
- iiii) Partitions, shelving, lockers, and office and store fixtures.
- jjjj) Pens, pencils, and other office and artist materials.
- kkkk) Pharmaceutical processing.
- llll) Photoengraving instruments and apparatus.
- mmmm) Photographic equipment and supplies.
- nnnn) Plaster products.
- oooo) Plastics.
- pppp) Printing and publishing.
- qqqq) Printing equipment.
- rrrr) Product design and display.
- ssss) Railroads.
- tttt) Rice milling.
- uuuu) Sanitary paper products.
- vvvv) Screw machine products, bolts, nuts, screws, rivets, and washer manufacturing.

- www) Signaling and fire control equipment manufacturing.
- xxxx) Sign and other advertising display manufacturing.
- yyyy) Surgical and medical instruments and apparatus.
- zzzz) Tire cord and fabric.
- aaaa) Tool and die.
- bbbb) Toys, amusement, sporting and athletic goods.
- cccc) Truck sales and service.
- dddd) Vehicle washing equipment repair.
- eeee) Venetian blinds and shades.
- ffff) Wallpaper.
- gggg) Warehousing.
- hhhh) Watches, clocks, clockwork operated devices and parts.
- iiii) Welding.
- jjjj) Wholesaling.
- kkkk) Windows and doors.
- llll) Wire products manufacturing.
- mmmm) Wood products.

2. Adult entertainment businesses, subject to the following restrictions and regulations:

a. Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

1. Adult entertainment means any dance, amusement, show, display, merchandise, material, exhibition, pantomime, modeling or any other like performance of any type for the use or benefit of a member or members of the public or advertised for the use or benefit of a member of the public where such is characterized by an emphasis on the depiction, description or simulation of “specified anatomical areas” as defined herein, or the exhibition of “specified sexual activities,” also defined herein, or in the case of live adult entertainment performances, which emphasizes and seeks to arouse or excite the patrons’ sexual desires. For the purposes of this chapter, any patron of an adult entertainment business, as defined in this section, shall be deemed a member of the public.

2. Adult entertainment business means any establishment providing adult entertainment as defined herein, including, but not limited to, adult arcade, adult bookstore, adult novelty store, adult video store, adult motion picture theater, and exotic dance studio, more specifically defined as follows:

a. Adult arcade means a commercial establishment where, for any form of consideration, one (1) or more still or motion picture projectors, slide projectors, computer-generated or enhanced pornography, panoram, peep show, or similar machines, or other image-producing machines, for personal viewing, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which provide material for individual viewing by patrons on the premises of the business which are characterized by an emphasis on the depiction, description or simulation of “specified anatomical areas” or “specified sexual activities.”

b. Adult bookstore means an establishment which has a facility or facilities, including, but not limited to, booths, cubicles, rooms or stalls, for the presentation of adult entertainment, including adult oriented films, movies or live performances for observation by patrons therein; or an establishment having as a substantial or significant portion of its stock-in-trade for sale, rent, trade, lease, inspection or viewing, books, films, video cassettes, magazines or other periodicals, which are distinguished or characterized by their emphasis on matters depicting, describing or relating to specified anatomical areas or specified sexual activities as defined below.

c. Adult motion picture theater means a commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions characterized by an emphasis on the depiction, description or simulation of “specified anatomical areas” or “specified sexual activities” are regularly shown for any form of consideration.

d. Adult retail establishment means any bookstore, adult novelty store, adult video store, or other similar commercial establishment, business, service, or portion thereof which, for money or any

other form of consideration, provides as a significant or substantial portion of its stock-in-trade the sale, exchange, rental, loan, trade, transfer, and/or provision for viewing or use off the premises of the business adult entertainment material as defined in this section. For purposes of this provision, it shall be a rebuttable presumption that thirty (30) percent or more of a business' stock-in-trade in adult retail material, based on either the dollar value (wholesale or retail) or the number of titles of such material, is significant or substantial.

In determining whether or not the presumption is rebutted, the Common Council may consider the following factors, which are not conclusive:

- (i) Whether minors are prohibited from access to the premises of the establishment due to the adult entertainment nature of the inventory;
- (ii) Whether the establishment is advertised, marketed, or held out to be an adult merchandising facility;
- (iii) Whether adult entertainment material is an establishment's primary or one of its principal business purposes; or
- (iv) Whether thirty (30) percent or more of an establishment's revenue is derived from adult entertainment material.

An establishment may have other principal business purposes that do not involve the offering for sale or rental of adult entertainment materials and still be categorized as an adult retail establishment. Such other business purposes will not serve to exempt such establishments from being categorized as an adult retail establishment so long as one (1) of its principal business purposes is offering for sale or rental, for some form of consideration, the specified adult entertainment materials.

The Common Council shall have full discretion to give appropriate weight to the factors set forth above as well as other factors considered depending on the particular facts and circumstances of each application.

3. Adult entertainment material means any books, magazines, cards, pictures, periodicals, or other printed matter, or photographs, films, motion pictures, video tapes, slides, or other photographic reproductions, or visual representations, CD roms, DVDs, disks, electronic media, or other such media, or instruments, devices, equipment, paraphernalia, toys, novelties, games, clothing or other merchandise or material, which are characterized, by an emphasis on the depiction, description or simulation of "specified anatomical areas" or "specified sexual activities."
4. Booths, cubicles, rooms, compartments or stalls means enclosures as are specifically offered to the public or members of an adult entertainment business for hire or for a fee as part of a business operated on the premises which offers as part of its business the entertainment to be viewed within the enclosure. This shall include, without limitation, such enclosures wherein the entertainment is dispensed for a fee, but a fee is not charged for mere access to the enclosure. However, "booth", "cubicle", "room", "compartment" or "stall" does not mean such enclosures that are private offices used by the owners, managers or persons employed on the premises for attending to the tasks of their employment, which enclosures are not held out to the public or members of the establishment for hire or for a fee or for the purpose of viewing entertainment for a fee.
5. City means the City of Oak Creek, Wisconsin.
6. Specified anatomical areas means:
  - a) Less than completely and opaquely covered human genitals, pubic regions, buttocks, anus, or female breast below a point immediately above the top of areolae; or
  - b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
7. Specified sexual activities means:
  - a) The caressing, touching, fondling or other intentional or erotic touching of male genitals, female genitals, pubic region, buttocks, anus, or female breasts of oneself or of one person by another; or

- b) Sex acts, normal or perverted, actual or simulated, including masturbation, intercourse, oral copulation, flagellation, sodomy, bestiality, or any sexual acts which are prohibited by law; or
  - c) Human genitals in a state of sexual stimulation, arousal or tumescence or visual state of sexual stimulation, arousal or tumescence, even if completely and opaquely covered.
- b. Location of Adult Entertainment Businesses. Adult entertainment businesses as defined in paragraph (1) are prohibited in all zones except the M-1 Manufacturing District, subject to the following restrictions:
- 1. No adult entertainment business shall be permitted within 1,000 feet of another adult entertainment business.
  - 2. No adult entertainment business shall be permitted with 1,000 feet of any hospital, religious institution, school, library, park, museum, playground, day care center, restaurant or any other public or private building or premises likely to be utilized by persons under the age of eighteen (18) years.
  - 3. No adult entertainment business shall be permitted within 1,000 feet of any area zoned residential.
- c. Standards of Measurement. The distances provided in this section shall be measured in a straight line without regard to intervening structures or objects from the closest point of the structure or portion of the structure occupied or proposed for occupancy by the adult entertainment business to the nearest point of the parcel of property or land use district boundary relined from which the proposed land use is to be separated.

*Ordinance 2185 A 08/21/02, Sec. 17.0317(a)*

(b) Permitted Accessory Uses:

- (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas.
- (3) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.
- (4) Residential quarters for the owner or caretaker; provided that there shall be no more than one such dwelling unit on an industrial site.
- (5) Ground-mounted and building-mounted earth station dish and terrestrial antennas.
- (6) Solar collectors.
- (7) Retail sales of products produced on the premises or products related thereto; provided the square footage of this retail space does not exceed 1,250 square feet.

(c) Conditional Uses:

- (1) Airports and commercial heliports, including aircraft landing fields, runways, flight strips and flying schools, together with hangars, terminal buildings and other auxiliary facilities.
- (2) Any manufacturing buildings which exceed fifty-five (55) feet in height.
- (3) Animal hospitals and boarding kennels, provided that any outdoor animal facilities are located not less than 300 feet from a residential district.
- (4) Asphalt and concrete plants.
- (5) Automobile and truck engine and body repair.
- (6) Candy and confectionery products.
- (7) Car wash facilities.
- (8) Chemicals.
- (9) Commercial service facilities, such as restaurants, financial institutions, and clinics.
- (10) Contractor's offices, shops, and yards with outdoor storage.
- (11) Freight yards, freight terminals, and trans-shipment depots.
- (12) Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service station canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.
- (13) Government structures, such as fire and police stations.
- (14) Hotels and motels.
- (15) Inflammable gas and liquids storage in excess of 5,000 gallons, which is accessory to a permitted use, or an approved conditional use.



- (16) Lawn and garden equipment manufacturing and storage.
  - (17) Lumber yards, millwork, saw mills, and planning mills.
  - (18) Moving and storage services.
  - (19) Packaging and assembly of products made from fur or animal skins; and animal hide tanning.
  - (20) Private bus service storage yards.
  - (21) Processing of grain and feed for animals and fowl, and processing of animal health products.
  - (22) Public passenger transportation terminals, such as bus and rail depots, and heliports.
  - (23) Public utility power plants, storage yards, and service centers.
  - (24) Solar energy collectors erected as an accessory structure.
  - (25) Smelting of metals.
  - (26) Storage of animal feeds, fertilizer, seeds, and animal health products.
  - (27) Temporary uses.
  - (28) Transmitting towers, receiving towers, and relay and microwave towers and broadcast facilities or studios.
  - (29) Truck parking lots.
  - (30) Utility substations, pumping stations, and towers provided that the use is not less than fifty (50) feet from any lot line.
  - (31) Storage of vehicles and equipment.
  - (32) Building restoration contractor.
  - (33) Machinery cleaning.
  - (34) Plumbing contractor.
  - (35) Environmental contractor.
  - (36) Food processing and locker plants, provided that no slaughtering of animals is permitted.
  - (37) Self-service storage facilities (mini-warehouse).
  - (38) Indoor firing range, firearms and accessory sales and training operations for firearms and self-defense not within 1,000 feet of a residential district.
  - (39) Indoor commercial recreation facilities.
  - (40) Outdoor commercial recreation facilities.
  - (41) Place of Assembly.
  - (42) **Private Emergency Services Facilities.**
- d. Lot Area and Width: Lots shall have a minimum area of 43,560 square feet and shall have a lot width of not less than 200 feet.
- e. Building Height and Area:
- (1) No principal building or parts of a principal building shall exceed fifty-five (55) feet in height.
  - (2) The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed eighty (80) percent of the lot area.
- f. Setbacks:
- (1) There shall be a minimum front setback of forty (40) feet from the right-of-way of all streets.
  - (2) There shall be a side setback on each side of all buildings of not less than twenty (20) feet. Side yards abutting a railroad right-of-way or storm water drainage channel at least twenty (20) feet in width may be reduced to fifteen (15) feet.
  - (3) There shall be a rear setback for all buildings of not less than twenty (20) feet. Rear yards abutting a railroad right-of-way or storm water drainage channel that is at least twenty (20) feet in width may be reduced to ten (10) feet.
  - (4) No building, structure or land within 100 feet of a residence district boundary line shall be used in connection with the operation of any establishment except off-street parking and off-street loading may be located within this area in accordance with regulations set forth in Section 17.0402 and 17.0403 of this Chapter.
  - (5) There shall be a side and rear setback for any outdoor commercial recreation structure or field of not less than fifteen (15) feet. If abutting a residential district, the side and rear setbacks shall not be less than thirty (30) feet and subject to Section 17.0205(d). Height of outdoor commercial recreation structures shall be approved by Plan Commission.

*Ordinance 2711, A 02/17/14, Sec. 17.0317(c)*  
*Ordinance 2829, A 11/15/16, Sec. 17.0317(c)(40)*  
*Ordinance 2829, A 11/15/16, Sec. 17.0317(f)(5)*  
*Ordinance 2848, A 04/03/17, Sec. 17.03171 (renumbered  
from 17.0317)*  
*Ordinance 2953, A 11/05/19, Sec 17.03171 (paragraph 5),  
17.03171(a)2.b.2, 17.03171(c)(41),*

DRAFT



## PLAN COMMISSION REPORT

Proposal: Plan Review – Parking Lot Expansion

Description: Site and related plan review for a proposed expansion of the existing parking area.

Applicant(s): Sam D. Dickman, The Dickman Company

Address(es): 10303 S. Oakview Pkwy. (5<sup>th</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves the site and related plans submitted by Sam D. Dickman, The Dickman Company, for the property at 10303 S. Oakview Pkwy. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from November 24, 2020 remain in effect.
3. That all revised plans (site, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.

Owner(s): Oakview Industrial Property V, LLC, A WI LLC CO.

Tax Key(s): 955-1033-000

Lot Size(s): 13.045 ac.

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

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Business Park

### Background:

The Applicant is requesting site and landscaping plan approval for a proposed 23,735 square-foot asphalt addition to the existing parking lot on the property at 10303 S. Oakview Pkwy. Plan Commissioners will

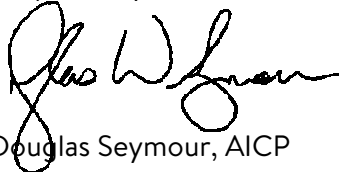
recall that a Plan Review for a multitenant industrial building was approved at the November 24, 2020 meeting. Plans reviewed and approved at that meeting did not show this area as a future parking lot.

The expansion for 27 stalls located on the northwest portion of the property and will be used for employee parking for one of the tenants. All required setbacks appear to be met in the plans. Landscape plans have been submitted displaying screening around the new employee parking area.

**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:



Jack Kovnesky  
Planning Intern

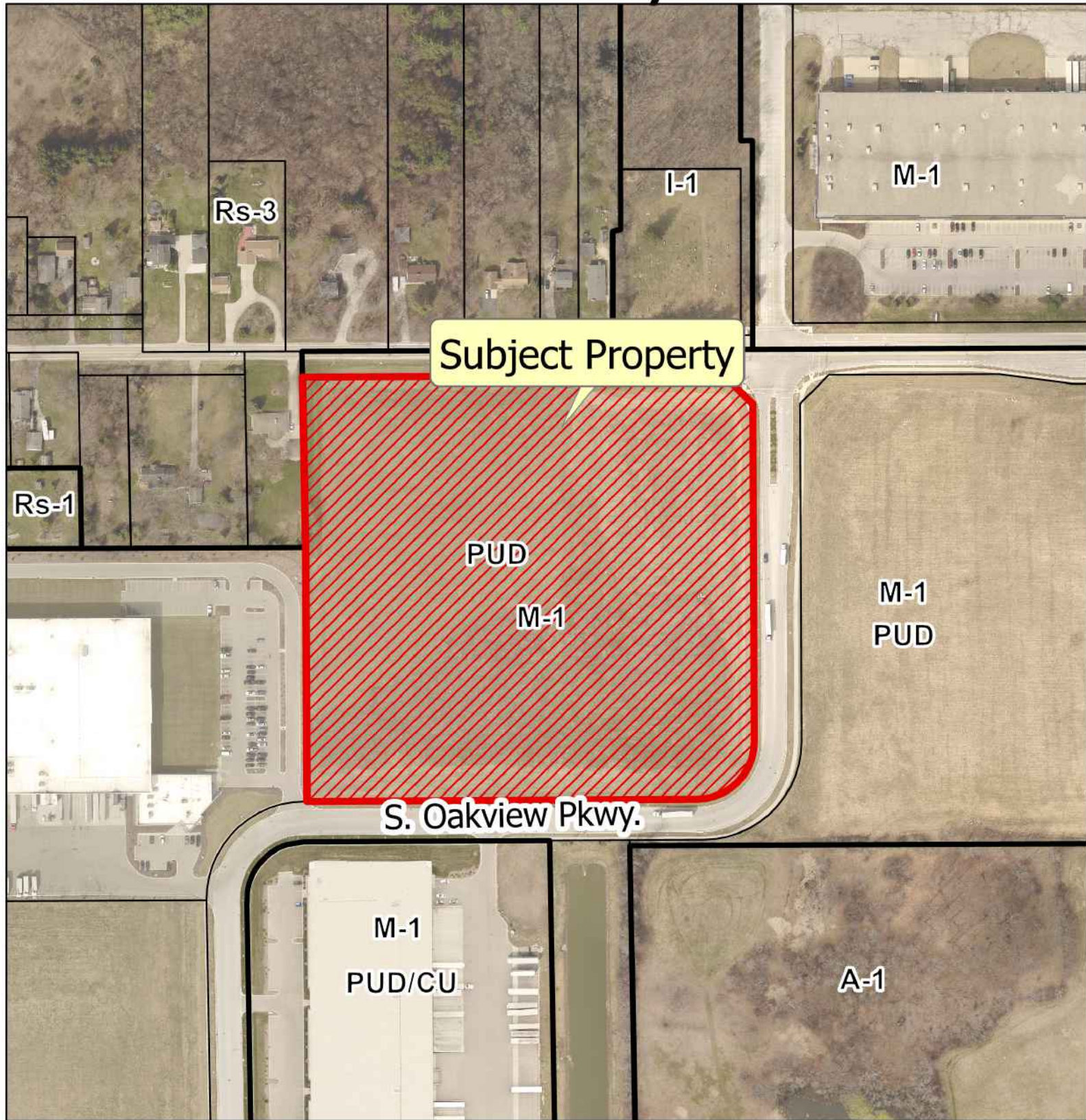
---

Attachments:

- Location Map
  - 2020 Approved Plans
    - C1.0 (1 page)
    - C1.1 (1 page)
    - L1.0 (1 page)
  - Plans
    - C1.0 (1 page)
    - L1.0 (1 page)
-

# Location Map

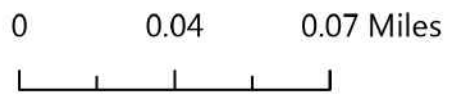
## 10303 S. Oakview Parkway



Subject Property

S. Oakview Pkwy.

*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
- 10303 S. Oakview Pkwy

REVISION #1: CITY STAFF COMMENTS - 2/20/11-2/23	20-10124
REVISION #2: ADDRESS W/ DISF. COMMENTS - 2/20/12/20	FWH
REVISION #3: CITY STAFF COMMENTS - 2/20/12/08	CHECKED: RKM
REVISION #4: SANITARY AND CURB REVISIONS - 2/20/12/05	DATE: 10/26/20
REVISION #5: WEST SIDE OF WEST BEAM - 2/20/12/05	SHEET:

**GENERAL NOTES AND SPECIFICATIONS**

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED HEREON SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED IMMEDIATELY AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT, OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY, AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

**PAVEMENT STRIPING NOTES**

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVED SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR MARKING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

**SHEET INDEX**

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C1.1	SITE TRUCK MOVEMENT PLAN
C1.2	SITE FIRE DEPT. REACH PLAN
C2.0	SITE GRADING AND EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE NOTES AND DETAILS
C4.1	SITE NOTES AND DETAILS

**PRE-DEVELOPMENT (PROPERTY LIMIT):**

PERVIOUS - 563,040 SF (99.1% GREEN SPACE)
IMPERVIOUS - 5,195 SF
<b>POST-DEVELOPMENT (PROPERTY LIMIT):</b>
PERVIOUS - 240,814 SF (42.4% GREEN SPACE)
IMPERVIOUS - 327,421 SF (157,200 SF BUILDING)
<b>POST-DEVELOPMENT W/ FUTURE PARKING (PROPERTY LIMIT):</b>
PERVIOUS - 217,079 SF (38.2% GREEN SPACE)
IMPERVIOUS - 351,156 SF (157,000 SF BUILDING)

THE PROPERTY IS ZONED M-1/PUD, MANUFACTURING DISTRICT/PLANNED UNIT DEVELOPMENT, PER THE CITY OF OAK CREEK, AND HAS THE FOLLOWING SETBACKS AND RESTRICTIONS:

- M-1 BUILDING SETBACKS/RESTRICTIONS:**
- FRONT/STREET YARD SETBACK: 40'
  - SIDE/REAR YARD SETBACK: 20'
  - BUILDING MAX. HEIGHT: 35'
  - BLDG.(S) MAX. AREA: 80% OF LOT AREA
- SETBACKS, PER COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 10363403:**
- BUILDING FRONT/STREET YARD SETBACK: 30'
  - SIDE/REAR YARD SETBACK: 20'
- PAVEMENT:**
- FRONT/STREET YARD SETBACK: 30'
  - SIDE/REAR YARD SETBACK: 5'

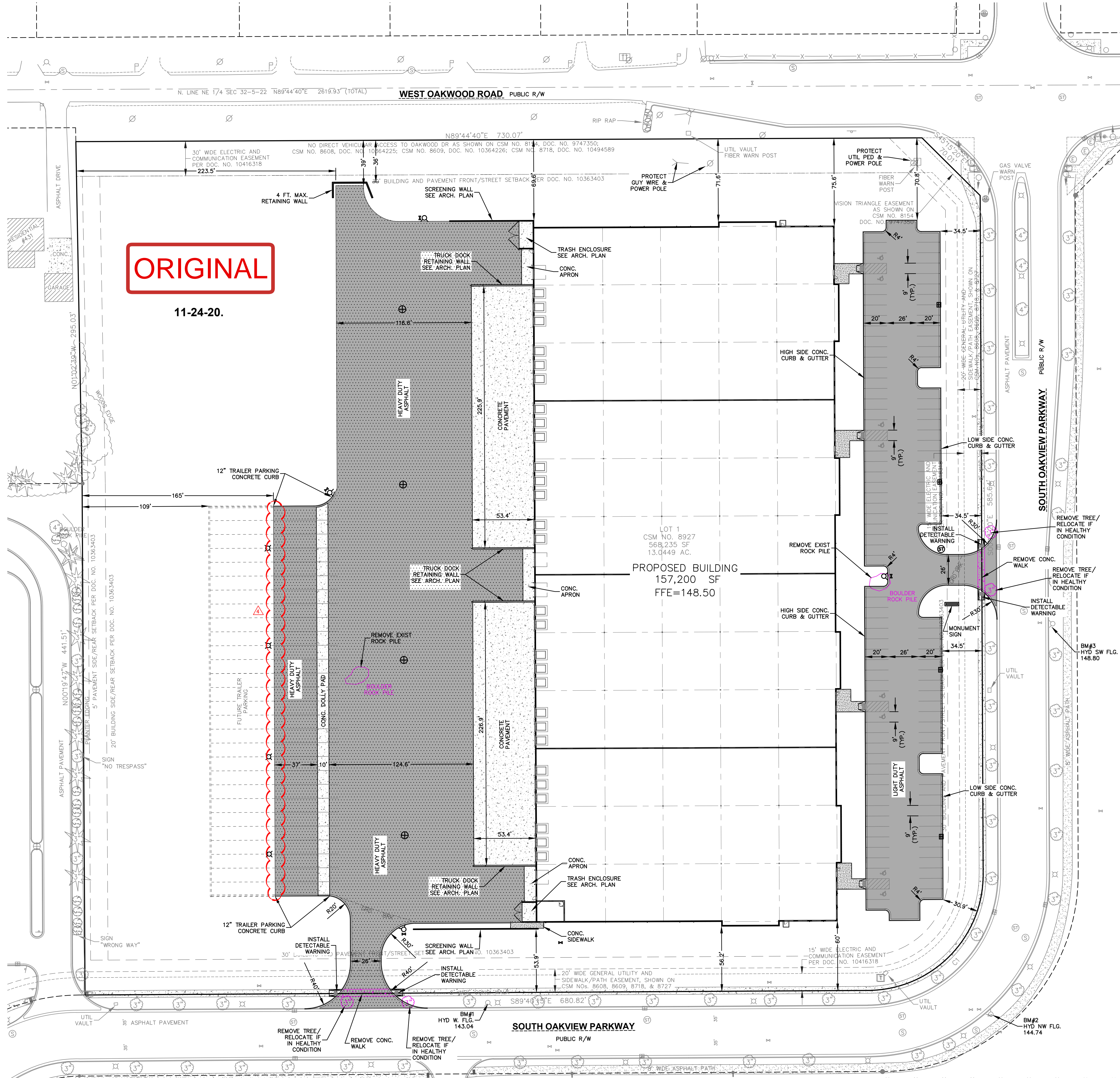
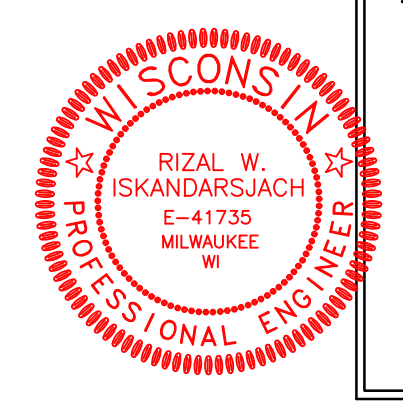
**PAVING NOTES**

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES."
- CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATION.  
 CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.  
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING 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, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.  
 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 AMOUNTS 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).  
 GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
 CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.  
 BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.  
 ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

**PAVEMENT THICKNESS NOTES**

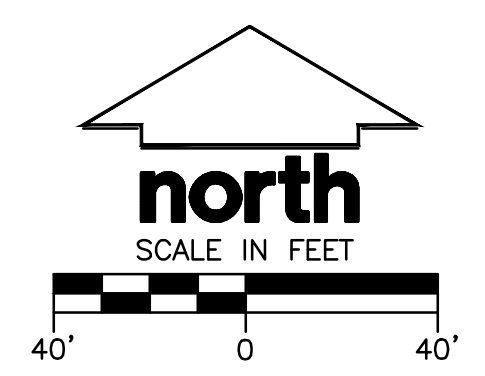
ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY DATED.

- MINIMUM PAVEMENT STRUCTURE**
- CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, APRON DRIVE-IN ENTRANCE, TRASH PAD)
    - 8" CONCRETE W/ MESH REINFORCEMENT
    - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
    - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
  - HEAVY DUTY ASPHALT PAVEMENT
    - 4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE)
    - LOWER LAYER (3" BINDER, 4LT 58.28 S)
    - UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
    - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
    - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
  - LIGHT DUTY ASPHALT PAVEMENT
    - 3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE)
    - LOWER LAYER (1.5" BINDER, 4LT 58.28 S)
    - UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
    - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
    - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
  - CONCRETE SIDEWALK AND STOOPS
    - 4" CONCRETE
    - 6" CRUSHED AGGREGATE BASE COURSE
    - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.



**LEGEND**

- |   |                        |       |                          |
|---|------------------------|-------|--------------------------|
| ⊙ | SANITARY SEWER MANHOLE | — SAN | SANITARY SEWER           |
| ⊙ | STORM MANHOLE          | — W   | WATER MAIN               |
| ⊙ | CATCH BASIN ROUND      | — ST  | STORM DRAIN              |
| ⊙ | CATCH BASIN SQUARE     | — RD  | ROOF DRAIN               |
| ⊙ | FIRE HYDRANT           | — G   | UNDERGROUND GAS          |
| ⊙ | WATER VALVE            | — E   | UNDERGROUND ELECTRIC     |
| ⊙ | GAS VALVE              | — T   | UNDERGROUND TELEPHONE    |
| ⊙ | LIGHT POLE             | — FIB | UNDERGROUND FIBER OPTICS |
| ⊙ | TELEPHONE PEDESTAL     | — OH  | OVERHEAD UTILITY         |
| ⊙ | ELECTRICAL MANHOLE     | — SF  | SILT FENCE               |
| ⊙ | SIGN                   | ⊙     | CONIFEROUS TREE          |
| ⊙ | POWER POLE             | ⊙     | DECIDUOUS TREE           |
| ⊙ | GUY WIRE               |       |                          |

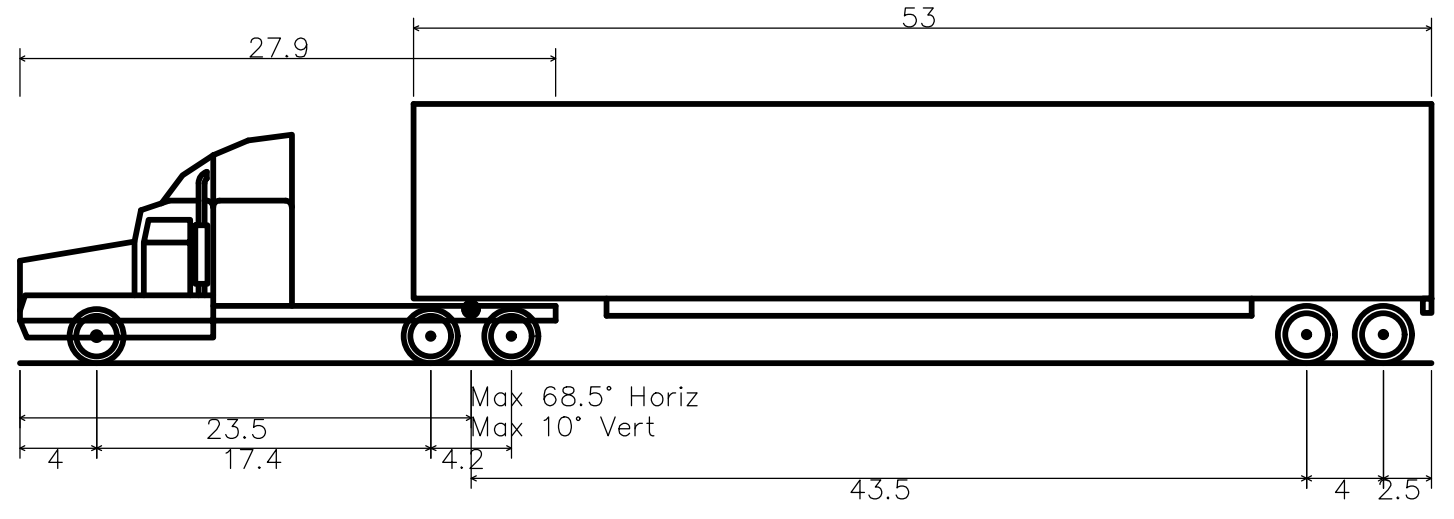
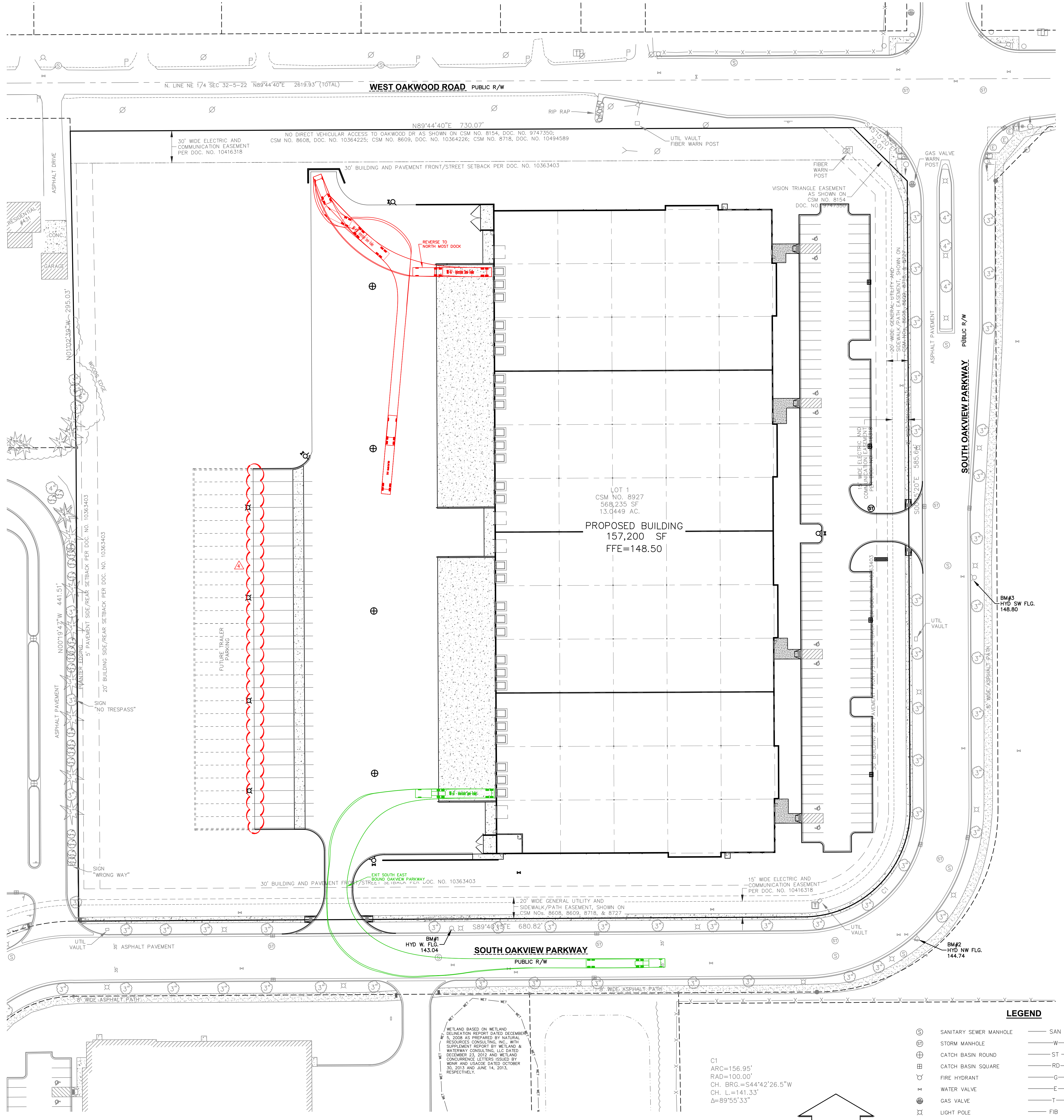


C1  
 ARC=156.95'  
 RAD=100.00'  
 CH. BRG.=S44°42'26.5"W  
 CH. L.=141.33'  
 Δ=89°55'33"

DELTA-BASED ON WELAND DELINEATION REPORT DATED DECEMBER 6, 2008 AS REPORTED BY WELAND RESOURCES CONSULTING, INC. WITH SUPPLEMENT REPORT BY WELAND WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WELAND CONSULTING LETTERS ISSUED BY WELAND CONSULTING DATED OCTOBER 20 AND JUNE 14, 2015, RESPECTIVELY.

**ORIGINAL**

11-24-20.



WB-67 – Interstate Semi-Trailer  
 Overall Length 73.50ft  
 Overall Width 8.50ft  
 Overall Body Height 13.50ft  
 Min Body Ground Clearance 1.33ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 28.40°

**ORIGINAL**

11-24-20.

SHEET TITLE  
**SITE TRUCK MOVEMENT PLAN**

**OAKVIEW INDUSTRIAL FACILITY V**  
 10303 S. OAKVIEW PARKWAY  
 OAKVIEW BUSINESS PARK  
 LOT 1 OF CSM NO. 8927  
 CITY OF OAK CREEK, WI

REVISION #1: CITY STAFF COMMENTS: 2020-11-23	
REVISION #2: ADDRESS WIS DIFS COMMENTS: 2020-12-01	
REVISION #3: CITY STAFF COMMENTS: 2020-12-08	
REVISION #4: SANITARY AND CURB REVISIONS: 2021-02-05	
REVISION #5: WEST SIDE OF WEST BERM: 2021-04-03	

JOB: 20-10124  
 DRAWN: RWJ  
 CHECKED: RKW  
 DATE: 10/26/20  
 SHEET:  
**C1.1**

**LEGEND**

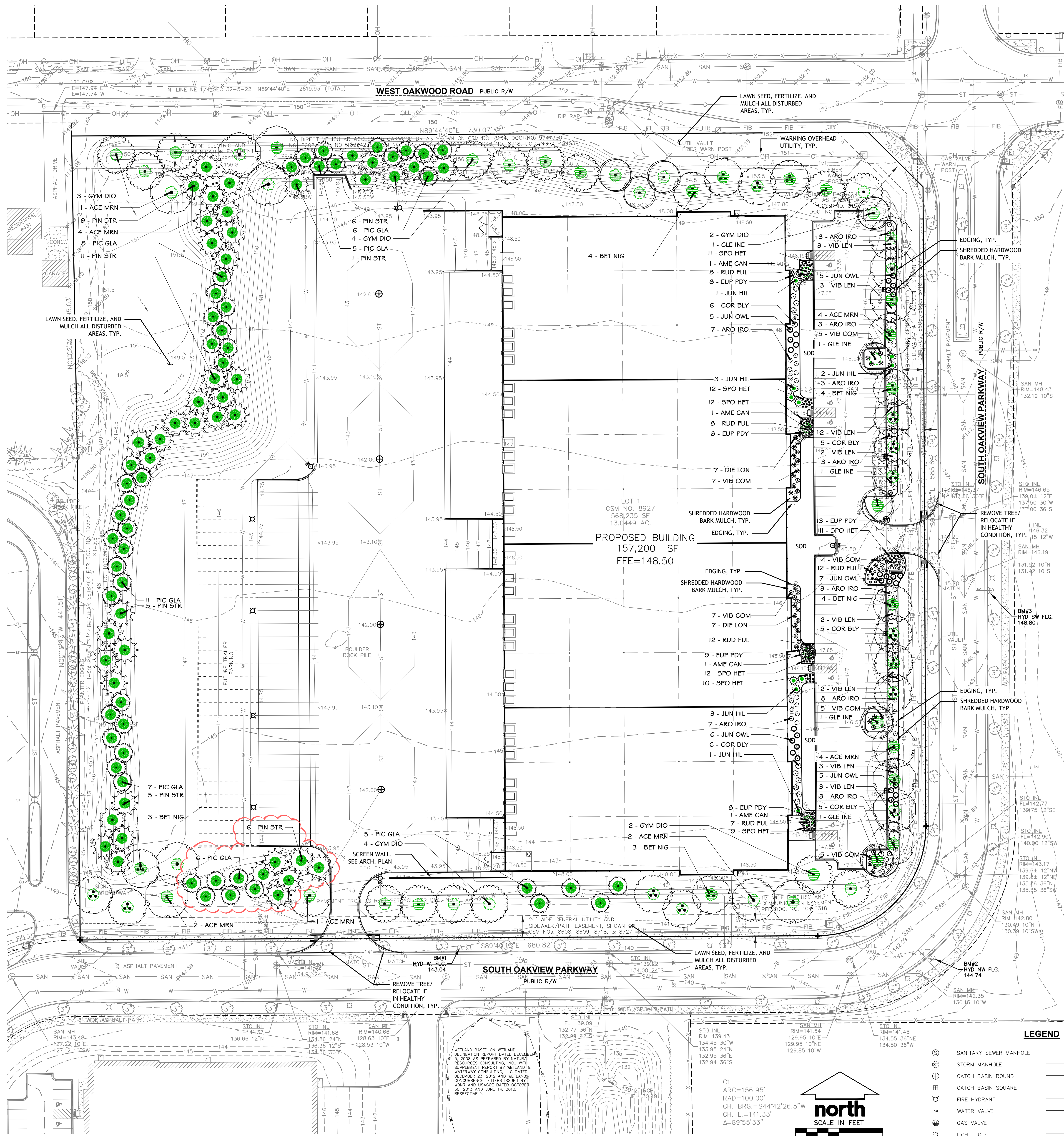
⊙	SANITARY SEWER MANHOLE	— SAN	SANITARY SEWER
⊕	STORM MANHOLE	— W	WATER MAIN
⊕	CATCH BASIN ROUND	— ST	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD	ROOF DRAIN
⊕	FIRE HYDRANT	— G	UNDERGROUND GAS
⊕	WATER VALVE	— E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF	SILT FENCE
⊕	SIGN	☎	CONIFEROUS TREE
⊕	POWER POLE	○	DECIDUOUS TREE
⊕	GUY WIRE		

C1  
 ARC=156.95'  
 RAD=100.00'  
 CH. BRG.=S44°42'26.5"W  
 CH. L.=141.33'  
 Δ=89°55'33"

**north**  
 SCALE IN FEET  
 40' 0 40'

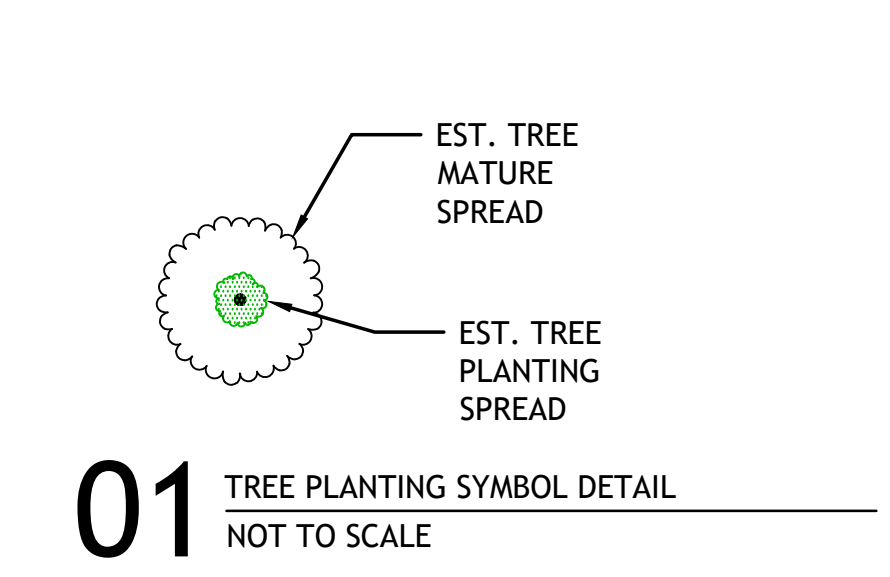
**DIGGERS HOTLINE**  
 Call 811 or (800) 242-8511  
 Milwaukee Area (262) 432-7910  
 www.DiggersHotline.com

**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 MILWAUKEE REGIONAL OFFICE  
 W238 N1610 BUSSE RD., SUITE 100  
 WALKESHA, WISCONSIN 53188  
 262.513.0666 PHONE | 262.513.1232 FAX  
 www.jsdinc.com  
 JSD JOB NO.: 20-10124



### PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	ACE MRN	Acer saccharum 'Morton' TM	Crescendo Maple	2.5" Cal. Min.	88B	45'	40'	17
	AME CAN	Amelanchier canadensis	Canadian Serviceberry	1.5" Cal. Min.	88B	15'	10'	4
	BET NIG	Betula nigra	River Birch Multi-Trunk	10" Ht. Min.	88B	60'	50'	18
	GLE INE	Gleditsia tricanthos inermis 'Impcole' TM	Imperial Honeylocust	2.5" Cal. Min.	88B	60'	50'	8
	GYM DIO	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal. Min.	88B	50'	35'	15
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	JUN HIL	Juniperus virginiana 'Hillspire'	Hillspire Juniper	6" Ht. Min.	88B	20'	10'	10
	PIC GLA	Picea glauca	White Spruce	6" Ht.	88B	60'	20'	48
	PIN STR	Pinus strobus	White Pine	6" Ht. Min.	88B	80'	40'	42
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	3 gal.	CONT	3'	4'	40
	COR BLY	Cornus stolonifera 'Bailey'	Bailey Redtwig Dogwood	36" Tall Min.	CONT	10'	8'	27
	DIE LON	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	CONT	3'	4'	14
	JUN OWL	Juniperus virginiana 'Grey Owl'	Eastern Redcedar	3 gal.	CONT	3'	6'	28
	VIB LEN	Viburnum lentago	Nannyberry	36" Tall Min.	CONT	12'	10'	20
	VIB COM	Viburnum opulus 'Compactum'	Compact European Cranberrybush	36" Tall Min.	CONT	5'	5'	34
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	SPO HET	Sporobolus heterolepis	Prairie Dropseed	#1	CONT	3'	2'	78
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	EUP PDY	Eupatorium purpureum 'Baby Joe'	Dwarf Joe Pye Weed	#1	CONT	4'	2'	46
	RUD FUL	Rudbeckia fulgida	Coneflower	6"-12"	#1	3'	2'	47



**ORIGINAL**

11-24-20.



**LANDSCAPE PLAN**

**OAKVIEW INDUSTRIAL FACILITY V**  
10303 S. OAKVIEW PARKWAY  
OAKVIEW BUSINESS PARK  
LOT 1 OF CSM NO. 8927  
CITY OF OAK CREEK, WI



**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
Milwaukee Area (262) 432-7910  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

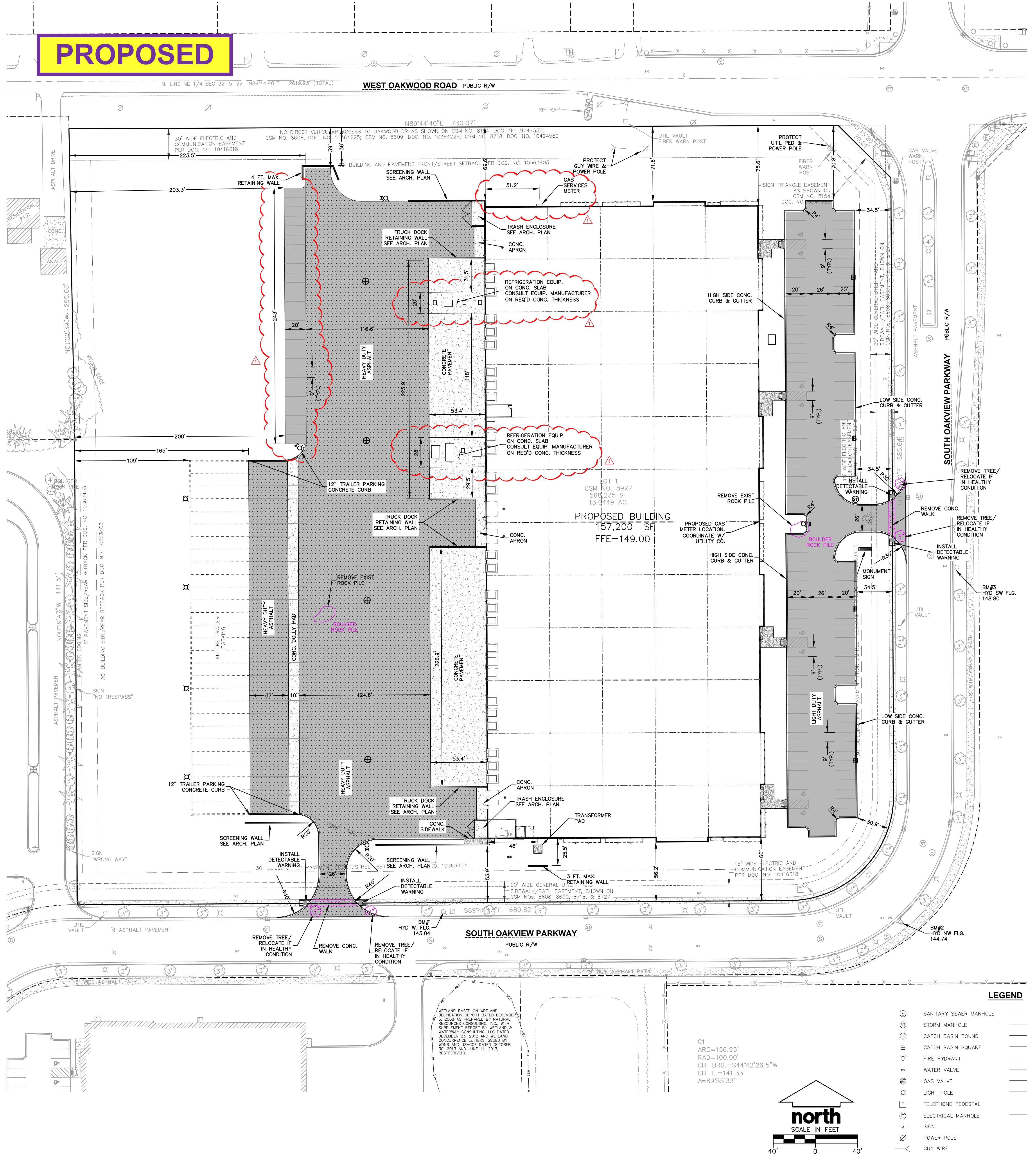
REVISION #1: CITY STAFF COMMENTS - 2020-11-23  
REVISION #2: ADDRESS WAS DSRF COMMENTS - 2020-12-01  
REVISION #3: CITY STAFF COMMENTS - 2020-12-08  
REVISION #4: SANITARY AND CURB REVISIONS - 2021-02-05  
REVISION #5: WEST SIDE OF WEST BEEM - 2021-04-03

JOB: 20-10124  
DRAWN: KAS  
CHECKED: KAS  
DATE: 10/26/20  
SHEET: **L1.0**

MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE RD., SUITE 100  
MILWAUKEE, WISCONSIN 53188  
262.513.0666 PHONE | 262.513.1232 FAX  
www.jsdinc.com  
JSD JOB NO.: 20-10124



**PROPOSED**



**PAVING NOTES**

- 1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES."
2. CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 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.
CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-
CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING 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.
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 AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN AMBIENT 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).

**PAVEMENT THICKNESS NOTES**

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY DATED.
\*\* FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.
MINIMUM PAVEMENT STRUCTURE
CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, APRON DRIVE-IN ENTRANCE, TRASH PAD)
8" CONCRETE W/ MESH REINFORCEMENT
6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
HEAVY DUTY ASPHALT PAVEMENT
4-1/2" ASPHALTIC CONCRETE (2 LIFTS, 3" BINDER, 1-1/2" SURFACE)
LOWER LAYER (3" BINDER, 4LT 58.28 S)
UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
LIGHT DUTY ASPHALT PAVEMENT
3" ASPHALTIC CONCRETE (2 LIFTS, 1-1/2" BINDER, 1-1/2" SURFACE)
LOWER LAYER (1.5" BINDER, 4LT 58.28 S)
UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
CONCRETE SIDEWALK AND STOODS
4" CONCRETE
6" CRUSHED AGGREGATE BASE COURSE
CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

**GENERAL NOTES AND SPECIFICATIONS**

- 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED HEREIN SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOIL INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. AFTER SHOWN IN WRITING BY CONTRACTOR, IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHMENT TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

**PAVEMENT STRIPING NOTES**

- 1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVED SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS, STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR MARKING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

SHEET INDEX table with columns for sheet number and description.

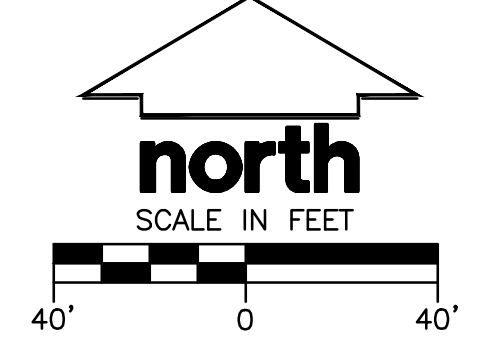
PRE-DEVELOPMENT (PROPERTY LIMIT) and POST-DEVELOPMENT (PROPERTY LIMIT) area calculations table.

THE PROPERTY IS ZONED M-1/PLD, MANUFACTURING DISTRICT/PLANNED UNIT DEVELOPMENT, PER THE CITY OF OAK CREEK, AND HAS THE FOLLOWING SETBACKS AND RESTRICTIONS:

- M-1 BUILDING SETBACKS/RESTRICTIONS:
FRONT/STREET YARD SETBACK: 40'
SIDE/REAR YARD SETBACK: 20'
BUILDING MAX. HEIGHT: 35'
BLDG(S) MAX. AREA: 80% OF LOT AREA
SETBACKS, PER COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 10363403:
BUILDING
FRONT/STREET YARD SETBACK: 30'
SIDE/REAR YARD SETBACK: 20'
PAVEMENT:
FRONT/STREET YARD SETBACK: 30'
SIDE/REAR YARD SETBACK: 5'

**LEGEND**

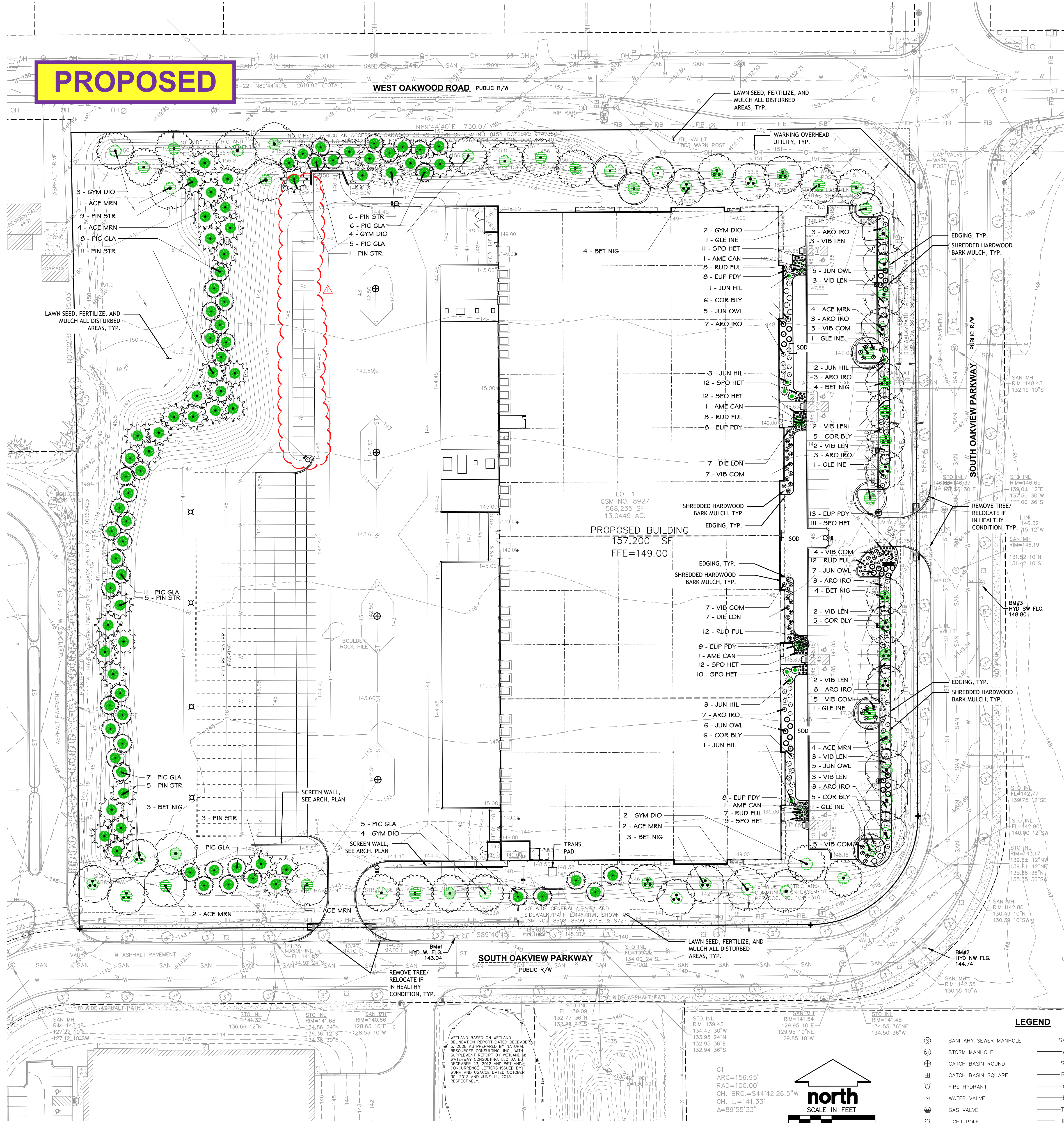
- Sanitary Sewer Manhole, Storm Manhole, Catch Basin Round, Catch Basin Square, Fire Hydrant, Water Valve, Gas Valve, Light Pole, Telephone Pedestal, Electrical Manhole, Sign, Power Pole, Guy Wire, Sanitary Sewer, Water Main, Storm Sewer, Roof Drain, Underground Gas, Underground Electric, Underground Telephone, Underground Fiber Optics, Overhead Utility, Silt Fence, Sanitary Sewer, Water Main, Storm Sewer, Roof Drain, Underground Gas, Underground Electric, Underground Telephone, Underground Fiber Optics, Overhead Utility, Silt Fence, Confirerous Tree, Deciduous Tree.



SITE DIMENSION AND PAVEMENT ID PLAN

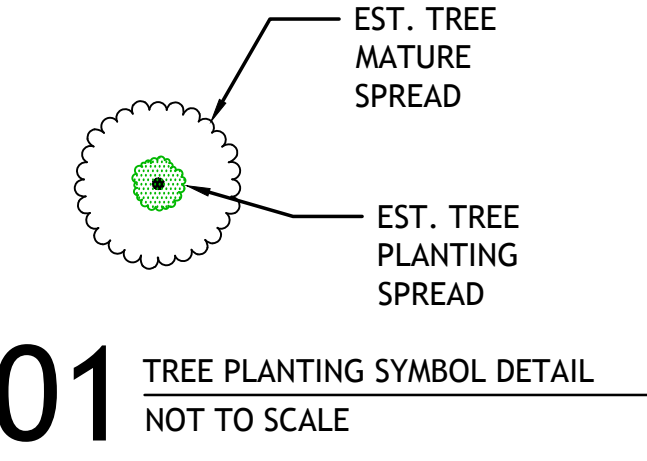
PROPOSED NEW MULTI-TENANT BUILDING MG FOODS @ OAKVIEW BUILDING V 10303 S. OAKVIEW PARKWAY OAK CREEK, WISCONSIN

Project information including sheet number C1.0, date DECEMBER 22, 2021, and contact information for Diggers Hotline and JSD Professional Services, Inc.



**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	ACE MRN	Acer saccharum 'Morton' TM	Crescendo Maple	2.5" Cal. Min.	88B	45'	40'	17
	AME CAN	Amelanchier canadensis	Canadian Serviceberry	1.5" Cal. Min.	88B	15'	10'	4
	BET NIG	Betula nigra	River Birch Multi-Trunk	10' Ht. Min.	88B	60'	50'	18
	GLE INE	Gleditsia triacanthos inermis 'Impcole' TM	Imperial Honeylocust	2.5" Cal. Min.	88B	60'	50'	8
	GYM DIO	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal. Min.	88B	50'	35'	15
EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	JUN HIL	Juniperus virginiana 'Hillspire'	Hillspire Juniper	6' Ht. Min.	88B	20'	10'	10
	PIC GLA	Picea glauca	White Spruce	6' Ht.	88B	60'	20'	48
	PIN STR	Pinus strobus	White Pine	6' Ht. Min.	88B	80'	40'	39
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	3 gal.	CONT	3'	4'	40
	COR BLY	Cornus stolonifera 'Bailey'	Bailey Redtwig Dogwood	36" Tall Min.	CONT	10'	8'	27
	DIE LON	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	CONT	3'	4'	14
	JUN OWL	Juniperus virginiana 'Grey Owl'	Eastern Redcedar	3 gal.	CONT	3'	6'	28
	VIB LEN	Viburnum lentago	Nannyberry	36" Tall Min.	CONT	12'	10'	20
	VIB COM	Viburnum opulus 'Compactum'	Compact European Cranberrybush	36" Tall Min.	CONT	5'	5'	34
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	SPO HET	Sporobolus heterolepis	Prairie Dropseed	#1	CONT	3'	2'	78
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	CONTAINER	MATURE HEIGHT	MATURE SPREAD	QTY
	EUP PDY	Eupatorium purpureum 'Baby Joe'	Dwarf Joe Pye Weed	#1	CONT	4'	2'	46
	RUD FUL	Rudbeckia fulgida	Coneflower	6"-12"	#1	3'	2'	47



**JSD Professional Services, Inc.**  
Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
W238 N1610 BUSSE RD., SUITE 100  
MILWAUKEE, WISCONSIN 53188  
262.513.0666 PHONE | 262.513.1232 FAX  
www.jsdinc.com  
JSD JOB NO.: 20-101248