



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

COMMON COUNCIL MEETING AGENDA

APRIL 19, 2022
7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski – 1st District
Greg Loreck – 2nd District
Richard Duchniak – 3rd District
Lisa Marshall – 4th District
Kenneth Gehl – 5th District
Chris Guzikowski – 6th District

The City's Vision

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

Swearing-In Ceremony

City Clerk Catherine Roeske will swear in 2nd District Alderperson Greg Loreck, 4th District Alderperson Lisa Marshall, and 6th District Alderperson Chris Guzikowski.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 3/15/2022 and 4/13/2022.
4. Election of Common Council President.

Recognition

5. **Resolution:** Consider Resolution No. 12321-041922, a Resolution of Appreciation to Joel H. Bateman, retiring Detective (by Committee of the Whole).
6. **Resolution:** Consider Resolution No. 12322-040422, a Resolution of Commendation to Michael Marvell, retiring Equipment Operator II (by Committee of the Whole).
7. **Resolution:** Consider Resolution No. 12323-041922, a Resolution of Appreciation to Michel E. Toman as 4th District Alderperson (by Committee of the Whole).

Public Hearings (beginning at 7:00 p.m.)

Citizen input, comments and suggestions are requested on the specific item(s) identified below. Action by the Council may occur at the same meeting if so included in the agenda.

8. **Conditional Use:** Consider a request by Pablo Davalos-Alonso, Unlimited Athletic Club, LLC, for an amendment to the existing Conditional Use Permit to allow for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (1st District).

Visit our website at www.oakcreekwi.org for the agenda and accompanying common council reports.
This meeting will be live streamed on the City of Oak Creek YouTube page via <http://ocwi.org/livestream>.

9. **Ordinance:** Consider Ordinance No. 3035, approving a Conditional Use Permit Amendment to allow for an indoor recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (1st District).
10. **Conditional Use:** Consider a request submitted by Jacob Dorst, Leo's Playland LLC, dba Central Bark, for an amendment to the existing Conditional Use Permit to allow for an increase in the number of dogs allowed onsite for the existing animal boarding kennel/day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr. (1st District).
11. **Ordinance:** Consider Ordinance No. 3034, approving a Conditional Use Permit amendment to allow a maximum of 85 dogs onsite at any time for the existing animal boarding kennel/dog day care facility located at 1075 W. Northbranch Dr. (1st District).
12. **Rezone:** Consider a request submitted by Ryan Janssen, Janssen Bruckner LLC to rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 and 819R E. Drexel Ave. (1st District).
13. **Ordinance:** Consider Ordinance No. 3033, approving a rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 and 819R E. Drexel Ave. (1st District).

New Business

****NOTE:** It is anticipated that the Mayor and Common Council President's Aldermanic appointments to various boards and commissions will be on the 5/3/22 Council agenda.

14. Mayor's Aldermanic Appointments
 - a. Small Claims Committee – 1
 - b. Library Board – 1
15. **Motion:** Consider a motion to concur with the following Mayoral Aldermanic appointments:
 - a. Tourism Commission - 1
 - b. Community Development Authority (CDA) -2
16. Common Council President Aldermanic Appointments:
 - a. Personnel & Finance Committee – 3
 - b. License Committee – 3
 - c. Plan Commission Representatives – 2
 - d. Board of Health Representative – 1
 - e. Emergency Management Advisory Committee Representative – 1
 - f. Parks & Recreation Commission – 1
 - g. Board of Public Works and Capital Assets - 3

COMMUNITY DEVELOPMENT

17. **Motion:** Consider a motion to approve the construction of a sand volleyball court at Willow Heights Park, at a cost not to exceed \$28,000 (2nd District).

18. **Resolution:** Consider Resolution No. 12324-041922, approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 and 8146 S. 27th St. and 8100 S. Orchard Way (2nd District).

LICENSE COMMITTEE

19. **Motion:** Consider a motion to approve the various license requests as listed on the 4/19/22 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

20. **Motion:** Consider a motion to approve the April 5, 2022 Vendor Summary Report in the amount of \$432,997.04 (by Committee of the Whole).

Adjournment.

Public Notice

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

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend 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.

RESOLUTION NO. 12321-041922
BY: COMMITTEE AS A WHOLE

RESOLUTION OF APPRECIATION
TO
JOEL H. BATEMAN

WHEREAS, Joel H. Bateman began his employment with the City of Oak Creek on August 21, 1995, as a full-time Police Officer; and

WHEREAS, during his twenty-six years and seven months of service, Joel H. Bateman has been an integral part of the Police Department, serving as a patrol officer early in his career, then rising to the rank of Detective on June 14, 2004; and

WHEREAS, Joel H. Bateman has been a valuable employee during his years of dedicated service with the Oak Creek Police Department, always striving to enhance the quality of life for the citizens of the City; and has been a model teammate for those he has worked with, being well known for his work ethic, his dedication to the department, and his leadership; and

WHEREAS, Joel H. Bateman received nine combined Departmental Acknowledgements and Awards. Most notably are the Meritorious Arrest for the 2006 double homicide investigation and conviction and the Career Achievement Award; and

WHEREAS, Joel H. Bateman served with honor, passion and dedication on several sub-units of the Oak Creek Police Department: Field Training Officer, Use of Force Trainer, Emergency Response Team and Training Officer. Through Joel H. Bateman's leadership and dedication, the Oak Creek Police Department is more prepared, capable and ready to serve the citizens of Oak Creek; and

WHEREAS, for twenty-five years Joel H. Bateman has been a member of the Emergency Response Unit; achieving the rank of Master Operator and being a Team Leader for the past sixteen years. For twenty-three years he has also been a Use of Force Instructor, training and instructing in various disciplines. His expansive training and knowledge of tactics has benefited not only Oak Creek Police employees, but other law enforcement agencies, businesses, community entities and area technical colleges; and

WHEREAS, Joel H. Bateman was our first Training Officer from 2011 through 2016; developing and creating the current in-house training process to ensure every employee is properly trained. This change has saved over \$50,000 annually in overtime, while at the same time increasing the amount of training employees get annually; and

WHEREAS, during Joel H. Bateman's career he attained many law enforcement certificates, utilizing the knowledge and training he received throughout his career and willingly shared it with all members of the Oak Creek Police Department; and

WHEREAS, Joel H. Bateman was the recipient of the 2021 First Responder of the Year for the 21st Assembly District of WI; and

WHEREAS, Joel H. Bateman is retiring from the Oak Creek Police Department after completing twenty-six years and seven months of full-time service to the City of Oak Creek.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, that sincere gratitude and appreciation be extended to Joel H. Bateman for his years of professional, dedicated and faithful service to the City of Oak Creek and the Police Department, and that the best wishes for good health and happiness be extended to Joel H. Bateman and his family for future years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to Joel H. Bateman.

Passed and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

Mayor, City of Oak Creek

ATTEST:

City Clerk

Vote: Ayes _____ Noes _____

RESOLUTION NO. 12322-040422

**RESOLUTION OF COMMENDATION
TO
MICHAEL MARVELL**

WHEREAS, Michael Marvell began his employment with the City of Oak Creek on May 2, 1994 as a part time Facilities Maintenance Technician before he was hired full time on June 5, 1995; and

WHEREAS, Michael Marvell transferred to Streets as an Equipment Operator on September 17, 2001; and

WHEREAS, Michael Marvell's position was reclassified to Equipment Operator II on January 17, 2016; and

WHEREAS, many residents came to know Michael as a regular attendant at the City's Recycling Yard, providing assistance and a friendly smile over the years; and

WHEREAS, Michael Marvell was a very effective employee during his years of service with the City of Oak Creek Streets and Department of Public Works, answering many calls for service from the community and providing immeasurable service to the residents of Oak Creek; and

WHEREAS, Michael is retiring from his position of Equipment Operator II with the City of Oak Creek Department of Public Works effective April 1, 2022, completing 26 years 10 months of full-time service to the City of Oak Creek.

NOW, THEREFORE, BE IT RESOLVED that the best wishes for good health and happiness be extended to Michael and his family in his retirement years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and the City Clerk be and is hereby directed to transmit a suitable copy thereof to Michael Marvell.

Passed and adopted this 4th day of April, 2022.

President, Common Council

Mayor, City of Oak Creek

ATTEST:

City Clerk

Vote: Ayes _____ Noes _____

RESOLUTION NO. 12323-041922

BY: COMMITTEE OF THE WHOLE

RESOLUTION OF APPRECIATION TO
MICHAEL E. TOMAN AS 4TH DISTRICT ALDERPERSON

WHEREAS, Michael Toman was appointed by the Common Council to the position of 4th District Alderperson on May 19, 2003 completing the term of the newly elected Mayor, Richard Bolender, expiring April, 2004; and

WHEREAS, Mike Toman was elected to the position of 4th District Alderperson in 2004 and re-elected every two years thereafter; and

WHEREAS, Mike Toman's ninth aldermanic term will expire on April 19, 2022 after having served the City of Oak Creek and its constituents for 19 years; and

WHEREAS, Mike Toman has served as 4th District Alderperson under Mayors Richard Bolender, Allan Foeckler, Stephen Scaffidi, and Daniel Bukiewicz; and

WHEREAS, during his 19-year tenure, Mike Toman was a member of the Personnel Committee, having served many years as chairperson, Finance Committee, Personnel & Finance Committee, Capital Improvement Projects (CIP) Committee, Board of Public Works and Capital Assets, Community Center Board of Directors, Ad-Hoc Bender Park Committee, Library Board, Emergency Government Committee, and the Cable Advisory Board; and

WHEREAS, Mike Toman was chosen by his fellow Council members to serve as Council President in 2012; and

WHEREAS, Mike Toman was committed and engaged in the Strategic Planning of the City and instrumental in the redevelopment of the Oak Creek lakefront and Drexel Town Square; and

WHEREAS, Mike Toman has served the best interests of the City and the residents of the 4th District; and

WHEREAS, the City of Oak Creek has benefited from his contributions to city government as an Alderperson.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, their sincere appreciation be and the same is hereby extended to Michael Toman for his service to the City.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to Mike Toman.

Introduced and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

ATTEST:

City Clerk

Mayor

Vote: Ayes: _____ Noes: _____

TO BE PUBLISHED MARCH 30 & APRIL 6, 2022

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK COMMON COUNCIL

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 6:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

PURPOSE:

The purpose of this public hearing is to consider a request submitted by Pablo Davalos-Alonso, Unlimited Athletic Club, LLC, for an amendment to the existing Conditional Use Permit to allow for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave.

- Hearing Date:** April 19, 2022
- Time:** 7:00 PM
- Place:** Oak Creek Civic Center (City Hall)
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers and Zoom (see above)
- Applicant(s):** Pablo Davalos-Alonso, Unlimited Athletic Club, LLC
- Property Owner(s):** EAST RAWSON AVE LLC
- Property Location(s):** 140 E. Rawson Ave.
- Tax Key(s):** 733-9991-001

Legal Description:

COM 310 FT E & 140.04 FT N OF SW COR SW1/4 SEC. 4-5-22 TH N 521.32 FT E TO NE COR OF W1/2 OF S 40 ACS OF SD 1/4 SEC S TO S1/4 SEC LI W TO A PT 722.20 FT E OF SW COR SD 1/4 SEC N 140 FT TH W TO BEG., EXC. PART FOR STREET. CONT. 13.496 ACS.

The Common Council has scheduled other public hearings for April 19, 2022 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: March 23, 2022
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

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 6th Street, Oak Creek, Wisconsin 53154.

COMMON COUNCIL REPORT

- Item:** Conditional Use Permit - 140 E. Rawson Ave. - Unlimited Athletic Club
- Recommendation:** That the Council adopts Ordinance 3035, an ordinance to approve a Conditional Use Permit Amendment to allow for an indoor recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (1st Aldermanic District).
- Fiscal Impact:** Approval will allow for the existing vacant tenant space to be occupied by a proposed fitness center. No direct fiscal impact is anticipated with this request. This property is not currently part of a TID.
- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Applicant is requesting approval of a Conditional Use Permit Amendment for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building at 140 E. Rawson Ave. Indoor commercial recreation facilities are Conditional Uses in the M-1, Manufacturing zoning district.

Council may recall several amendments to existing Conditional Use Permit approvals for the property, including:

- Ord. 2950, approved November 5, 2019 - Physical and Occupational Therapy Clinic (Medical Support Services, Inc.)
- Ord. 2960, approved January 7, 2020 – Indoor Recreation Facility (Medical Support Services, Inc.)
- Ord. 2983, approved October 6, 2020 – Behavioral Treatment Services Clinic and Outdoor Recreation Facility (Medical Support Services, Inc. and Tender Touch Therapy)
- Ord. 2984, October 6, 2020 – Additional Clinic and Outdoor Recreation Facility (AST/LEARN DBA Wisconsin Early Autism Project)

A copy of Ord. 2984 is included with this report for reference.

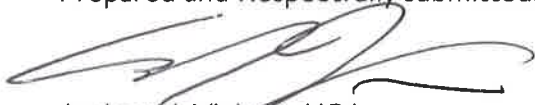
Unlimited Athletic Club will provide personal training, group classes, and gym memberships per the submitted narrative. One (1) employee is anticipated, with a total peak occupancy of 20 at any given time. Hours of operation are 7:00 AM – 8:00 PM seven (7) days per week, with peak hours expected to be between 3:00 and 5:00 PM.

Previous reviews of the multibuilding development approved access to the site via the shared drive off of E. Rawson Ave. During review of the site and building plans in 2016, the landowner indicated that the 278 parking stalls provided for the three (3) multitenant buildings was adequate based on similar buildings and tenant needs. Information provided by the landowner states that the development has 284 parking stalls, 95 of which serve Building B. Some of the 95 parking stalls between Buildings B and C could be shared as well. Minimum parking requirements for commercial and recreational uses are calculated at one (1) stall for every four (4) patrons, plus one (1) stall per employee at peak shift. This would equate to approximately 6 stalls, and the narrative indicates that seven (7) stalls up to a maximum of 21 stalls could be utilized for Unlimited Athletic Club. Parking management for leased suites will be the responsibility of the landowner and/or their property management company.

After careful consideration at the March 22, 2022 meeting, the Plan Commission recommended approval subject to the attached Conditions and Restrictions.

Options/Alternatives: Council has the discretion to modify the proposed Conditions and Restrictions as part of the approval of the Conditional Use Permit, or deny the permit request.

Prepared and Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Approved:



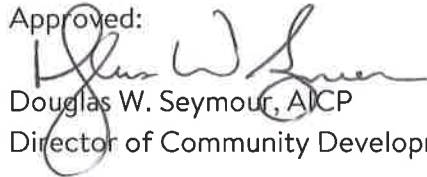
Kari Papelbon, CFM, AICP
Senior Planner

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Ord. 3035

Location Map

Ord. 2984 (6 pages)

Narrative (1 page)

Site Plan (1 page)

Floor Plan (1 page)

Proposed Amended Conditions and Restrictions (6 pages)

Excerpted Plan Commission Minutes (5 pages)

ORDINANCE NO. 3035

By: _____

AN ORDINANCE TO AMEND THE CONDITIONS AND RESTRICTIONS IN ORDINANCE NO. 2984 FOR A PHYSICAL AND OCCUPATIONAL THERAPY CLINIC, A BEHAVIORAL TREATMENT SERVICES CLINIC, INDOOR RECREATION FACILITIES, AND OUTDOOR RECREATION FACILITIES ON THE PROPERTY AT 140 E. RAWSON AVE.

(1st Aldermanic District)

The Common Council of the City of Oak Creek does ordain as follows:

WHEREAS, Ordinance No. 2950 (The "Ordinance"), which approved a Conditional Use Permit for a physical and occupational therapy clinic within the multitenant building on the property at 140 E. Rawson Ave., was approved on November 5, 2019; and

WHEREAS, Ordinance No. 2960, which approved an amendment to the Conditional Use Permit in Ordinance 2950 for an indoor recreation facility on the property at 140 E. Rawson Ave., was approved on January 7, 2020; and

WHEREAS, Ordinance No. 2983, which approved an amendment to the Conditional Use Permit in Ordinance 2960 for an outdoor recreation facility on the property at 140 E. Rawson Ave., was approved on October 6, 2020; and

WHEREAS, Ordinance No. 2984, which approved an amendment to the Conditional Use Permit in Ordinance 2983 for an additional clinic and outdoor recreation facility on the property at 140 E. Rawson Ave., was approved on October 6, 2020; and

WHEREAS, the Ordinances affected the following legally described property;

COM 310 FT E & 140.04 FT N OF SW COR SW1/4 SEC. 4-5-22 TH N 521.32 FT E TO NE COR OF W1/2 OF S 40 ACS OF SD 1/4 SEC S TO S1/4 SEC LI W TO A PT 722.20 FT E OF SW COR SD 1/4 SEC N 140 FT TH W TO BEG., EXC. PART FOR STREET. CONT. 13.496 ACS.

WHEREAS, the Applicant, PABLO DAVALOS-ALONSO, UNLIMITED ATHLETIC CLUB, LLC, with support of the landowner, is requesting that the Ordinance be amended to allow an additional indoor recreation facility (fitness center) within a portion of Building B; and

WHEREAS, a public hearing was held on this matter on April 19, 2022 to hear comments from all who were interested.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, Section 3 of the Conditions and Restrictions approved by the Ordinance affecting the Property is amended as follows:

A. Two (2) clinics, two (2) indoor recreation facilities (Tender Touch Therapy and Unlimited Athletic Club), and two (2) outdoor recreation areas in accordance with these Conditions and Restrictions are allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code (as amended) and these Conditions and Restrictions, are also allowed on the property.

B. Hours of operation shall be in accordance with the following:

C. Hours of operation shall be in accordance with the following:

i. Building C – Tender Touch Therapy

*Clinic/Outdoor Recreation Area	
Monday through Friday	7:00 AM – 7:00 PM
Saturday	8:00 AM – 12:00 PM or by appointment
Sunday	Closed
Indoor Recreation Facility	
Monday through Friday	9:00 AM – 9:00 PM
Saturday	9:00 AM – 5:00 PM
Sunday	12:00 PM – 5:00 PM

**The above hours of operation for the clinic and outdoor recreation area are restricted to patient appointments and not to staff onsite at any given time.*

ii. Building B – AST/LEARN (Wisconsin Early Autism Project)

Clinic/Outdoor Recreation Area	
Monday through Friday (clinic)	7:00 AM – 6:30 PM
Monday through Friday (client)	7:30 AM – 6:00 PM
Saturday	9:00 AM – 4:00 PM
Sunday	Closed

iii. Building B – Unlimited Athletic Club

Indoor Commercial Recreation Facility	
Monday through Sunday	7:00 AM – 8:00 PM

D. The outdoor recreation area(s) location, enclosure materials, and screening shall be approved by the Plan Commission as part of Site Plan Review.

E. There shall be no outdoor storage or outdoor display of merchandise for sale in association with these Conditional Uses.

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

G. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

SECTION 2: Except as herein modified the conditions and restrictions approved by the Ordinance shall remain in full force and effect.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 4: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

Mayor

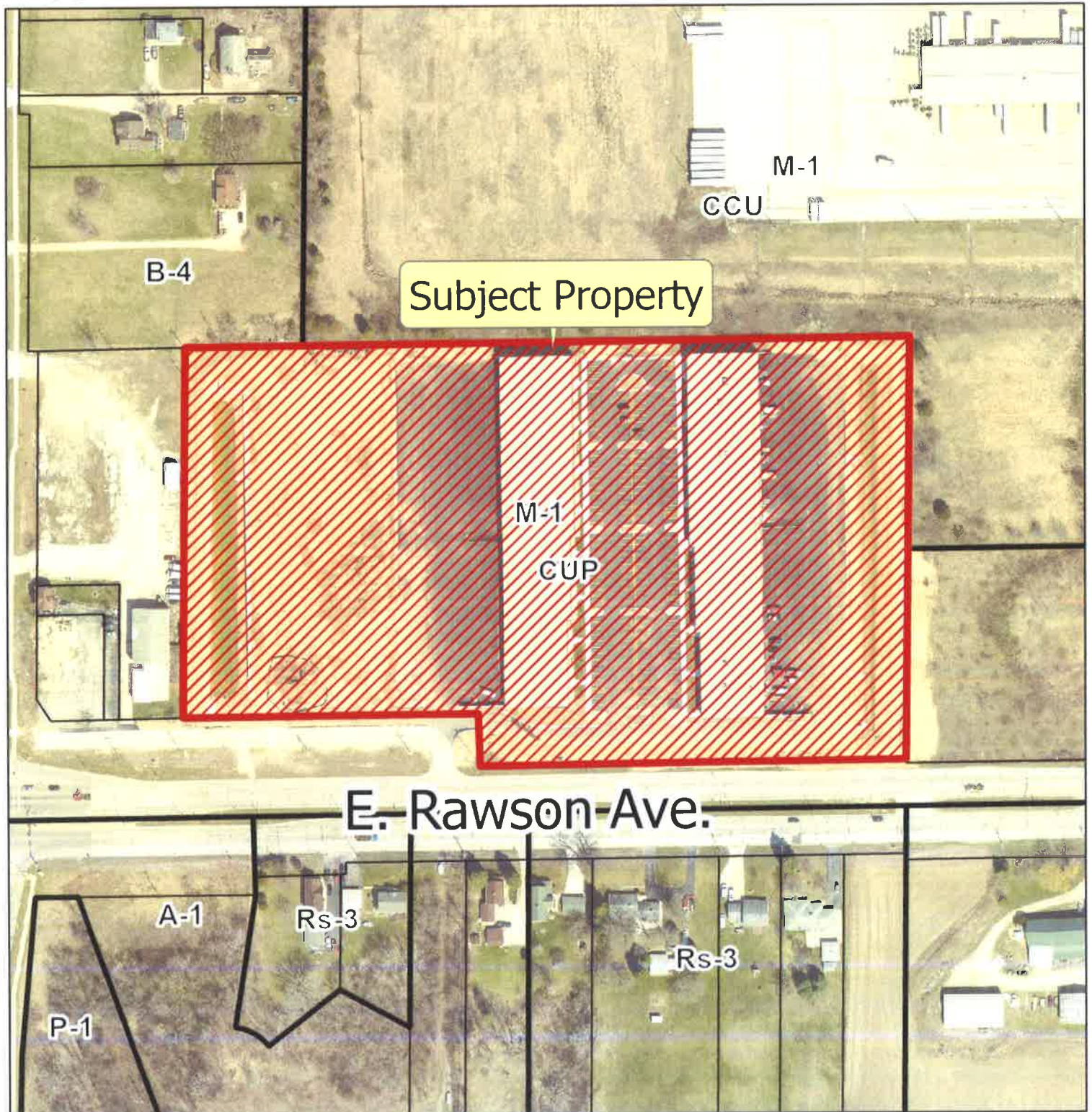
ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

Location Map

140 E Rawson Ave.



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



Community Development



Legend

-  Zoning
-  Flood Fringe
-  Official Street Map
-  Parcels
-  Floodway
-  140 E. Rawson Ave.

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

Applicant: Mary Smith, AST/LEARN
(DBA, Wisconsin Early Autism Project)

Property Address: 140 E. Rawson Ave.

Tax Key Number: 733-9991-001

Conditional Use: Clinics; Indoor Recreation Facility;
Outdoor Recreation Areas

Approved by Plan Commission: 8-25-20

Approved by Common Council: 10-6-20
(Ord. 2984, Amend. Ord. 2983, 2960, 2950)

1. LEGAL DESCRIPTION

COM 310 FT E & 140.04 FT N OF SW COR SW1/4 SEC. 4-5-22 TH N 521.32 FT E TO NE COR OF W1/2 OF S 40 ACS OF SD 1/4 SEC S TO S1/4 SEC LI W TO A PT 722.20 FT E OF SW COR SD 1/4 SEC N 140 FT TH W TO BEG., EXC. PART FOR STREET. CONT. 13.496 ACS.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees & clients
 - iii) Number of 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/gates

2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- 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

- 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. 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. Two (2) clinics, one (1) indoor recreation facility, and two (2) outdoor recreation areas in accordance with these Conditions and Restrictions are allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code (as amended) and these Conditions and Restrictions, are also allowed on the property.

- B. Hours of operation shall be in accordance with the following:

- i. **Building C – Tender Touch Therapy**

*Clinic/Outdoor Recreation Area	
Monday through Friday	7:00 AM – 7:00 PM
Saturday	8:00 AM – 12:00 PM or by appointment
Sunday	Closed
Indoor Recreation Facility	
Monday through Friday	9:00 AM – 9:00 PM
Saturday	9:00 AM – 5:00 PM
Sunday	12:00 PM – 5:00 PM

**The above hours of operation for the clinic and outdoor recreation area are restricted to patient appointments and not to staff onsite at any given time.*

- ii. **Building B – AST/LEARN (Wisconsin Early Autism Project)**

Clinic/Outdoor Recreation Area	
Monday through Friday (clinic)	7:00 AM – 6:30 PM
Monday through Friday (client)	7:30 AM – 6:00 PM
Saturday	9:00 AM – 4:00 PM
Sunday	Closed

- C. The outdoor recreation area(s) location, enclosure materials, and screening shall be approved by the Plan Commission as part of Site Plan Review.
- D. There shall be no outdoor storage or outdoor display of merchandise for sale in association with these Conditional Uses.
- E. Solid waste collection and recycling shall be the responsibility of the owner.
- F. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), and the Site Plans approved by the Plan Commission February 28, 2017.

5. LIGHTING

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).

6. SETBACKS

	Front and Street Setback	Rear (North) Setback	Side Setback
Principal Structure	40 ft	20 ft	20 ft
Accessory Structure*	40 ft	See Sec. 17.0501	See Sec. 17.0501
Parking	30 ft	5 ft	5 ft

**No accessory structures shall be permitted in the front yard or in required buffer yards.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. 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.

9. 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 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.

10. REVOCAION

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

11. 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

11-5-2020

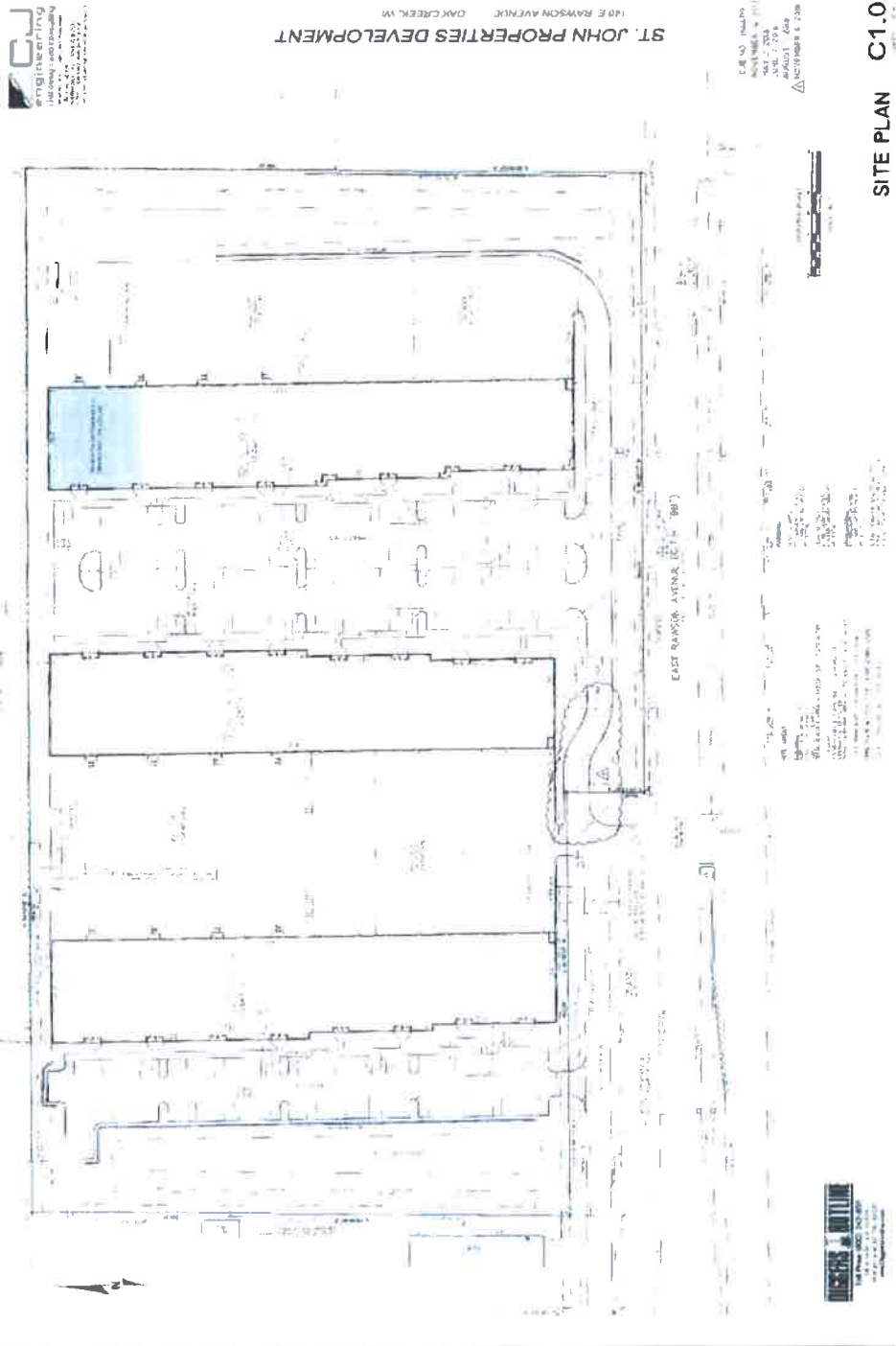
Date

Greg FAX

(please print name)

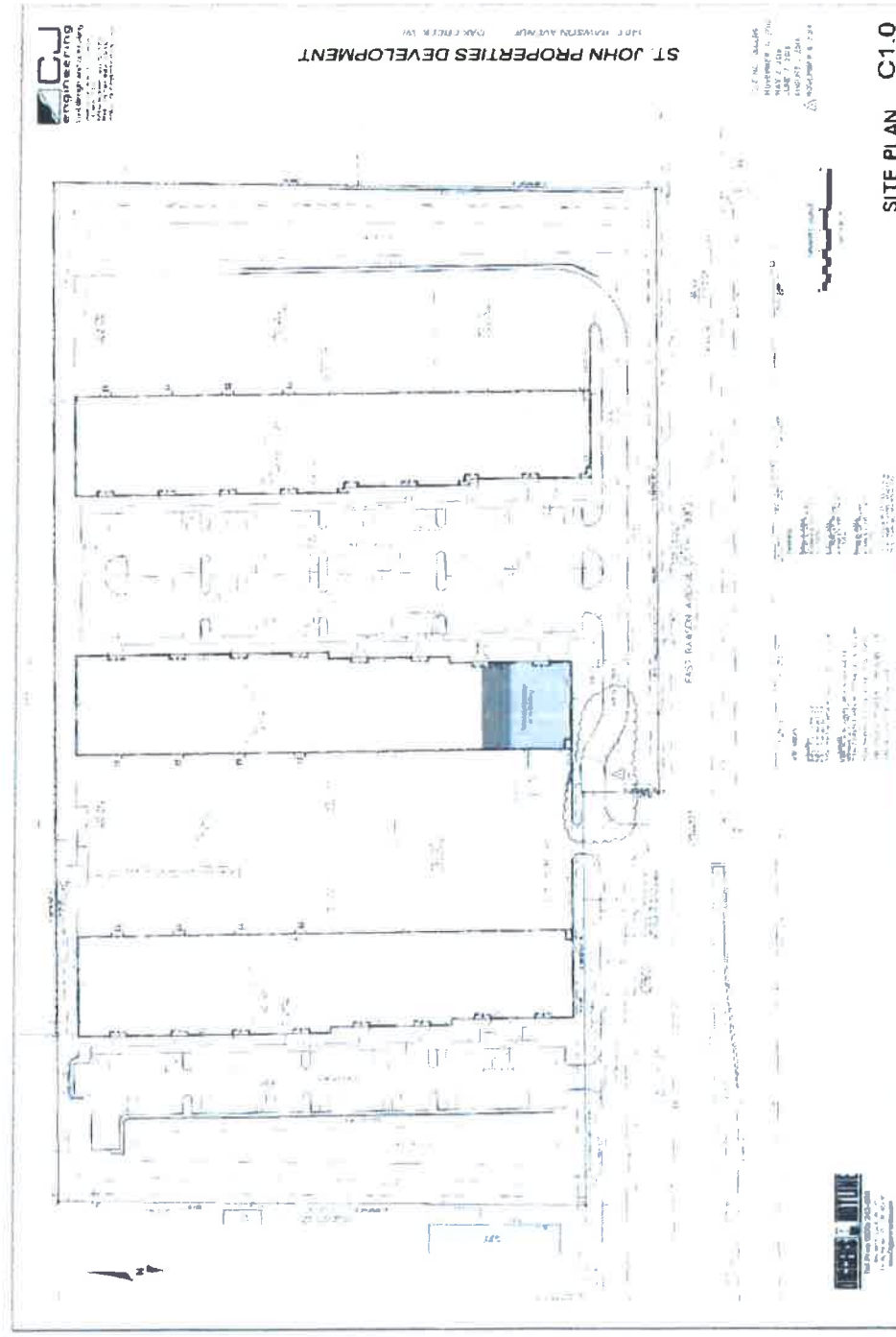
**EXHIBIT A: CONCEPT SITE PLAN FOR TENDER TOUCH THERAPY
OUTDOOR RECREATION AREA**

(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 B: CONCEPT SITE PLAN FOR AST/LEARN (WISCONSIN EARLY AUTISM PROJECT)
OUTDOOR RECREATION AREA**

(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.)





Narrative

Letter of Intent for Proposed Interior Alteration
140 E. Rawson Ste 205-206 (Gym Prospect)
Project Name: Unlimited Athletic Club LLC
Applicant/Project Owner: East Rawson, LLC

February 18, 2022

This Commission Application (Narrative Description of Project) for Interior alteration at 140 E Rawson Ave Ste 205-206 is submitted by St. John Properties, Inc. for Unlimited Athletic Club, LLC ("Applicant") for a Conditional use Permit for alteration to an empty vacant space to meet business's needs Exhibit A.

Details of Proposal:

Unlimited Athletic Club is a Fitness/Wellness facility. Their clients are abetted to building a comprehensive health system that brings an overall healthier inner self. Applicant will be providing personal training, group classes, and gym memberships. Unlimited Athletic Club, LLC will not be needed outside storage needs.

Number of Employees: 1

Peak Occupants: 20

Number of parking stalls: 7 (max 21)

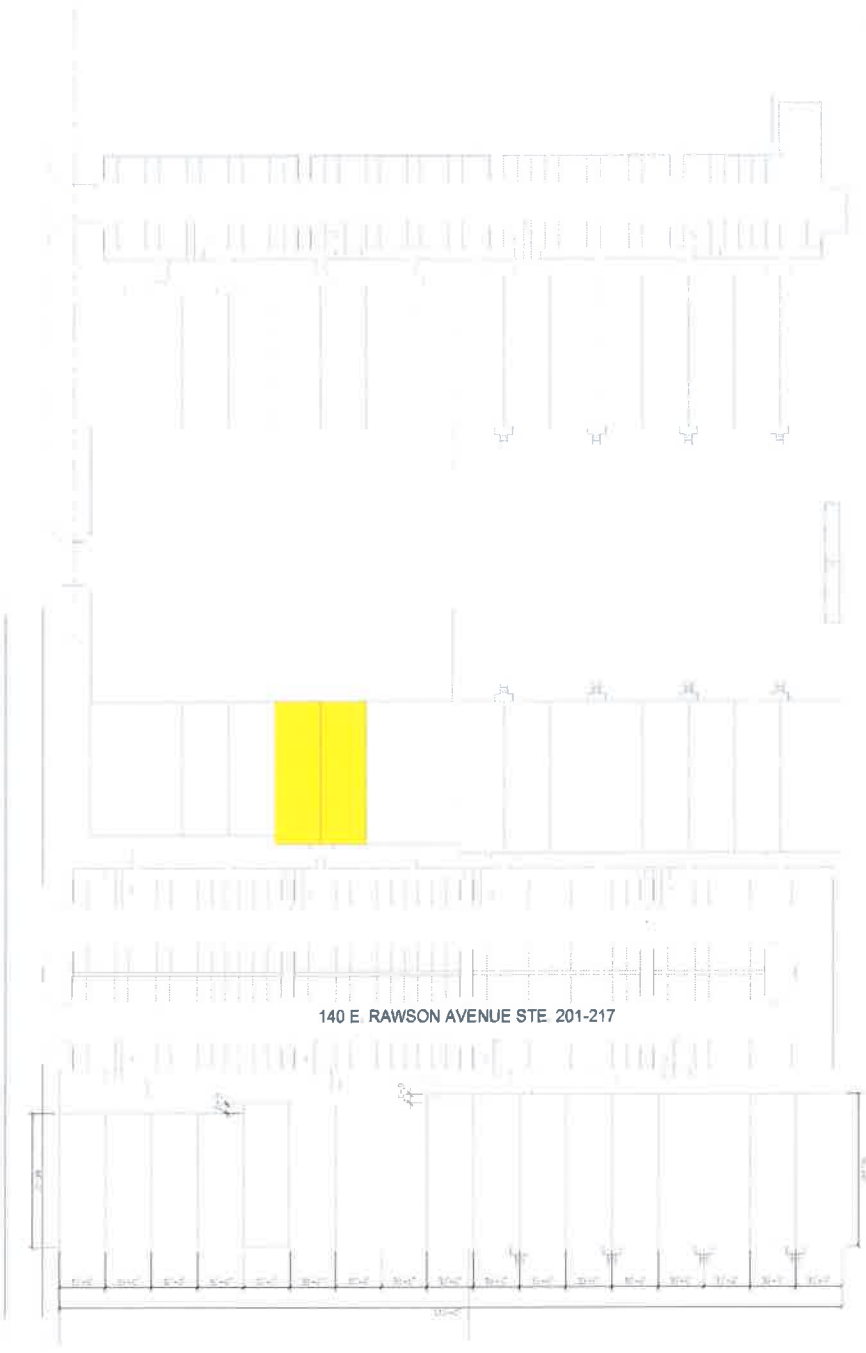
Trucking/deliveries: Standard mail-equipment move in

Hours of operation: 7am-8pm: Monday-Sunday (peak hours 3pm-5pm)

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Atkielski".

Jennifer Atkielski Applicant Representative



140 E. RAWSON AVENUE | OAK CREEK, WI 53154
BUILDING B - STE. 201-217

140 E. RAWSON AVENUE STE. 201-217



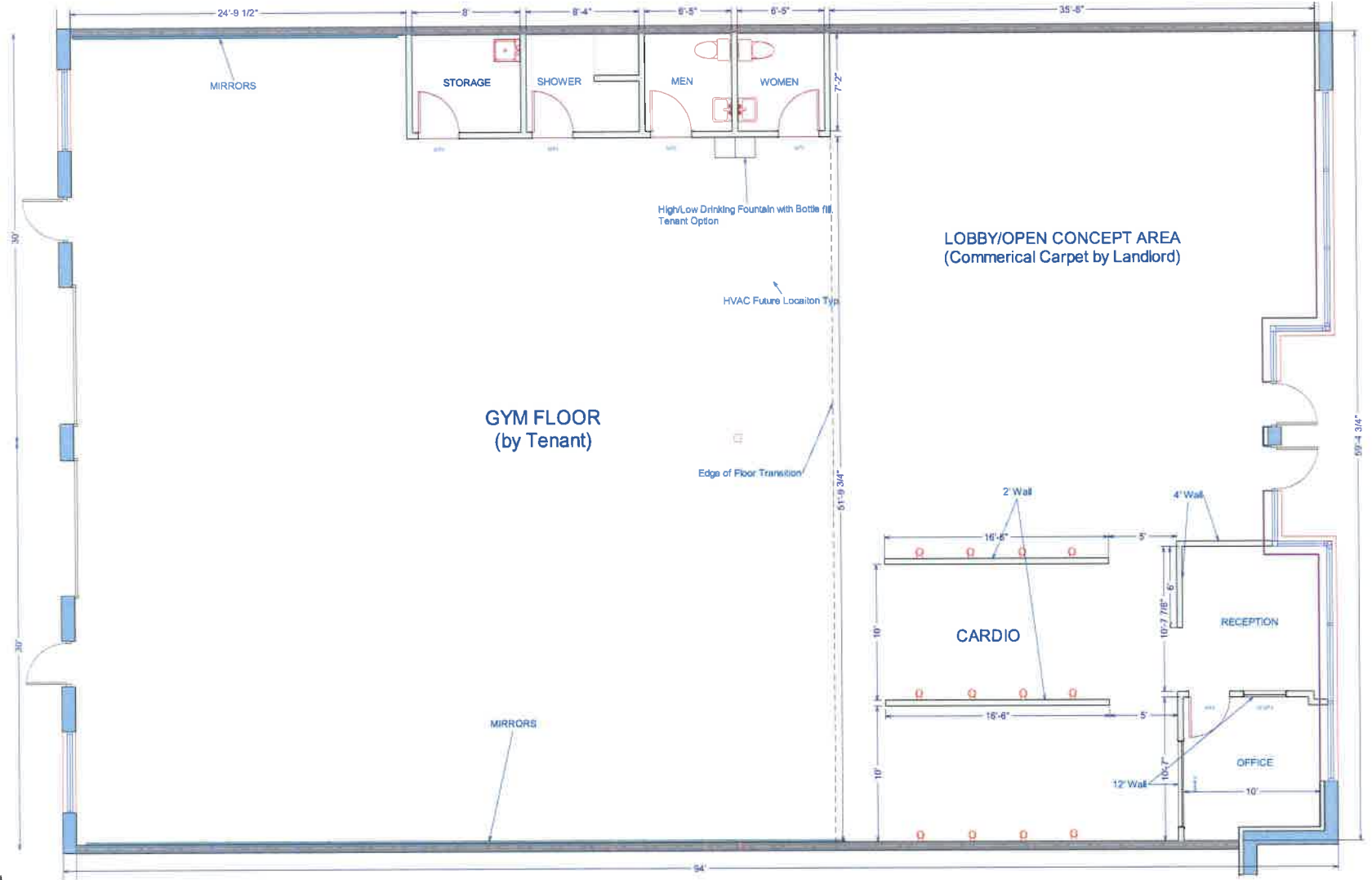
SP-1	SITE PLAN	DATE	BY	TENANT PROSPECT RAWSON AVE BUSINESS CENTER 140 E RAWSON AVE OAK CREEK, WI 53154	 

Exhibit A

Total: 5,640 SF



NO.	DESCRIPTION	DATE
SHEET TITLE		
FLOOR PLAN		
PROJECT DESCRIPTION:		
140 East Rawson Ave. Suite 205-206 Oak Creek, WI 53154		
DRAWING PROVIDED BY:		
St John Properties, Inc. (262) 524-0100		
DATE:		
2/3/2022		
SCALE:		
SHEET:		
A-1		

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

Applicant: Unlimited Athletic Club
Property Address: 140 E. Rawson Ave.
Tax Key Number: 733-9991-001

Approved by Plan Commission: 3-22-22
Approved by Common Council: TBD
(Ord. 3035, Amend. Ord. 2984, Ord. 2983,
2960, 2950)

Conditional Uses: Clinics; **Indoor Recreation Facilities;**
Outdoor Recreation Areas

1. LEGAL DESCRIPTION

COM 310 FT E & 140.04 FT N OF SW COR SW1/4 SEC. 4-5-22 TH N 521.32 FT E TO NE COR OF W1/2 OF S 40 ACS OF SD 1/4 SEC S TO S1/4 SEC LI W TO A PT 722.20 FT E OF SW COR SD 1/4 SEC N 140 FT TH W TO BEG., EXC. PART FOR STREET. CONT. 13.496 ACS.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

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

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees & clients
 - iii) Number of 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/gates

2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- 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

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. 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. Two (2) clinics, **two (2) indoor recreation facilities (Tender Touch Therapy and Unlimited Athletic Club)**, and two (2) outdoor recreation areas in accordance with these Conditions and Restrictions are allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code (as amended) and these Conditions and Restrictions, are also allowed on the property.

- B. Hours of operation shall be in accordance with the following:

i. **Building C – Tender Touch Therapy**

*Clinic/Outdoor Recreation Area	
Monday through Friday	7:00 AM – 7:00 PM
Saturday	8:00 AM – 12:00 PM or by appointment
Sunday	Closed
Indoor Recreation Facility	
Monday through Friday	9:00 AM – 9:00 PM
Saturday	9:00 AM – 5:00 PM
Sunday	12:00 PM – 5:00 PM

**The above hours of operation for the clinic and outdoor recreation area are restricted to patient appointments and not to staff onsite at any given time.*

ii. **Building B – AST/LEARN (Wisconsin Early Autism Project)**

Clinic/Outdoor Recreation Area	
Monday through Friday (clinic)	7:00 AM – 6:30 PM
Monday through Friday (client)	7:30 AM – 6:00 PM
Saturday	9:00 AM – 4:00 PM
Sunday	Closed

iii. **Building B – Unlimited Athletic Club**

Indoor Commercial Recreation Facility	
Monday through Sunday	7:00 AM – 8:00 PM

- C. The outdoor recreation area(s) location, enclosure materials, and screening shall be approved by the Plan Commission as part of Site Plan Review.
- D. There shall be no outdoor storage or outdoor display of merchandise for sale in association with these Conditional Uses.
- E. Solid waste collection and recycling shall be the responsibility of the owner.
- F. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), and the Site Plans approved by the Plan Commission February 28, 2017 and March 22, 2022.

5. LIGHTING

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).

6. SETBACKS

	Front and Street Setback	Rear (North) Setback	Side Setback
Principal Structure	40 ft	20 ft	20 ft
Accessory Structure*	40 ft	See Sec. 17.0501	See Sec. 17.0501
Parking	30 ft	5 ft	5 ft

**No accessory structures shall be permitted in the front yard or in required buffer yards.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. 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.

9. 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 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.

10. REVOCAION

Should an applicant, his heirs, successors or assigns, fail to comply with the Conditions and Restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use

as set forth in Section 17.1007 of the Municipal Code (as amended).

11. 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: CONCEPT SITE PLAN FOR TENDER TOUCH THERAPY
OUTDOOR RECREATION AREA**

(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.)

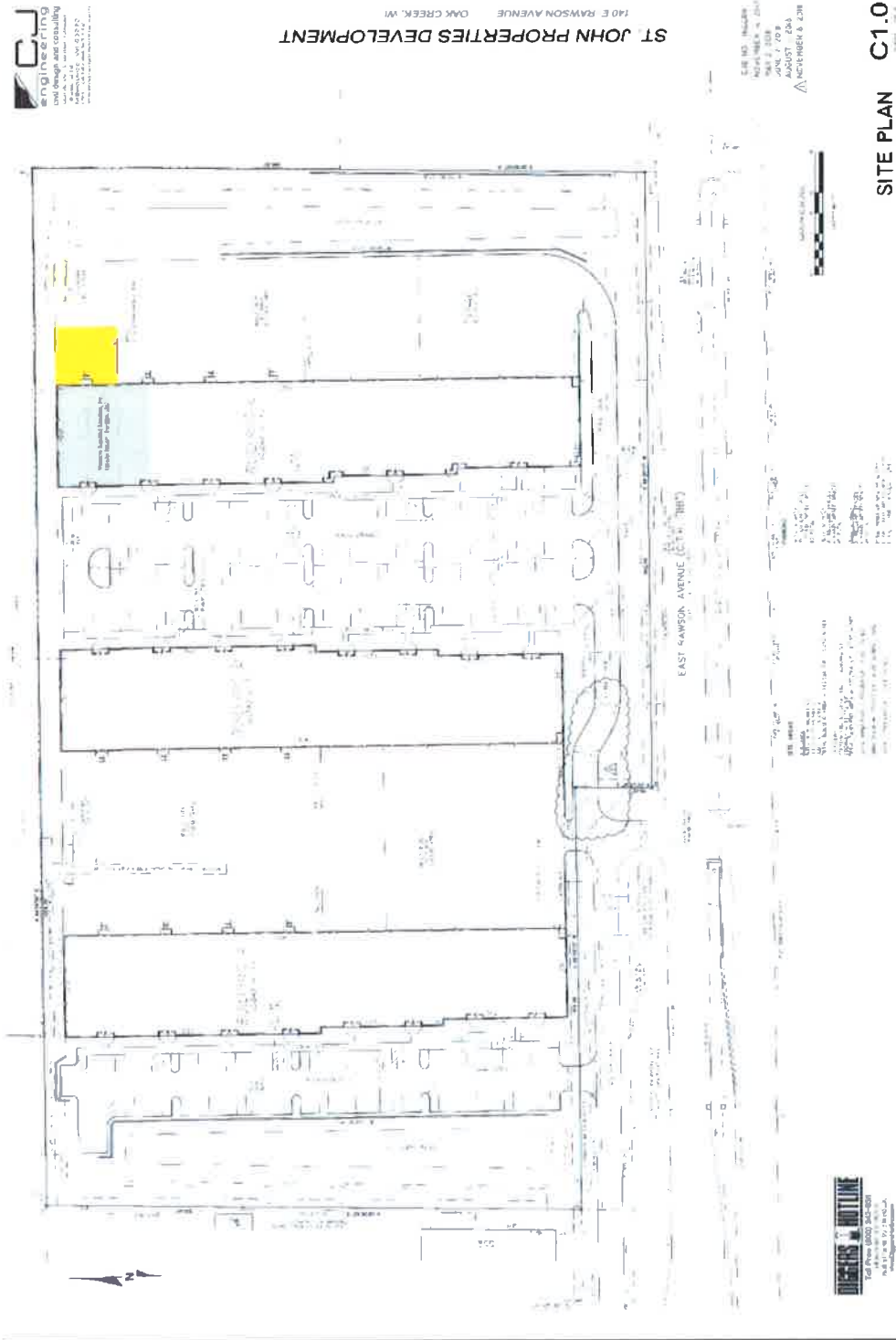
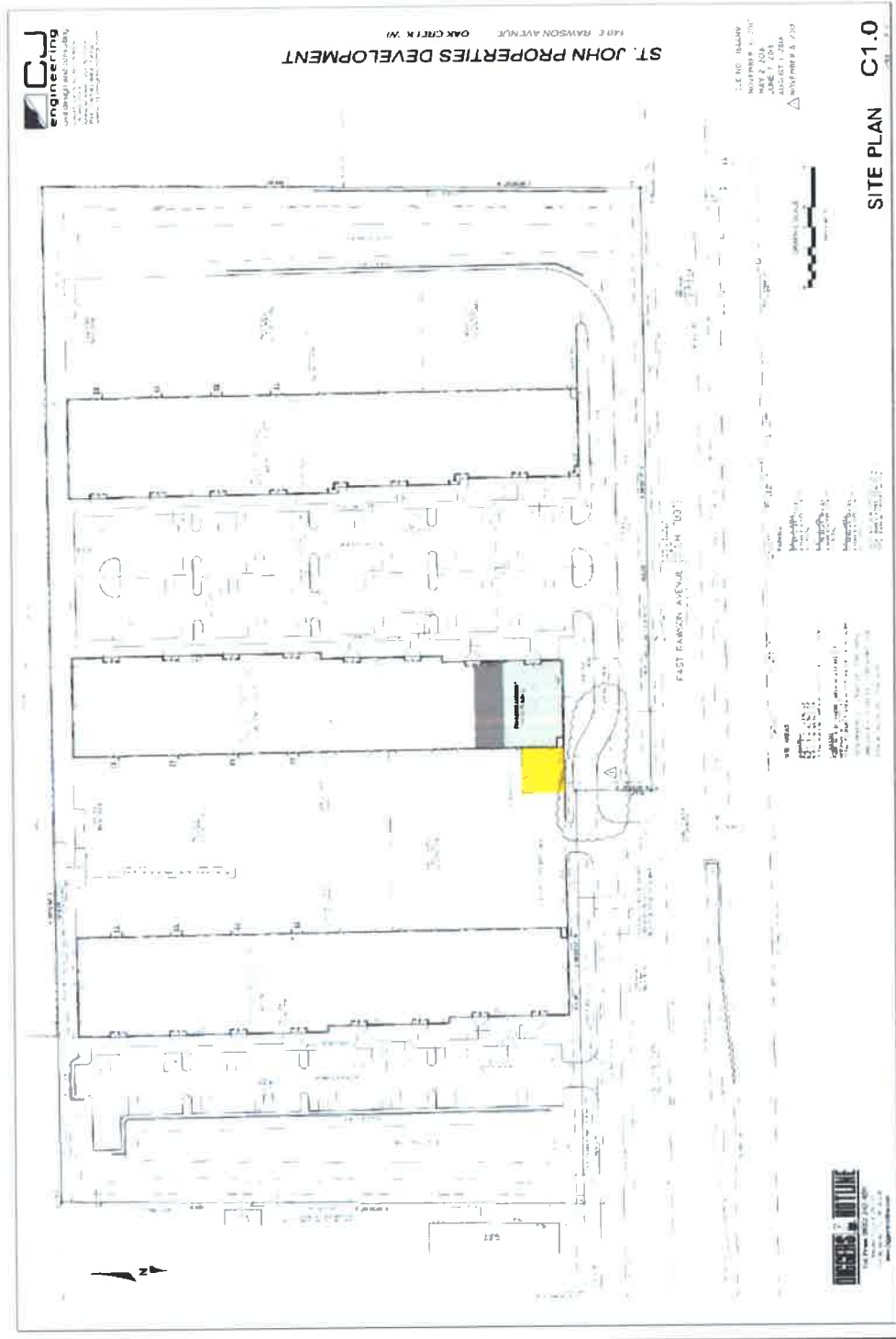


EXHIBIT B: CONCEPT SITE PLAN FOR AST/LEARN (WISCONSIN EARLY AUTISM PROJECT)
OUTDOOR RECREATION AREA

(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.)



**DRAFT EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: City Engineer Sullivan, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siepert. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern. Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, and Commissioner Chandler are excused.

**CONDITIONAL USE PERMIT AMENDMENT
UNLIMITED ATHLETIC CLUB, LLC
140 E. RAWSON AVE.
TAX KEY NOS. 733-9991-001**

Senior Planner Papelbon provided an overview of a request for a Conditional Use Permit Amendment to allow an indoor commercial recreation facility (fitness center) within the existing multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Mayor Bukiewicz suggested that the property owner(s) review the site and possibly change the zoning district to alleviate the number of CUPs that may be needed for future tenants. Senior Planner Papelbon agreed the most appropriate zoning assignment should be discussed with the property owner(s).

Senior Planner Papelbon then clarified the changes to the CUP currently in place for the property - that two (2) indoor recreation facilities are allowed and the hours of operation for Unlimited Athletic Club in Building B will be Monday-Sunday 7:00 AM – 8:00 PM.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment for an indoor commercial recreation facility (fitness center) within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. after a public hearing and subject to conditions and restrictions.

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

ATTEST:

Kari Papelbon, Plan Commission Secretary

4-8-22

Date

TO BE PUBLISHED MARCH 30 & APRIL 6, 2022

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK COMMON COUNCIL

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 6:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

PURPOSE:

The purpose of this public hearing is to consider a request submitted by Jacob Dorst, Leo's Playland LLC, dba Central Bark, for an amendment to the existing Conditional Use Permit to allow for an increase in the number of dogs allowed onsite for the existing animal boarding kennel/dog day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr.

Hearing Date: April 19, 2022

Time: 7:00 PM

Place: Oak Creek Civic Center (City Hall)
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers and Zoom (see above)

Applicant(s): Jacob Dorst, Leo's Playland LLC, dba Central Bark

Property Owner(s): Northbranch Industrial LLC

Property Location(s): 1075 W. Northbranch Dr.

Tax Key(s): 735-9028-000

Legal Description: CSM NO. 2385 PARCEL 3 SW1/4 SEC. 5-5-22 CONT. (2.679 ACRES)

The Common Council has scheduled other public hearings for April 19, 2022 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: March 23, 2022
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

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 6th Street, Oak Creek, Wisconsin 53154.

COMMON COUNCIL REPORT

- Item:** Conditional Use Permit Amendment - Increase in Dogs for an Animal Boarding Kennel/Dog Day Care Facility - 1075 W. Northbranch Dr.
- Recommendation:** That the Council adopts Ordinance 3034, an ordinance to approve a Conditional Use Permit Amendment to allow a maximum of 85 dogs onsite at any time for the existing animal boarding kennel/dog day care facility located at 1075 W. Northbranch Dr. (1st Aldermanic District).
- Fiscal Impact:** No direct fiscal impacts are anticipated as the tenant and use are existing. This property is not currently located within a TID.
- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Applicant is requesting approval to amend the existing Conditional Use Permit for an animal boarding kennel / dog day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr. Section 6(E) of the Conditions and Restrictions approved by the Common Council in Ordinance 2396 for Central Bark limited the number dogs to a maximum of forty-three (43) at the facility at any given time (see attached Conditions and Restrictions).

The applicant is requesting an increase in the number of dogs allowed within the facility at any given time to 85. Per the narrative submitted with this request, there will be no additions to the existing building on the property. Unused space within the existing facility has been repurposed to accommodate the increase in the number of dogs. The repurposed space which was formerly the meeting/break room and the trainer's office, is approximately a combined 462.5 square feet per the submitted floor plan (see attached floor plan).

The applicant intends to utilize Cage Banks, stackable kennel stalls that vary in size depending on the size of the dog. The applicant intends to purchase Cage Banks that will hold five (5) dogs of varying sizes; one row of three (3) "B size" cage banks measuring approximately 24" (l) x 25" (w) x 22.5" (h) will be stacked on one row of two (2) "E size" cage banks measuring approximately 36" (l) x 25" (w) x 31" (h). The dimensions of the Cage Banks are sourced from the manufacturers website and were confirmed by the applicant. In addition to Cage Banks, there will be five (5) traditional kennel stalls called "Luxury Dens" measuring approximately 3' x 7'. The Cage Banks will be used to house smaller to medium size dogs while the Luxury Dens will be used to house larger dogs. The total capacity of the proposed Cage Banks and Luxury Dens combined will be 85 dogs.

Kennel spacing is regulated in Chapter 7 of the Municipal Code. Section 7.62(4)(a) states: "Primary enclosures shall be constructed and maintained so as to provide sufficient space to allow each dog and cat to turn about freely and to easily stand, sit and lie in a comfortable normal position." Additionally, Section 7.62(4)(b) states: "In addition to any of the foregoing provisions, each dog housed in any primary enclosure shall be provided a minimum space equal to the mathematical square of the sum of the length of the dog in inches, as measured from the tip of its nose to the base of its tail, plus six (6) inches, expressed in square feet. Not more than two (2) adult nonconditioned dogs shall be housed in the same primary enclosure." The applicant is aware of these requirements and has confirmed that the proposed Cage Banks and Luxury Dens meet these requirements.

Pet relief areas and outdoor play areas are identified on the south side of the building. The number of employees on site and operating hours of Central Bark are unchanged.

Council should note a similar CUP amendment at the Camp Bow Wow facility was approved at the June 28, 2018 Plan Commission meeting. The amended conditions and restrictions allowed up to 125 dogs at the facility at any given time, and no more than 80 dogs boarded overnight at the facility. Camp Bow Wow's overall square footage and maximum number of dogs allowed equates to approximately sixty-three (63) sq ft per dog. The applicant's proposal to increase the maximum dogs allowed to 85 at Central Bark equates to approximately sixty (60) sq ft per dog (report prepared by Planning Intern Jack Kovnesky).

After careful consideration at the March 22, 2022 meeting, the Plan Commission recommended approval subject to the attached Conditions and Restrictions.

Options/Alternatives: Council has the discretion to modify the proposed Conditions and Restrictions as part of the approval of the Conditional Use Permit, or deny the permit amendment request. Denial will result in the existing Conditions and Restrictions for the use to remain unchanged, with the maximum number of dogs allowed limited to 43 at any given time.

Prepared and Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Approved:



Kari Papelbon, CFM, AICP
Senior Planner

Fiscal Review:



Maxwell Gaglin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Ord. 3034

Location Map

Conditions and Restrictions (Ord. 2396)

Narrative

Email dated March 16, 2022 (2 pages)

Floor Plan

Configurations

 Cage Bank Configurations

 Cage Bank Example

 Luxury Den Example

Proposed Amended Conditions and Restrictions

ORDINANCE NO. 3034

By: _____

AN ORDINANCE TO AMEND THE CONDITIONS AND RESTRICTIONS IN
ORDINANCE NO. 2396 TO INCREASE THE NUMBER OF DOGS ALLOWED ONSITE
FOR THE ANIMAL BOARDING KENNEL/DOG DAY CARE FACILITY
WITH OUTDOOR EXERCISE AREA AT
1075 W. NORTHBRANCH DR.

(1st Aldermanic District)

The Common Council of the City of Oak Creek does ordain as follows:

WHEREAS, Ordinance No. 2396 (The "Ordinance"), which approved a Conditional Use Permit for an Animal Boarding Kennel/Dog Day Care Facility with Outdoor Exercise Area on the property at 1075 W. Northbranch Dr. was approved on April 3, 2006; and

WHEREAS, the Ordinance affected the following legally described property:

CSM NO. 2385 PARCEL 3 SW1/4 SEC. 5-5-22 CONT. (2.679 ACRES).

WHEREAS, the Applicant, JACOB DORST, LEO'S PLAYLAND, LLC, DBA CENTRAL BARK, is requesting that the Ordinance be amended to allow a maximum of 85 dogs onsite at any given time; and

WHEREAS, a public hearing was held on this matter on April 19, 2022 to hear comments from all who were interested.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the Conditions and Restrictions approved pursuant to Ordinance 2385 affecting the Property hereinabove described are amended as shown in Exhibit A.

SECTION 2: Except as herein modified the conditions and restrictions approved by the Ordinance shall remain in full force and effect.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 4: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in force from and after its passage and publication.

Passed and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

EXHIBIT A: CONDITIONS AND RESTRICTIONS

City of Oak Creek – Conditional Use Permit (CUP) AMENDED Conditions and Restrictions		
Applicant:	Jacob Dorst, Leo's Playland LLC d.b.a Central Bark	Approved by Plan Commission: 3-22-22 Approved by Common Council: 4-19-22 (Ord. 3034, Amending Ord. 2396)
Property Address:	1075 W. Northbranch Dr.	
Tax Key Number(s):	735-9028-000	
Conditional Use:	Animal Boarding Kennel/Dog Day Care Facility with Outdoor Exercise Area (Number of Dogs Allowed)	

1. LEGAL DESCRIPTION

CSM NO. 2385 PARCEL 3 SW1/4 SEC. 5-5-22 CONT. (2.679 ACRES)

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

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

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees
 - iii) Number of all parking spaces
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of 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 M-1. Manufacturing zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- C. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- D. There shall be no outside storage of materials, equipment, or sales and/or service vehicles. All materials, equipment, and service trucks must be stored indoors.
- E. The maximum interior area of the building that may be used for an animal boarding kennel shall be limited to 6,000 square feet.
- F. There shall be no more than 85 dogs at the facility at any given time.
- G. The outdoor play area shall include an area where the pavement has been removed and replaced with gravel and/or a material approved by the Engineering Department and City Sanitarian.
- H. A catch basin filter, subject to approval by the Engineering Department, shall be installed and replaced every 6 months.
- I. The use of the outdoor play area shall be limited to the hours between 6.30 A.M. to 8:00 P.M.
- J. No person shall operate a kennel unless he holds a valid license authorized by the Common Council of the City of Oak Creek. When all applicable provisions of this Section have been complied with by the applicant and such compliance has been certified by the Sanitarian and a valid occupancy permit has been issued by the Building Inspector, the Sanitarian shall issue a permit to operate upon the payment of a fee as listed in Section 3.40. Every such permit shall expire on the last day of December.
- K. This operation shall meet all provisions of Section 7.60 – 7.65 of the Municipal Ordinance regarding

Kennels, Pet Stores, and Grooming Establishments.

- L. Separate suite numbers for each tenant in the building shall be submitted to and approved by the City prior to the issuance of final occupancy permits.

4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission.
- B. Outdoor parking areas shall be for employees, visitors, and customers.

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 and the color temperature of the fixtures shall be limited to a maximum of 3,500 Kelvins.

6. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	40 ft	20 ft	20 ft
Accessory Structure(s)*	Not Allowed	5 ft	5 ft
Off-street Parking	40 ft	5 ft	5 ft

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

7. TIME OF COMPLIANCE

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

8. DURATION OF CONDITIONAL USE PERMIT

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

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code,

ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

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

11. REVOCAION

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

12. ACKNOWLEDGEMENT

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

Owner / Authorized Representative Signature

Date

(please print name)

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.)

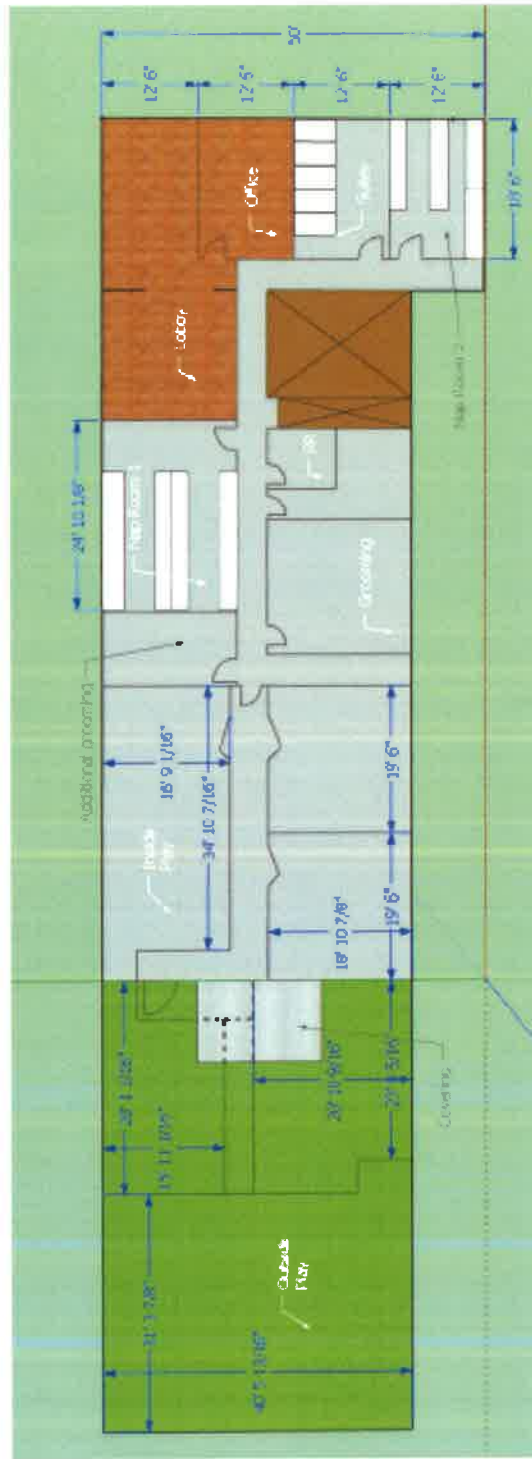
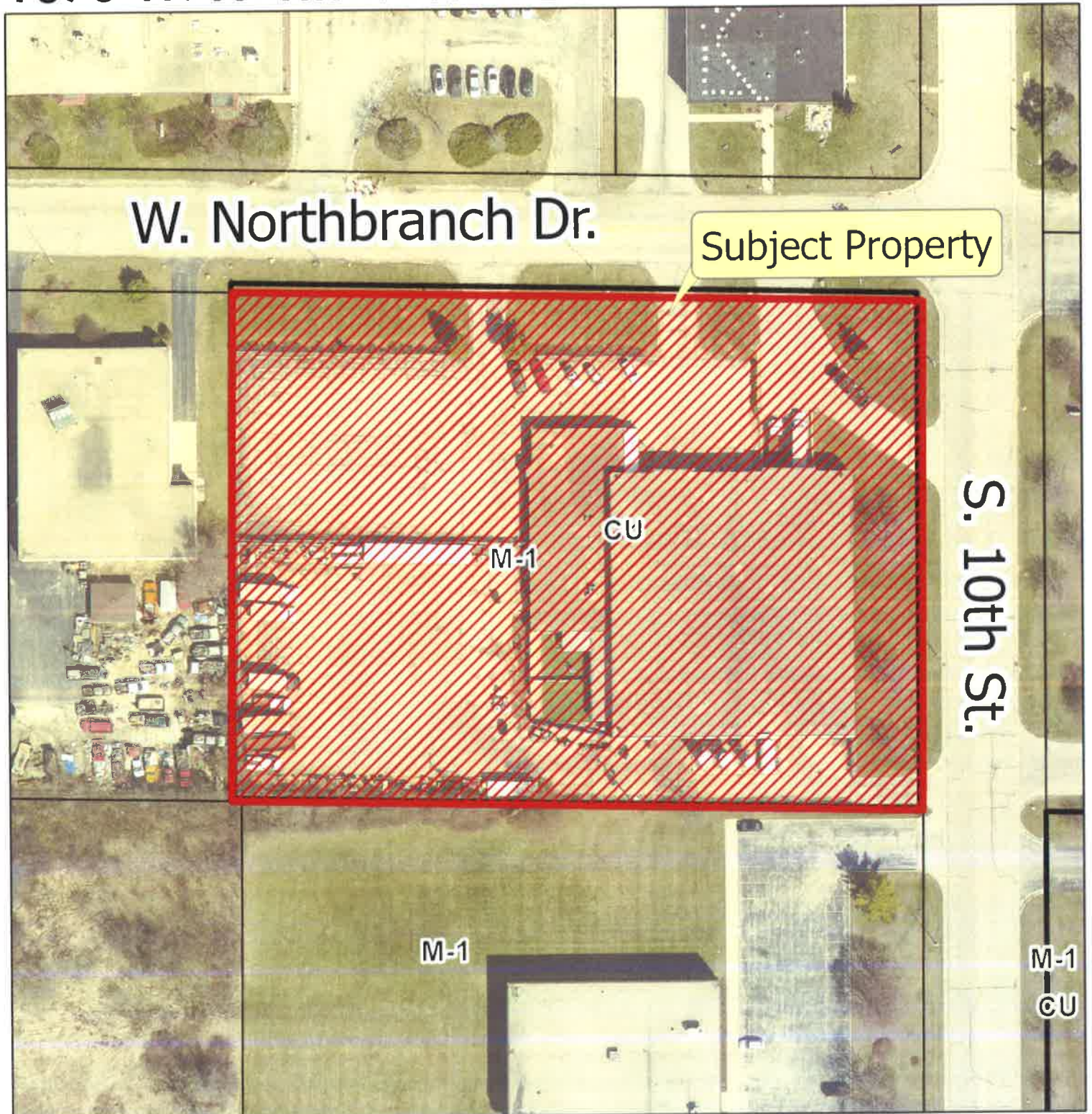


EXHIBIT B: PROPOSED CONFIGURATIONS

	2'	3'	4'	5'	6'
	23 3/4"	35 1/4"	46 3/4"	58 1/4"	69 3/4"
19 7/8"	AA3	AA1 AA1	AA3 AA3	AA2 AA2 AA2	AA3 AA3 AA3
RTA	\$290	\$500	\$580	\$810	\$870
ASSEM	\$375	\$660	\$750	\$1050	\$1125
22 1/2"	B	BE	B B	BD BD	B B B
RTA	\$390	\$370	\$600	\$670	\$900
ASSEM	\$390	\$475	\$780	\$860	\$1170
25"	CB	CE	CB CB	CD CD	CE CE
RTA	\$320	\$390	\$610	\$710	\$780
ASSEM	\$415	\$500	\$830	\$920	\$1000
31"	C	E	F HAS TWO GATES	G HAS TWO GATES	E E
RTA	\$355	\$430	\$660	\$740	\$870
ASSEM	\$460	\$565	\$855	\$950	\$1130

Location Map

1075 W. Northbranch Dr.



Subject Property

W. Northbranch Dr.

S. 10th St.

M-1







CU

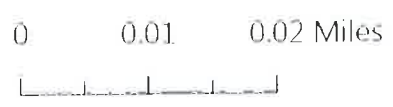
M-1

M-1
CU

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
-  1075 W. Northbranch Dr.



City of Oak Creek - Conditional Use Permit
Conditions and Restrictions

Applicant: Sue Ann McCotter (Club K-9)

Property Address: 1075 W. Northbranch Dr.

Tax Key Number: 735-9028

Conditional Use: Animal Boarding Kennel with Outdoor Exercise Area

Approved by Plan Commission: 2/14/006

Approved by Common Council:

1. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. 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 for any site or exterior building modifications planned for this use. This plan shall show and describe any modifications to the following:

1) **General Development Plan**

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) access drives (width and location)
- f) sidewalk locations
- g) parking layout and traffic circulation
 - i) location
 - ii) number and type of dwelling units
 - iii) number of garage spaces
 - iv) number of outdoor spaces
 - v) dimensions
 - vi) setbacks
- h) location of loading berths
- i) location of sanitary sewer (existing and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed)
 - (1) including detention/retention basins if needed
- l) location of outdoor storage
- m) location of wetlands (field verified)
- n) wetland protective areas
- o) location, square footage and height of signs
- p) location, height, and details of fencing

2) **Landscape Plan**

- a) screening plan for outdoor storage
- b) number, initial size and type of plantings
- c) parking lot screening/berming
- d) buffer yard landscaping

3) **Building Plan**

- a) architectural elevations
- b) building floor plans
- c) materials of construction

4) **Lighting Plan**

- a) types of fixtures
- b) mounting heights
- c) type of poles
- d) photometrics of proposed fixtures

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

- a) contours (existing and proposed)
- b) location of storm sewer (existing and proposed)
- c) location of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) location of existing and proposed fire hydrants (public and private)
- b) interior floor plan
- c) materials of construction

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, 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.
- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- F. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. If required by the Common Council, a development agreement also shall be completed between the owner and the City prior to approval of said land division document, so as to ensure the construction or installation of public improvements required in these conditions and restrictions and Chapter 14 of the Municipal Code.
- G. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

2. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided accordance with Section 17.0403 of the Municipal Code:
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal. Any off-site improvements shall be the responsibility of the property owner.

G. All off street parking areas shall be landscaped in accordance with Sections 17.1010 of the Municipal Code.

H. Outdoor parking areas shall be for employees, visitors, and customers.

3. LIGHTING

A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector. For each stage of the development, the plan shall show the location of all lights, type of fixture and poles, mounting height and photometrics of the fixture and shall be in accord with the following:

1. All designated parking areas, access drives and the approach aprons from the public right-of-way shall be illuminated during hours of operation when natural light value is reduced to one (1) candela.
2. Illumination shall be maintained on the surface at an average of one (1.0) candela with a minimum uniformity ratio of 5 to 1 through the access drives and a minimum of 0.05 candela/square foot in the parking area.
3. All luminaires shall be designed and mounted at a sufficient elevation above the surface to insure adequate control of glare, interreflected and reflective light to abutting property, the abutting public roadways, access drives and to maintain the minimum uniformity ratio, but in no case shall exceed 30 feet. A luminaire controlled cut-off of 72 degrees will effectively minimize glare which interferes with vision and causes eye discomfort.
4. Plans shall be submitted for approval with the manufacturer's descriptive literature showing photometrics and design of proposed luminaire. Plans shall include location and height of poles, foundations, wire size, circuit protection, controller, equipment grounding and luminaire elevation above grade.

4. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft.	20 ft.	20 ft.
Accessory Structure	Not allowed	5 ft.	5 ft.
Off-street Parking	40 ft.	5 ft.	5 ft.

5. BUILDING HEIGHT, AREA, & OTHER STANDARDS

- A. Building height and area shall be in accordance with Section 17.0317 (e) of the Zoning Ordinance
- B. Any proposed fencing must meet the requirements of Section 17.0502 of the Municipal Ordinance.

6. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. There shall be no outside storage of materials, equipment, or sales and/or service vehicles. All materials, equipment, and service trucks must be stored indoors.
- D. The maximum interior area of the building that may be used for an animal boarding kennel shall be limited to 6,000 square feet.
- E. There shall be no more than 43 dogs at the facility at any given time.
- F. The outdoor play area shall include an area where the pavement has been removed and replaced with gravel and/or a material approved by the Engineering Department and City Sanitarian.
- G. A catch basin filter, subject to approval by the Engineering Department, shall be installed and replaced every 6 months.
- H. The use of the outdoor play area shall be limited to the hours between 6.30 A.M. to 8:00 P.M.
- I. No person shall operate a kennel unless he holds a valid license authorized by the Common Council of the City of Oak Creek. When all applicable provisions of this Section have been complied with by the applicant and such compliance has been certified by the Sanitarian and a valid occupancy permit has been issued by the Building Inspector, the Sanitarian shall issue a permit to operate upon the payment of a fee as listed in Section 3.40. Every such permit shall expire on the last day of December.
- J. This operation shall meet all provisions of Section 7.6 of the Municipal Ordinance regarding Kennels, Pet Stores, and Grooming Establishments.
- K. Separate suite numbers for each tenant in the building shall be submitted to and approved by the City prior to the issuance of final occupancy permits.

7. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

8. PERMITTED USES

- A. Animal boarding kennels and/or dog day care with outdoor play area.
- B. All permitted uses in the M-1, Highway Business District
- C. Usual and customary accessory uses to the above listed permitted uses.

9. TIME OF COMPLIANCE

The operator of the conditional use shall begin installing or constructing the elements required in these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after commencing construction, if the structure(s) for which an approval has been issued is not substantially completed. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

10. OTHER REGULATIONS

Compliance with all other applicable City, State and Federal regulations not heretofore stated or referenced, is mandatory.

11. REVOCAION

Upon project completion, should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code.

RECEIVED

JAN 31 2022

CITY OF OAK CREEK

Central Bark Oak Creek Proposed Use 1075b W Northbranch Dr. Oak Creek, WI 53154

The purpose of this document is to detail the proposed and continued use of 1075b W Northbranch Dr. for Central Bark Oak Creek's doggy daycare, grooming, boarding, and training services.

Currently, our Conditional Use Permit allows our space to accommodate no more than 43 dogs within our building at any given time. After investing in new crates and repurposing some of our unused space, we have increased our physical capacity by 37 dogs, resulting in our ability to handle up to 80 dogs within our facility at any given time.

The dogs enrolled in our day care services receive about 4 hours of play time each operating day. Play time most often occurs outside, but in extreme weather conditions, our building is equipped with indoor play yards for the dogs to exercise and play. Our indoor and outdoor play yards are pet relief areas and our staff is trained to immediately pick up after dogs and sanitize the used space with a mop. Waste is first disposed of in a "poop bucket", the contents of which are emptied into a dumpster at the end of each night. The building is vacuumed and mopped at the end of each operating day in order to ensure a clean and sanitized facility.

We have five dog handlers on staff to care for each of the dogs in our care. Our first employee of the day arrives at 6:15am to prepare for our opening at 6:30am. At 7:00am, our second employee of the day arrives. From here, we have anywhere between 2-3 dog handlers on staff at any given time to run our operations. A typical day's schedule is as follows:

Employee 1: 6:15am-1:00pm
Employee 2: 7:00am-12:00pm
Employee 3: 8:00am-1:00pm
Employee 4: 12:00pm-6:45pm
Employee 5: 12:00pm-6:45pm
Employee 6: 12:00pm-6:45pm

We operate our daycare services Monday through Friday, but often times have sleep over dogs scheduled on Saturdays and Sundays. To accommodate and care for these dogs, we schedule four weekend shifts for the employees. One employee is scheduled to come in on Saturday from 6:30am-9:30am, then again at 4:00pm-7:00pm. Another employee is then scheduled on Sunday with the same hours. During this time, the employee checks on the dog(s) in our care, exercises them, feeds them and replenishes their water bowls, and if there is time, accomplishes additional cleaning tasks in the building.

1. The plans provided were inadequate to determine which areas were being proposed for kennels, and the overall floor plan for the interior and exterior of the facility were illegible. **Please clarify and update.**

Please find attached an updated floor plan of our facility, complete with measurements of our nap rooms and planned play yard configuration.

2. When the Conditional Use Permit request was first reviewed in 2006, the information provided to the Plan Commission stated that the maximum capacity was based on 120 square feet of interior space per dog, and 60 square feet of exterior space per dog. If the overall interior area of the entire facility is approximately 5,000-6,000 square feet, and the outdoor play area is roughly 2,600 square feet, that would limit the number of dogs to between 42 and 50. That's counting gross square footage, however, and not total area dedicated to indoor play and kennels. **Has this calculation changed? If so, what are the new criteria upon which capacity is based?**

When calculating our proposed capacity, we calculated 60 square feet per dog. With ~4,800 square footage, that equates to 80 dogs. This is in line with Camp Bow Wow's overall square footage and capacity as well. They have a total of ~7985 sq ft with a capacity of 125 dogs. That equates to ~63 sq ft per dog.

3. When compared to a similar facility in the City – Camp Bow Wow – it appears that the request for an increase in the number of dogs at your facility is in conflict. Camp Bow Wow added approximately 5,100 square feet to the existing 2,885 square-foot building in 2018. Only six (6) kennels were proposed to remain in the existing building as part of the remodel and addition project. The addition included a floor plan showing the number and rough area for the new kennel facilities (70 kennels in approximately 2,000 square feet), as well as the area dedicated to new indoor playgrounds (approximately 2,000 square feet). Outdoor play facilities were expanded off of the addition (see attached). In that review, the restriction was for a maximum of 125 dogs at the facility at any given time, and no more than 80 boarded overnight. **The discrepancy between the two facilities in terms of indoor play areas, outdoor play areas, and indoor kennel areas will be something that must be addressed for the Plan Commission to consider during their review.**

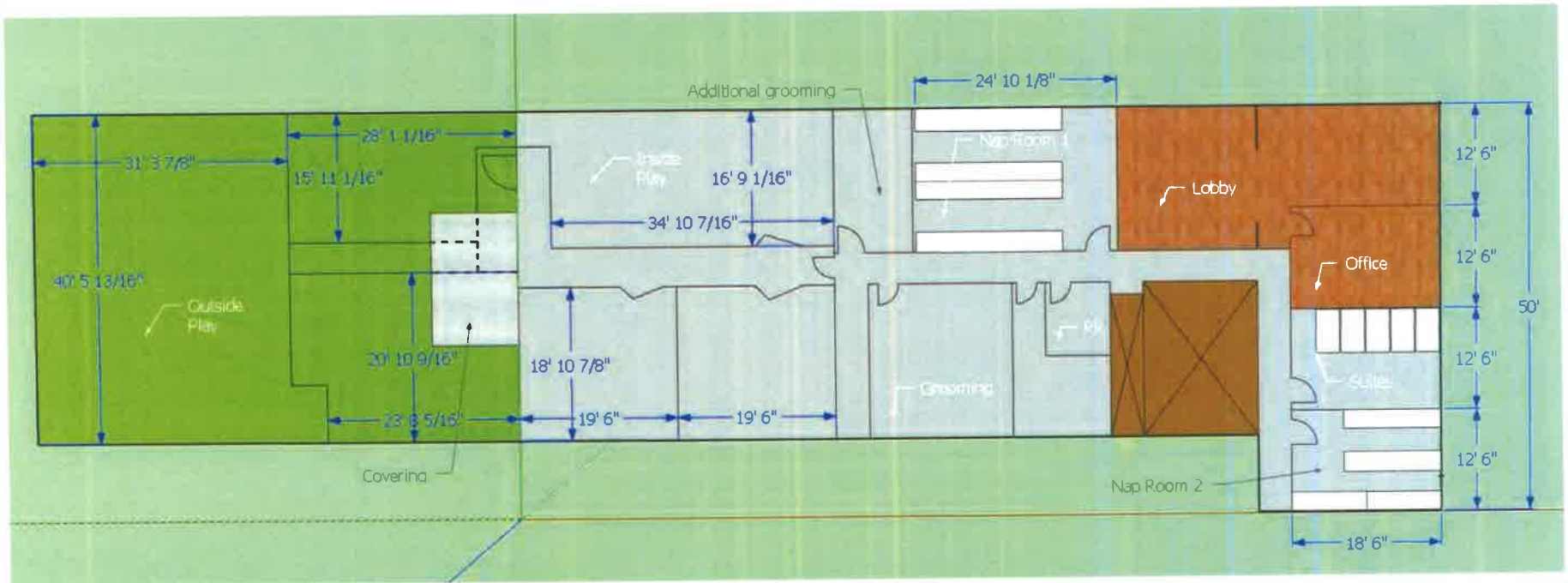
The discrepancy between the two facilities in terms of indoor play areas, outdoor play areas, and indoor kennel areas results from our differing business models and internal structures.

Central Bark offers what we call "Enrichment Day Care" which runs on a schedule of alternating play and rest periods. Which means that, while one group of dogs is playing, another group of

equal size is resting. Meaning that at any given time, half of our dogs are participating in group play while the other half are resting and receiving what we call “rest period enrichment” activities. As a result, Central Bark averages 12 dogs in a playgroup area at a time, which contrasts with Camp Bow Wow’s higher playgroup numbers, often times consist of more than 25 dogs in one play group area at a time. As shown in the floor plan, our smallest play yard has a square footage of 368.75 square feet. For a group of 12 dogs, this comes out to be about 30 square feet per dog. Camp Bow Wow’s play yards average at about 500 square feet, and for a group of 25 dogs, that comes out to 20 square feet per dog. According to these calculations, Central Bark has more play space for fewer dogs.

Keep in mind, that with a capacity at 80 dogs, at any given time, half of the dogs will be participating in group play activities, while the other half is resting and participating in what we call “rest period enrichments.”

When considering our crate capacity within our facilities, Central Bark differs from Camp Bow Wow in that we use cage bank systems rather than the kennel stalls. According to the floor plan provided, Camp Bow Wow’s stalls have a height of 6 feet, no matter the size. At Central Bark, our cage banks range in height, leaving room for them to be stacked one on top of another to more efficiently use the floor space within our facility. Attached is an example of a Cage Bank for reference. Cage banks such as these are easy to clean, sanitize, safe for dogs to be housed in, and are used by veterinary clinics and doggy day cares across the country. Also attached is a variety of configurations our facility can use to optimize our space. The standard configuration our store plans to use consists of a bottom row of two E’s for larger dogs, a second row of three B’s for medium and small sized dogs. This would measure out the standard cage bank at 6 ft in length, and allow 5 dogs in each cage bank. With these measurements, we could fit 45 dogs in our Nap Room 1, and 35 dogs in our Nap Room 2, totaling 80 dogs within our two nap rooms. In addition, we would still have space for 5 Luxury Dens, example attached, that are large enough to house dog breeds such as Great Danes and Mastiffs. This would place our total at 85 dogs able to be crated in our facility at one time. This contrasts with Camp Bow Wow, as their capacity is 125 dogs in their facility at any given time while they only have 76 crates to house their dogs in. At Central Bark, we have a place for every dog in our care, without exception as part of our health and safety protocols. Our daily schedule of play, rest, and sleep, and insistence that every dog has a dedicated place to rest throughout the day is based on a study that says that “Dogs tend to spend as much as half of their days asleep, 30 percent awake but relaxing, and just 20 percent being active.” (<https://www.akc.org/expert-advice/health/why-do-dogs-sleep-so-much/>)



RTA ASSEM	RTA ASSEM	RTA ASSEM	RTA ASSEM	RTA ASSEM
31" C E HAS TWO GATES I F HAS TWO GATES G HAS TWO GATES E E	25" CB CE CB CB CD CD CE CE	22 1/2" B BE B B BD BD B B B	19 7/8" AA3 AA1 AA1 AA3 AA3 AA2 AA2 AA2 AA3 AA3 AA3 AA3	31" \$355 \$130 \$565 \$855 \$950 \$870 \$1130 \$415 \$320 \$390 \$500 \$475 \$370 \$600 \$780 \$580 \$670 \$960 \$390 \$300 \$375 \$290 \$500 \$660 \$750 \$580 \$810 \$1050 \$870 \$1125
2'	3'	4'	5'	6'
23 3/4"	35 1/4"	46 3/4"	58 1/4"	69 3/4"





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

Applicant:	Jacob Dorst, Leo's Playland LLC d.b.a Central Bark	Approved by Plan Commission: 3-22-22
Property Address:	1075 W. Northbranch Dr.	Approved by Common Council: TBD
Tax Key Number(s):	735-9028-000	(Ord. 3034, Amending Ord. 2396)
Conditional Use:	Animal Boarding Kennel/Dog Day Care Facility with outdoor exercise area	

1. LEGAL DESCRIPTION

CSM NO. 2385 PARCEL 3 SW1/4 SEC. 5-5-22 CONT. (2.679 ACRES)

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

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

1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees
 - iii) Number of all parking spaces
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of 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 M-1. Manufacturing zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(s). Solid waste collection and recycling shall be the responsibility of the owner.
- C. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- D. There shall be no outside storage of materials, equipment, or sales and/or service vehicles. All materials, equipment, and service trucks must be stored indoors.
- E. The maximum interior area of the building that may be used for an animal boarding kennel shall be limited to 6,000 square feet.

F. There shall be no more than 85 dogs at the facility at any given time.

- G. The outdoor play area shall include an area where the pavement has been removed and replaced with gravel and/or a material approved by the Engineering Department and City Sanitarian.
- H. A catch basin filter, subject to approval by the Engineering Department, shall be installed and replaced every 6 months.
- I. The use of the outdoor play area shall be limited to the hours between 6.30 A.M. to 8:00 P.M.
- J. No person shall operate a kennel unless he holds a valid license authorized by the Common Council of the City of Oak Creek. When all applicable provisions of this Section have been complied with by the applicant and such compliance has been certified by the Sanitarian and a valid occupancy permit has been issued by the Building Inspector, the Sanitarian shall issue a permit to operate upon the payment of a fee as listed in Section 3.40. Every such permit shall expire on the last day of December.
- K. This operation shall meet all provisions of Section 7.60 – 7.65 of the Municipal Ordinance regarding Kennels, Pet Stores, and Grooming Establishments.

L. Separate suite numbers for each tenant in the building shall be submitted to and approved by the City prior to the issuance of final occupancy permits.

4. PARKING AND ACCESS

A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and plans approved by the Plan Commission.

B. Outdoor parking areas shall be for employees, visitors, and customers.

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 and the color temperature of the fixtures shall be limited to a maximum of 3,500 Kelvins.

6. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	40 ft	20 ft	20 ft
Accessory Structure(s)*	Not Allowed	5 ft	5 ft
Off-street Parking	40 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.)

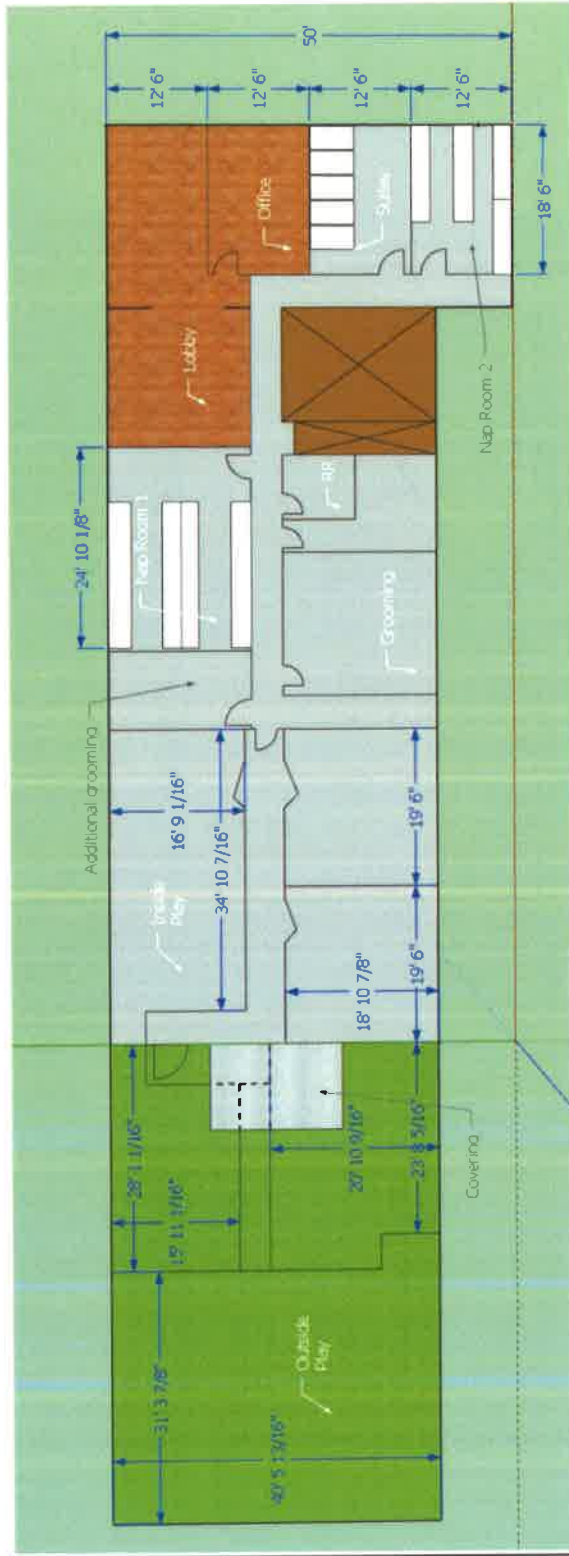


EXHIBIT B: PROPOSED CONFIGURATIONS

	2'	3'	4'	5'	6'
	23 3/4"	35 1/4"	46 3/4"	58 1/4"	69 3/4"
19 7/8"	AA3	AA1 AA1	AA3 AA3	AA2 AA2 AA2	AA3 AA3 AA3
RTA	\$290	\$500	\$580	\$810	\$870
ASSEM	\$375	\$660	\$750	\$1050	\$1125
22 1/2"	B	BE	B B	BD BD	B B B
RTA	\$300	\$370	\$600	\$670	\$900
ASSEM	\$390	\$475	\$780	\$860	\$1170
25"	CB	CE	CB CB	CD CD	CE CE
RTA	\$320	\$390	\$640	\$710	\$780
ASSEM	\$415	\$500	\$830	\$920	\$1000
31"	C	E	I F HAS TWO GATES	I G HAS TWO GATES	E E
RTA	\$355	\$430	\$660	\$740	\$870
ASSEM	\$460	\$565	\$855	\$950	\$1130

**DRAFT EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: City Engineer Sullivan, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siepert. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern. Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, and Commissioner Chandler are excused.

**CONDITIONAL USE PERMIT AMENDMENT
LEO'S PLAYLAND LLC DBA CENTRAL BARK OAK CREEK
1075 W. NORTHBRANCH DR.
TAX KEY NO. 735-9028-000**

Planning Intern Kovnesky provided an overview of a request for an amendment to the existing Conditional Use Permit to allow up to 80 dogs within the existing facility at any given time on the property at 1075 W. Northbranch Dr. (see staff report for details).

Commissioner Siepert asked the applicant if there is identified parking for clients dropping off their dog(s), as well as with needs for handicap access.

Jacob Dorst, 1075B W. Northbranch Dr., Oak Creek WI 53154, answered in the affirmative for both parking needs.

Mayor Bukiewicz stated his satisfaction with the consistency of this proposal with the amendments made to a similar proposal in 2018.

Senior Planner Papelbon then clarified the Conditions and Restrictions of the proposed CUP may be amended regarding the maximum number of dogs allowed onsite, lighting, parking, and the duration of the CUP.

Commissioner Oldani asked if the new motion could be read with eighty-five (85) dogs, instead of eighty (80). Planning Intern Kovnesky answered in the affirmative.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment to allow a maximum of eighty-five (85) dogs onsite as part of the existing animal boarding kennel/dog day care facility with outdoor exercise area on the property at 1075 W. Northbranch Dr. after a public hearing and subject to conditions and restrictions.

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

ATTEST:

Kari Papelbon, Plan Commission Secretary

4-8-22

Date

TO BE PUBLISHED MARCH 30 & APRIL 6, 2022

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING
BEFORE THE OAK CREEK COMMON COUNCIL

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 6:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

PURPOSE:

The purpose of this public hearing is to consider a request submitted by Ryan Janssen, Janssen Bruckner LLC, to rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 & 819R E. Drexel Ave.

Hearing Date:

April 19, 2022

Time:

7:00 PM

Place:

Oak Creek Civic Center (City Hall)
8040 South 6th Street
Oak Creek, WI 53154
Common Council Chambers and Zoom (see above)

Applicant(s):

Ryan Janssen, Janssen Bruckner LLC

Property Owner(s):

David & Elizabeth Eaton; Thomas & Patricia Uttke

Property Location(s):

641 & 819R E. Drexel Ave. (portions)

Tax Key(s):

814-9999-000 & 815-9995-002 (portions)

Legal Description:

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East ¼ of the North West ¼ of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road

Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW ¼ of Section 16, Town 5 North, Range 22 East, thence S 89° 09' 31" W along the North line of said ¼ Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S 21° 11' 45" E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said ¼ Section; thence N 00° 17' 45" E along said East line of said ¼ Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West ½ of the West ½ of the North ½ of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

The Common Council has scheduled other public hearings for April 19, 2022 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: March 23, 2022
CITY OF OAK CREEK COMMON COUNCIL
By: Daniel J. Bukiewicz, Mayor

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 6th Street, Oak Creek, Wisconsin 53154.

COMMON COUNCIL REPORT

Item: Rezone and Planned Unit Development – 641 & 819R E. Drexel Ave. - Janssen Bruckner LLC

Recommendation: That the Council adopts Ordinance 3033, an ordinance to approve a rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 & 819R E. Drexel Ave. (1st Aldermanic District).

Fiscal Impact: Approval would allow for the development of portions of vacant parcels with a single-family attached Planned Unit Development. Development of the properties with residential buildings will yield positive fiscal impact in terms of assessed value, permit and review fees, and an estimated \$263,736 in impact fees. The extension of public roads and utilities will add to the maintenance requirements of public infrastructure constrained by budget limitations; however, the public infrastructure is critical for implementing the Strategic Plan goals for development of single-family residential homes. These properties are not located in a TID.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: The Applicant, with support of the current property owners, is requesting approval for the properties at 641 & 819R E. Drexel Ave. to be rezoned to Rd-1, Two-Family Residential Planned Unit Development (PUD). No changes to the FW, Floodway or FF, Flood Fringe zoning districts are included in this request at this time.

Certified Survey Maps affecting these properties were approved by Council on March 15, 2022 in anticipation of this development proposal. Tonight's review is the next of several reviews that may be required for the development, including, but not limited to Subdivision Plat, Condominium Plat, and Master Landscaping Plan Review.

As part of the previously-reviewed CSMs, public road extensions through the development will provide access from Drexel Ave. Per the Engineering Department, the interim connection to the existing Abendschein Park entrance is required, and the interim termination of Quincy Ave. may require revision. Road names must be changed for consistency and to ensure that there are no duplicates within the City. The installation of public infrastructure will require a Development Agreement.

Per the submitted narrative and overall site plan, the PUD (tentatively named Stonebrook on the Park) will include 66 single-family residences in 33 side-by-side ranch-style condominium buildings. The two (2)

single-family detached residential development lots at the intersection of Drexel Ave. and the Quincy Ave. extension will not be part of the PUD and will remain in the Rs-3, Single-Family Residential zoning district.

Each condo unit will be sold and owned, although future owners could choose to lease the units. Six (6) different models will be constructed throughout the development with similar Craftsman architecture for a cohesive neighborhood feel. Each building, ranging in size from 1,500 – 1,700 square feet of above-ground living space, will incorporate fiber cement or pressboard siding and stone accents as the primary exterior building materials. Conceptual model renderings are included with this report for reference.

Attached 2-car garages will be provided per unit, with additional parking available on the driveway. Minimum parking requirements for single- and two-family residential developments are two (2) per dwelling, for a total of 132 parking stalls for the PUD. The concept plan as proposed exceeds the minimum requirement. It is recommended, however, that driveway widths be reduced to 18-20 feet at the right-of-way.

Setbacks are provided below.

	Min. Required	Min. Provided
Front/Street	30 ft	30 ft
Side	10 ft	10 ft
Rear	30 ft	25 ft

Although rear yard setbacks are not met in certain areas, staff do not have concerns for the requested deviation. Maximum unit densities appear to be met in the proposal. Per Code, the maximum density allowed is 5.8 units per net acre (up to 82 units total), which excludes 75% of the wetland areas to remain.

Wetlands and floodplain areas are identified on the property, predominately in the center. Approximately 9,000 sf will be filled for public road construction, with the remainder incorporating a 15-foot setback. Copies of wetland fill permits/approvals by the Wisconsin DNR will be required to be submitted to the City. Stormwater infrastructure, including ponds and rain gardens, are proposed in the center of the development. Revisions may be required to ensure that stormwater infrastructure and any compensatory storage areas are located outside of existing floodplain areas. A complete permit application package that includes the Storm Water Management Report, Site and Drainage Map, Erosion Control Plan and Schedule will be required with a signed Maintenance agreement. Additional conceptual details, plans, and narrative are included in your packets for review.

After careful consideration at the March 8 and 22, 2022 meetings, the Plan Commission recommended approval subject to the attached Conditions and Restrictions.

Options/Alternatives: Council has the discretion to approve or not approve the proposed request, and/or to modify the proposed Conditions and Restrictions as part of the Planned Unit Development. The approval of the rezone and PUD would allow for the development and redevelopment of existing, vacant properties. Denial would result in the properties remaining in their present vacant and underutilized conditions.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:

Douglas W. Seymour

Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Ord. 3033

Location Map

Narrative (1 page)

Plans (16 pages)

Model Renderings, Elevations, Floor Plans (9 pages)

Plan Commission Meeting Minutes (March 8 & 22, 2022)

Draft Conditions and Restrictions

ORDINANCE NO. 3033

By: _____

AN ORDINANCE TO REZONE PORTIONS OF THE PROPERTIES AT 641 & 819R E. DREXEL AVE. TO RD-1, TWO-FAMILY RESIDENTIAL (NO CHANGE TO FW, FLOODWAY OR FF, FLOOD FRINGE DISTRICTS) PLANNED UNIT DEVELOPMENT (PUD)

(1st Aldermanic District)

WHEREAS, JANSSEN BRUCKNER LLC, have applied for rezoning portions of the properties at 641 and 819R E. Drexel Ave. to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) Planned Unit Development (TND PUD).

WHEREAS, the properties are more precisely described as follows:

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW $\frac{1}{4}$ of Section 16, Town 5 North, Range 22 East, thence S $89^{\circ} 09' 31''$ W along the North line of said $\frac{1}{4}$ Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S $21^{\circ} 11' 45''$ E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said $\frac{1}{4}$ Section; thence N $00^{\circ} 17' 45''$ E along said East line of said $\frac{1}{4}$ Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West $\frac{1}{2}$ of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

WHEREAS, the Plan Commission reviewed the application and recommended that the Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) PUD rezoning be approved; and

WHEREAS, the Common Council held a public hearing on said application on April 19, 2022 at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing and with the favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) PUD rezoning was approved; and

WHEREAS, the Plan Commission had recommended that the application be approved subject, however, to the imposition of certain conditions and restrictions upon the construction, location and operation of this Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) PUD, and which conditions and restrictions are incorporated by reference into this ordinance; and

WHEREAS, following said public hearing and upon favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) PUD rezoning was approved for the lands hereinabove described, subject, however, to the imposition of certain conditions and restrictions on the design, construction, location and operation of the Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) PUD.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the lands hereinabove described are hereby rezoned to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) Planned Unit Development (PUD), and the Zoning Map of Chapter 17 of the Municipal Code is amended to reflect the rezoning.

SECTION 2: The Planned Unit Development is subject to the aforementioned conditions and restrictions on the design, construction and operation of the Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) Planned Unit Development (PUD). The General Development Plan attached thereto as Exhibit A is hereby approved. Any substantial changes to the General Development Plan shall be subject to approval by the Common Council and may require additional public hearings.

SECTION 3: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 4: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 5: The rezoning shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____

EXHIBIT A: GENERAL DEVELOPMENT PLAN

		PROJECT: STONEBROOK ON THE PARK 641 E. DREXEL AVE. OAK CREEK, WISCONSIN RYAN'S BUYING, LLC 900 BELL AVE. WILSONSVILLE, WI 53148	REVISION HISTORY DATE DESCRIPTION 1/24/21
			DATE: FEBRUARY 4, 2021 JOB NUMBER: 21-076-1124 DESCRIPTION:
PROPOSED SITE PLAN - OVERALL		SHEET	C-1.1

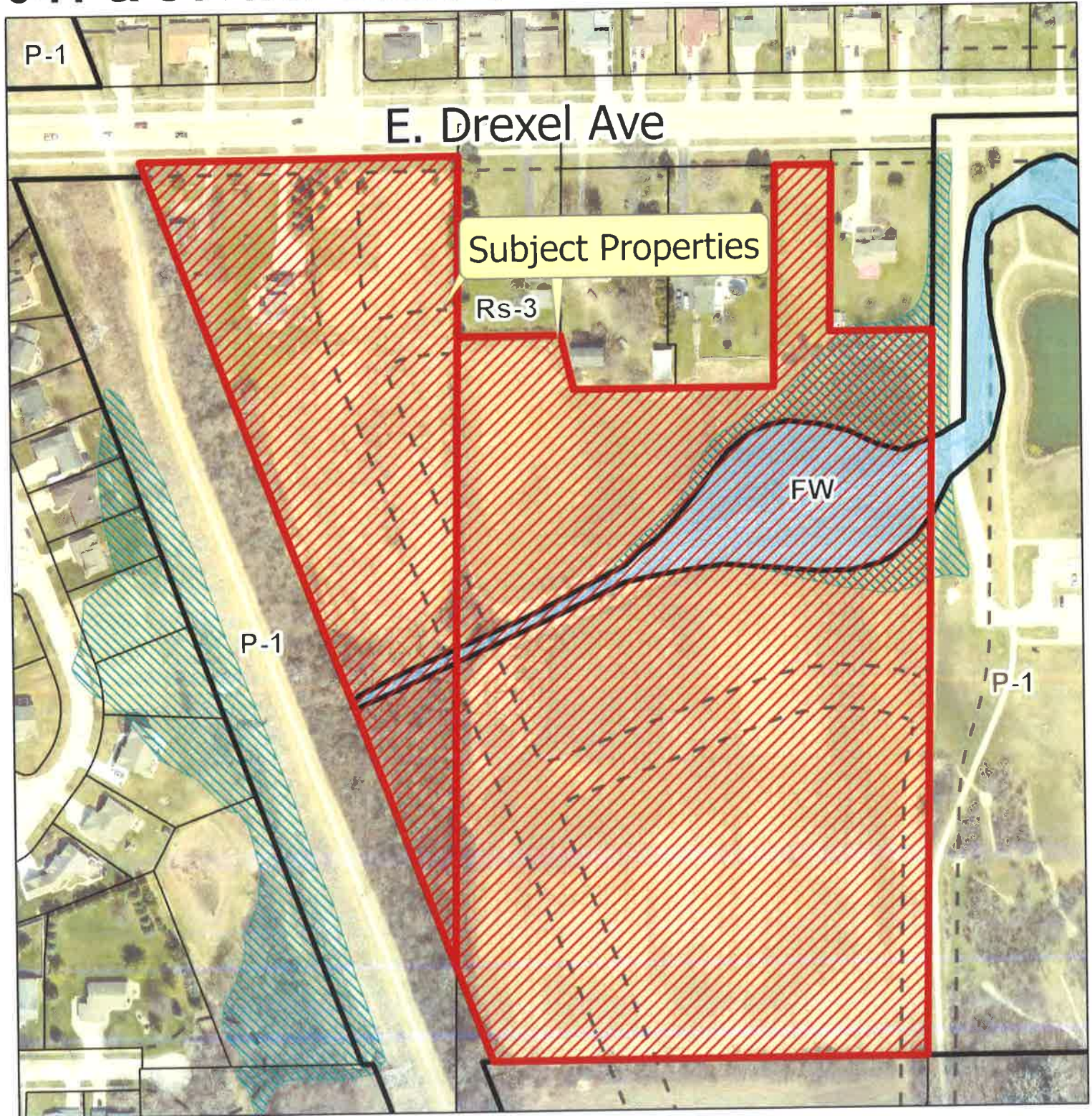


CONTRACTOR IS REQUIRED TO CONTACT NEAREST WESTERN TOLL FREE NUMBER TO OBTAIN NEAREST UTILITY LOCATIONS. CALL 800-832-3454. CALL LOCAL OFFICE AT 800-832-3454.

NOTE: THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ENGINEER AND IS BASED ON THE INFORMATION PROVIDED TO HIM. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND LOCATIONS OF UTILITIES BY THE FIELD AND BE RESPONSIBLE THEREFOR.

Location Map

641 & 819R E. Drexel Ave.



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

Legend

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



Stonebrook on the Park

Janssen Bruckner LLC is pleased to present Stonebrook on the Park. The development will consist of 3 single family lots as well as 66 side by side ranch condominium units. The condominium units will range in size and contain 1500 – 1700 sq ft of above grade living space with many units offering full or partial exposures. Each unit will have an attached 2 car garage. The buildings themselves will all be similar by way of a craftsman architectural style and offer 3 cool tone color combinations. High quality building products such as dimensional shingles, fiber cement or pressboard siding and stone accents will be used. Our market research has revealed that there is no product like this available in Oak Creek. Given its incredible location next the Abendshein Park and close vicinity to Drexel Town Square we are confident that these units will be in high demand.

Ryan Janssen has been in the residential construction industry for better than 20 years. His experience ranges from carpentry contracting, subdivision development as well as single family spec home construction and management. Nicole Bruckner is a Real Estate Broker, has vast experience in title work as well a marketing. Together we possess the skills necessary to see this development through completion.

We appreciate your consideration

Ryan Janssen and Nicole Bruckner

Janssen Bruckner LLC

GENERAL NOTES

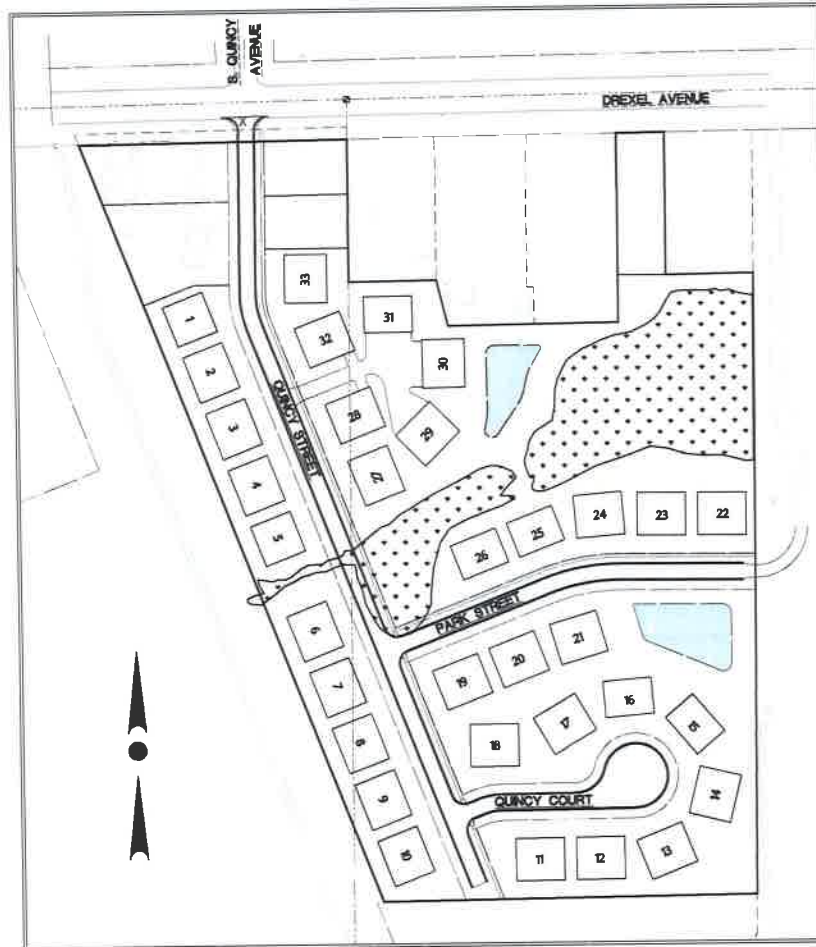
- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL COVER ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WISHI STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT FAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF OAK CREEK TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF OAK CREEK.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF OAK CREEK SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLOSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

STONEBROOK ON THE PARK

MULTI FAMILY RESIDENTIAL SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF OAK CREEK, WISCONSIN

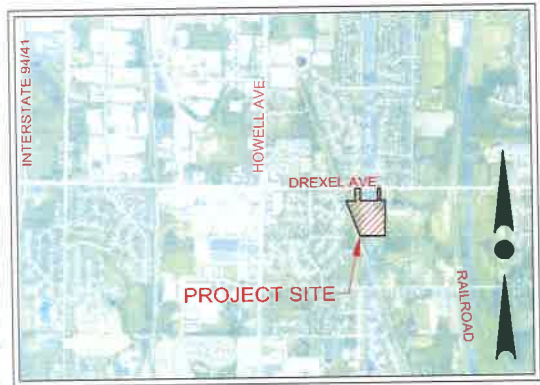


DEVELOPER:
 JANSEN BRUCKNER, LLC
 PO BOX 486
 MUKWONAGO, WI 53148
 PHONE: (262) 780-1482
 EMAIL: ryan@jansbrayog.com

ENGINEER:
 TRIO ENGINEERING, LLC
 4100 N. CALHOUN RD., SUITE 300
 BRIDGECREED, WISCONSIN 53005
 PHONE: (262) 780-1482
 FAX: (262) 780-1481

SHEET INDEX

CIVIL	
T1	COVER SHEET
C1.0	EXISTING SITE PLAN
C1.1-1.3	PROPOSED SITE PLANS
C2.0-2.2	MASTER GRADING & DRAINAGE PLANS
C2.3	POND PLAN & DETAILS
C3.0	EROSION CONTROL PLAN
C4.0-4.1	ROADWAY & STORM PLANS
C4.2-4.3	SANITARY & WATER MAIN PLANS
C5.0	DETAILS AND SPECIFICATIONS



LOCATION MAP
NOT TO SCALE

SITE PLAN
SCALE: 1" = 100'

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:
STONEBROOK ON THE PARK
 641 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYAN'S BUYING, LLC
 PO BOX 486
 MUKWONAGO, WI 53148

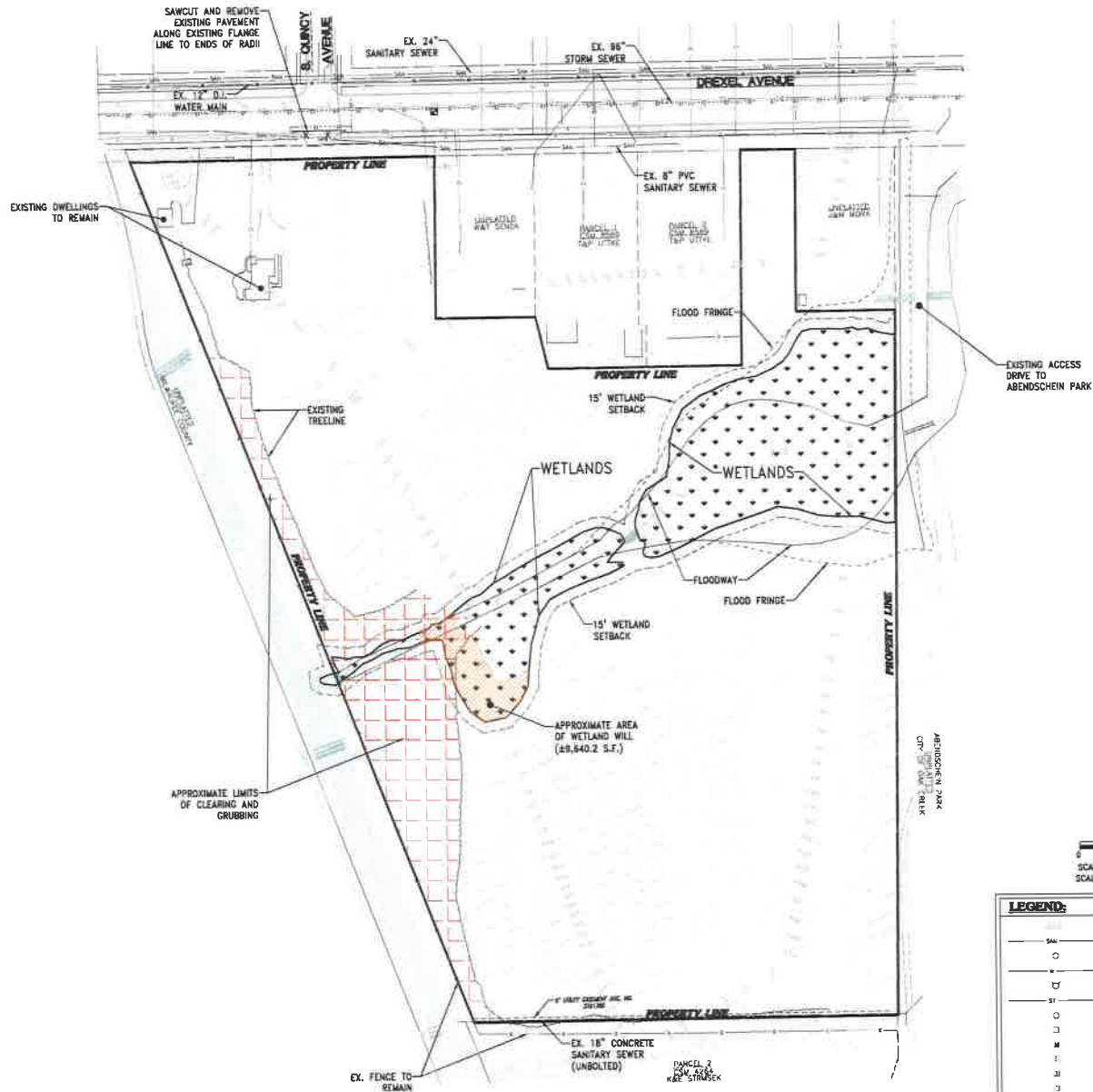
REVISION HISTORY	
DATE	DESCRIPTION

DATE:
FEBRUARY 8, 2021

JOB NUMBER:
21-076-1124

DESCRIPTION:
COVER SHEET

SHEET
T1

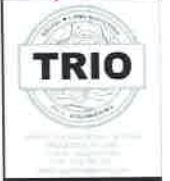


LEGEND:

—	EXISTING CONTOUR
SM	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—	EXISTING WATER MAIN
∇	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
■	EXISTING TRANSFORMER
⊕	EXISTING ELECTRIC PEDESTAL
⊙	EXISTING TELEPHONE PEDESTAL
⚡	EXISTING POWER POLE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-248-8811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:
STONEBROOK ON THE PARK
 641 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYANS BUYING, LLC
 PO BOX 486
 WUKWONAGO, WI 53148

REVISION HISTORY

DATE	DESCRIPTION

DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 EXISTING SITE
 AND DEMOLITION
 PLAN - OVERALL

SHEET
C1.0

CONTRACTOR IS REQUIRED TO CONTACT DREXEL HOTLINE 262-441-1111 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS. CALL DREXEL HOTLINE 262-441-1111 FOR MORE INFORMATION.

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND LOCATIONS SHOWN ON THE PLANS.



		PROJECT: STONEBROOK ON THE PARK 641 E. DREXEL AVE. OAK CREEK, WISCONSIN RYAN'S BUYING, LLC PO BOX 488 MUKWONAGO, WI 53149
		REVISION HISTORY: DATE DESCRIPTION BY: (initials) _____ _____ _____
DATE: FEBRUARY 8, 2021	JOB NUMBER: 21-076-124	DESCRIPTION: PROPOSED SITE PLAN - OVERALL
SHEET: C11		





UNPLATTED MILWAUKEE COUNTY

SCALE: 1" = 40' (2375x)

SCALE: 1" = 80' (1187x)

CONTRACTOR IS REQUIRED TO CONTACT DEPARTMENTS FROM THE LOCAL RECORDS TO OBTAIN LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS TO OBTAIN LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS TO OBTAIN LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL RECORDS TO OBTAIN LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

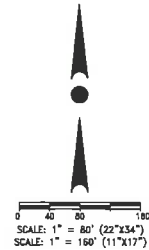
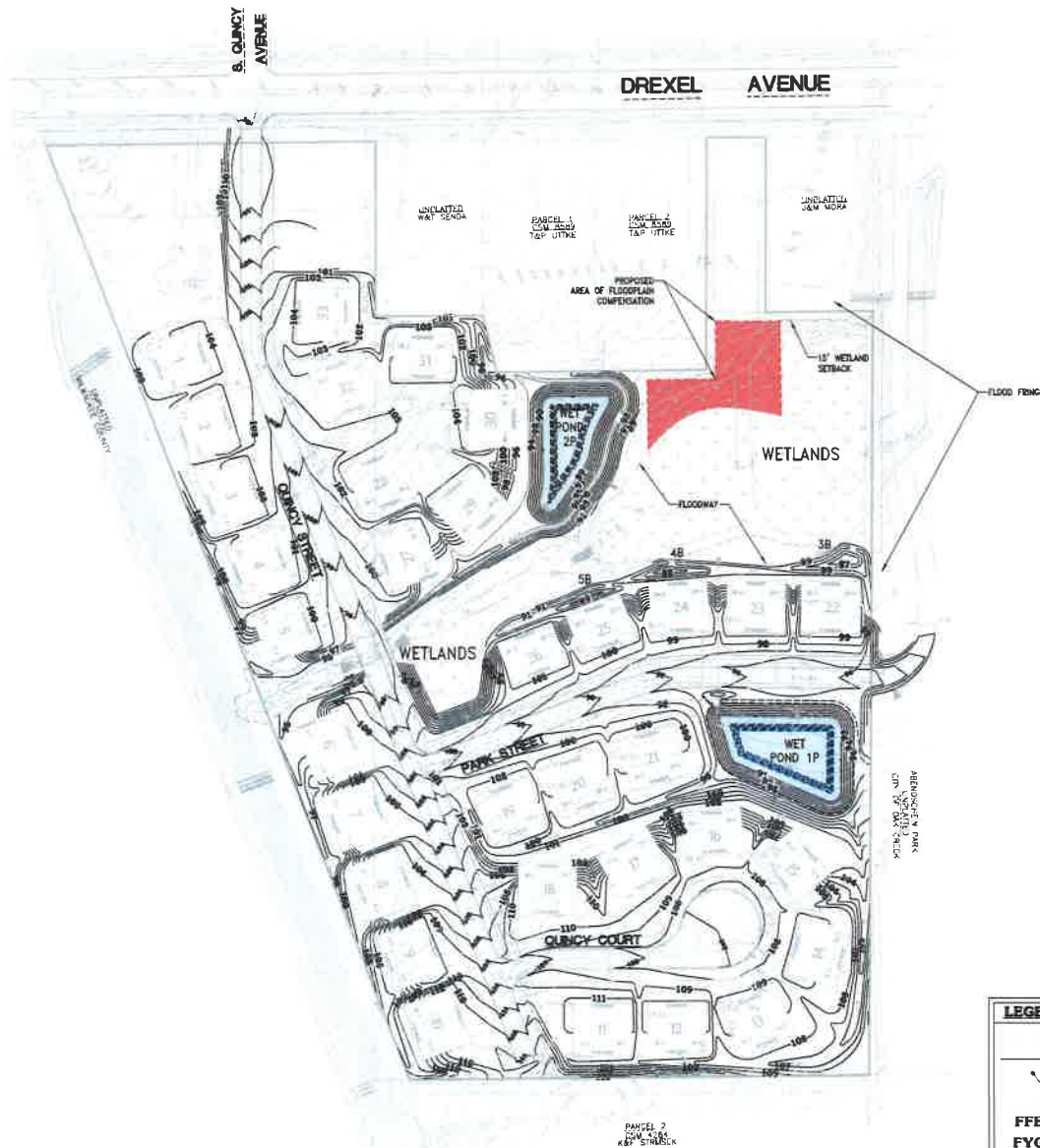
CALL DEPARTMENTS: 312-633-3333

 									
<p>PROJECT: STONEBROOK ON THE PARK 841 E. DREXEL AVE. OAK CREEK, WISCONSIN RYAN'S BUYING, LLC PO BOX 488 MUKWONAGO, WI 53149</p>									
<p>REVISION HISTORY</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP'D</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION	BY	APP'D					<p>DATE: FEBRUARY 8, 2021</p> <p>JOB NUMBER: 21-076-1124</p> <p>DESCRIPTION: PROPOSED SITE PLAN - NORTH</p> <p>SHEET C1.2</p>
DATE	DESCRIPTION	BY	APP'D						



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.01(5) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU DIG. CALL DIGGERS HOTLINE 1-800-543-8611

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED SPOT ELEVATION
	- PROPOSED FLOW ARROW
	- PROPOSED YARD GRADE
	- PROPOSED EXPOSURE GRADE
	- SOIL BORING LOCATION



PROJECT:
STONEBROOK ON THE PARK
 841 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYAN'S BUYING, LLC
 PO BOX 486
 MILWAUKEE, WI 53149

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 MASTER GRADING
 PLAN - OVERALL

SHEET

C2.0

MATCH GRADE 98.57±
MATCH GRADE 97.67±

DREXEL AVENUE

LEGEND:

- 850 — EXISTING CONTOUR
- 850 — PROPOSED CONTOUR
- 783.90 — PROPOSED SPOT ELEVATION
- ← — PROPOSED FLOW ARROW
- FFE 850.0** — PROPOSED YARD GRADE
- FYG 842.0** — PROPOSED EXPOSURE GRADE
- ⊗ — SOIL BORING LOCATION

UNPLATTED
W&T SENDA

PARCEL 1
CSM..8589
T&P UTKE

PARCEL 2
CSM..8589
T&P UTKE

UNPLATTED
J&M VORA

PROPOSED
AREA OF FLOODPLAIN
COMPLICATION

WET POND SP
BOTTOM = 83.4
RWL = 88.4
SPILLWAY = 84.00
TOP OF BASIN = 85.00
100-YR = 83.98

15' WETLAND
SETBACK

WETLANDS

FLOODWAY
FLOOD FRINGE

RAIN GARDEN 4B

RAIN GARDEN 3B

RAIN GARDEN 5B

HIGH POINT
WETLANDS

QUINCY STREET

UNPLATTED
MILWAUKEE COUNTY

SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-948-8811

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:
STONEBROOK ON THE PARK
641 E. DREXEL AVE.
OAK CREEK, WISCONSIN
RYAN'S BUYING, LLC
PO BOX 488
MUKWONAGO, WI 53149

REVISION HISTORY	
DATE	DESCRIPTION

DATE:
FEBRUARY 8, 2021

JOB NUMBER:
21-076-1124

DESCRIPTION:
GRADING PLAN - NORTH

SHEET

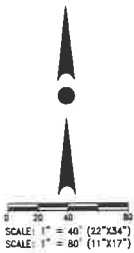
C2.1

RAIN GARDEN DATA

5B:
 BOTTOM = 89.0
 SPILLWAY = 90.75
 TOP = 91.0
 100-YR = 90.76

4B:
 BOTTOM = 88.0
 SPILLWAY = 89.75
 TOP = 90.0
 100-YR = 89.75

3B:
 BOTTOM = 87.0
 SPILLWAY = 88.75
 TOP = 89.0
 100-YR = 88.72

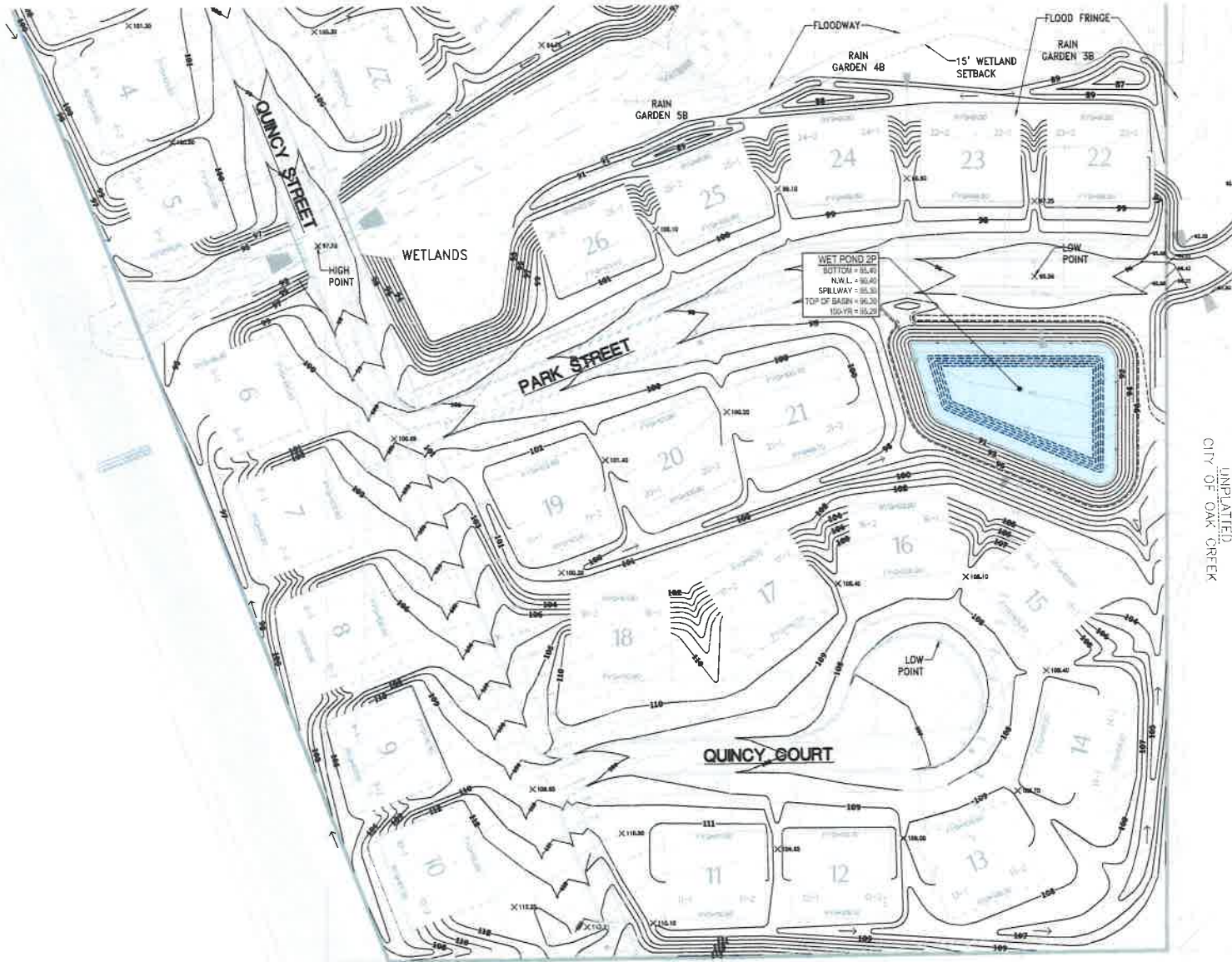


LEGEND:

	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED SPOT ELEVATION
	- PROPOSED FLOW ARROW
	- PROPOSED YARD GRADE
	- PROPOSED EXPOSURE GRADE
	- SOIL BORING LOCATION

NOTICE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL-FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES 48 HRS. OF 3 WORK DAYS NOTICE BEFORE YOU DIG. CALL DIGGERS HOTLINE 1-800-842-8811.

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PARCEL 2
 CSM 4264
 WAP 1/20/2021



UNPLATTED
 CITY OF OAK CREEK
PROJECT: STONEBROOK ON THE PARK
 641 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYAN'S BUYING, LLC
 PO BOX 486
 MUKWONAGO, WI 53149

REVISION HISTORY

DATE	DESCRIPTION
02/08/21	REV. 001/02/21

DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 GRADING PLAN - SOUTH

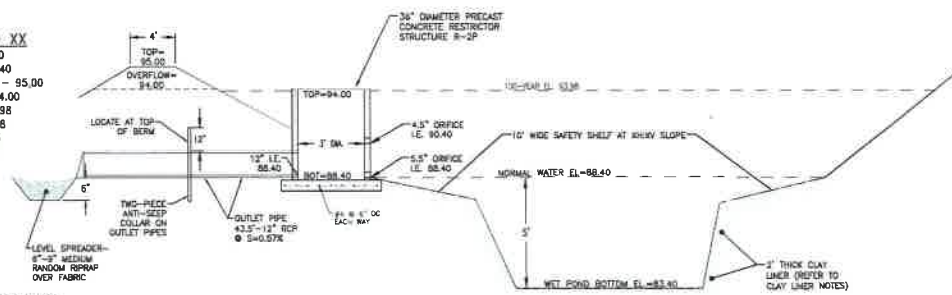
SHEET
C2.2



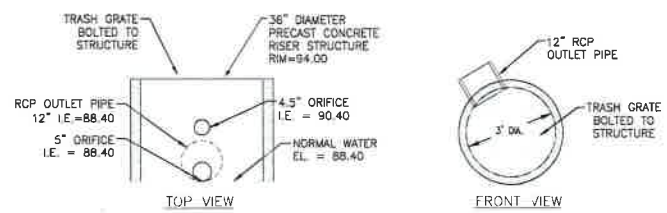
WET POND 2P PLAN VIEW
SCALE: 1" = 40'

WET POND XX
N.W.L. - 88.40
BOTTOM - 83.40
TOP OF BERM - 95.00
SPILLWAY - 94.00
100-YR - 93.98
10-YR - 91.58
2-YR - 90.43
1-YR - 90.07

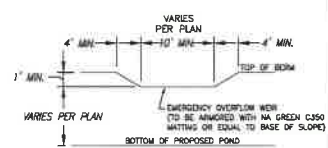
10' WIDE OVERFLOW LINE WITH NA GREEN C350, OR EQUAL TO BOTTOM OF SLOPE (EL: 89.02)
PROPOSED LEVEL SPREADER
INDICATES FLOODPLAIN BOUNDARY (TYP.)
INDICATES WETLAND BOUNDARY (TYP.)



WET POND 2P & OUTLET STRUCTURE DETAIL
NO SCALE

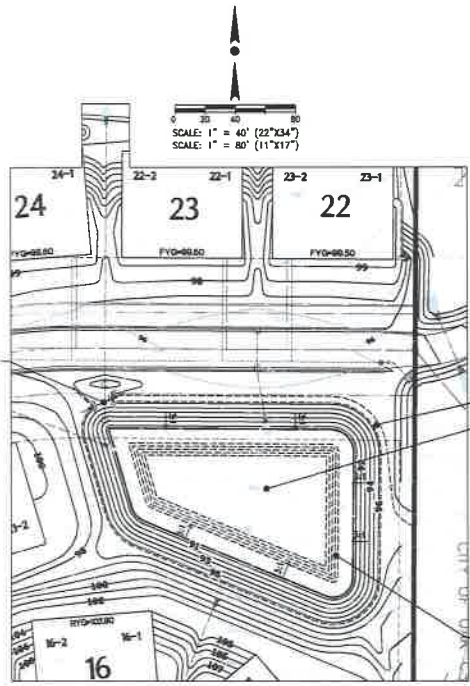


RESTRICTOR R-2P DETAIL



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NO TO SCALE

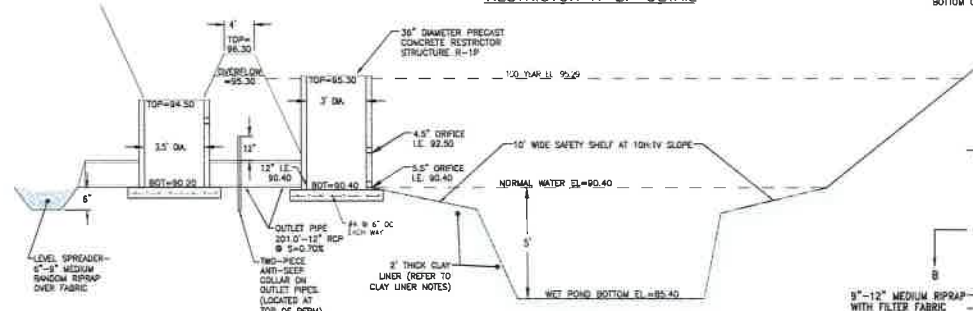
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN



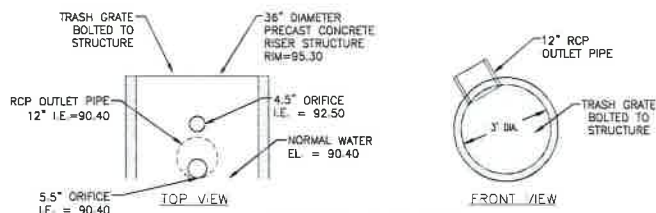
WET POND 1P PLAN VIEW
SCALE: 1" = 40'

WET POND 1P
N.W.L. - 90.40
BOTTOM - 85.40
TOP OF BERM - 96.30
SPILLWAY - 95.30
100-YR - 95.29
10-YR - 93.06
2-YR - 91.96
1-YR - 91.67

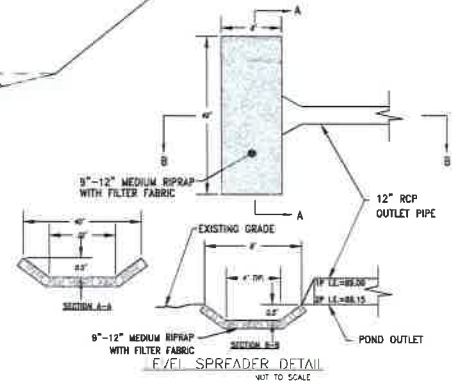
10' WIDE OVERFLOW LINE WITH NA GREEN C350, OR EQUAL TO BOTTOM OF SLOPE (EL: 95.02)



WET POND 1P & OUTLET STRUCTURE DETAIL
NO SCALE



RESTRICTOR R-1P DETAIL



E/F/L SPREADER DETAIL
NOT TO SCALE

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PROJECT: STONEBROOK ON THE PARK
641 E. DREXEL AVE
OAK CREEK, WISCONSIN
RYAN'S BUYING, LLC
PO BOX 486
MUKWONAGO, WI 53149

REVISION HISTORY

DATE	DESCRIPTION

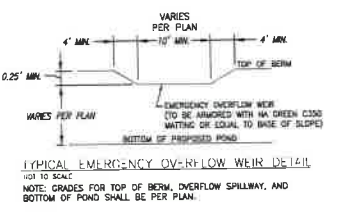
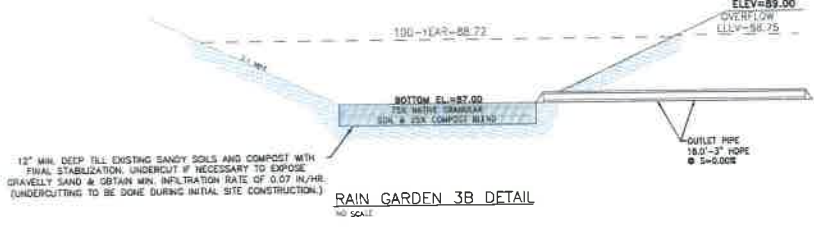
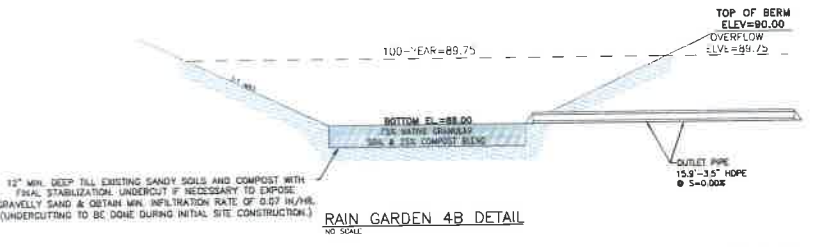
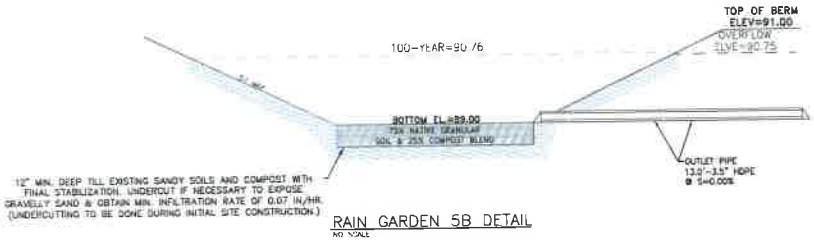
DATE: FEBRUARY 8, 2021

JOB NUMBER: 21-076-1124

DESCRIPTION: POND PLAN & DETAILS

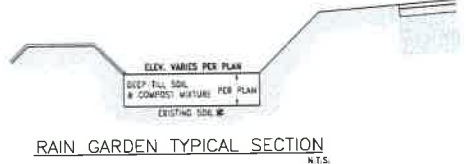
SHEET

C23



RAIN GARDEN CONSTRUCTION NOTES

- RAIN GARDEN SHALL BE ROUGH GRADED WITH ROUGH FINISH OF SOIL. FINAL GRADE AND COMPOST & DEEP FILLING SHALL NOT BE COMPLETED UNTIL THE SITE IS SUBSTANTIALLY STABILIZED.
- ONCE CONSTRUCTION OF THE RAIN GARDEN BEGINS THE BERM AREAS SHALL BE CONFINED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
- COMPOST SHALL BE ADDED TO THE EXISTING GRANULAR SOILS AND DEEP FILLED 12 INCHES AS INDICATED IN THE SCENERY PLAN.
- ONCE SOIL HAS BEEN FILLED THE RAIN GARDEN FOOTPRINT SHALL NOT BE COMPACTED.
- PLACEMENT OF LONG-LEAFED SOILS SHALL BE SUPERSEDED IN PERIODS OF MANUAL AND SHOWNELL AND SHALL REMAIN SUPERSEDED IF POWERED WATER IS PRESENT.
- VEGETATION SHALL BE ESTABLISHED USING STORMWATER BIOPFILTRATION SEED MIX BY AGREED NATIVE NURSERY.



- TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
- RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
- THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS #100 - COMPOST.
- VEGETATION SHALL BE ESTABLISHED USING STORMWATER BIOPFILTRATION SEED MIX, BY AGREED NATIVE NURSERY, OR APPROVED EQUAL.
- ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS 1 TYPE 4 EROSION MATTING.
- SOIL TESTS SHOULD BE COMPLETED PRIOR TO RAIN GARDEN CONSTRUCTION TO VERIFY THE DEPTH TO APPROPRIATE SOILS; A QUALIFIED SOILS PROFESSIONAL SHALL BE ON-SITE TO VERIFY THAT APPROPRIATE DEPTHS ARE REACHED TO HELP ENSURE THE RAIN GARDEN FUNCTIONS PROPERLY.



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CALL DIGGERS HOTLINE 1-800-948-8811

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PROJECT: STONEBROOK ON THE PARK
 841 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYANS BUYING, LLC
 PO BOX 486
 WUKWONAGO, WI 53149

REVISION HISTORY	
DATE	DESCRIPTION

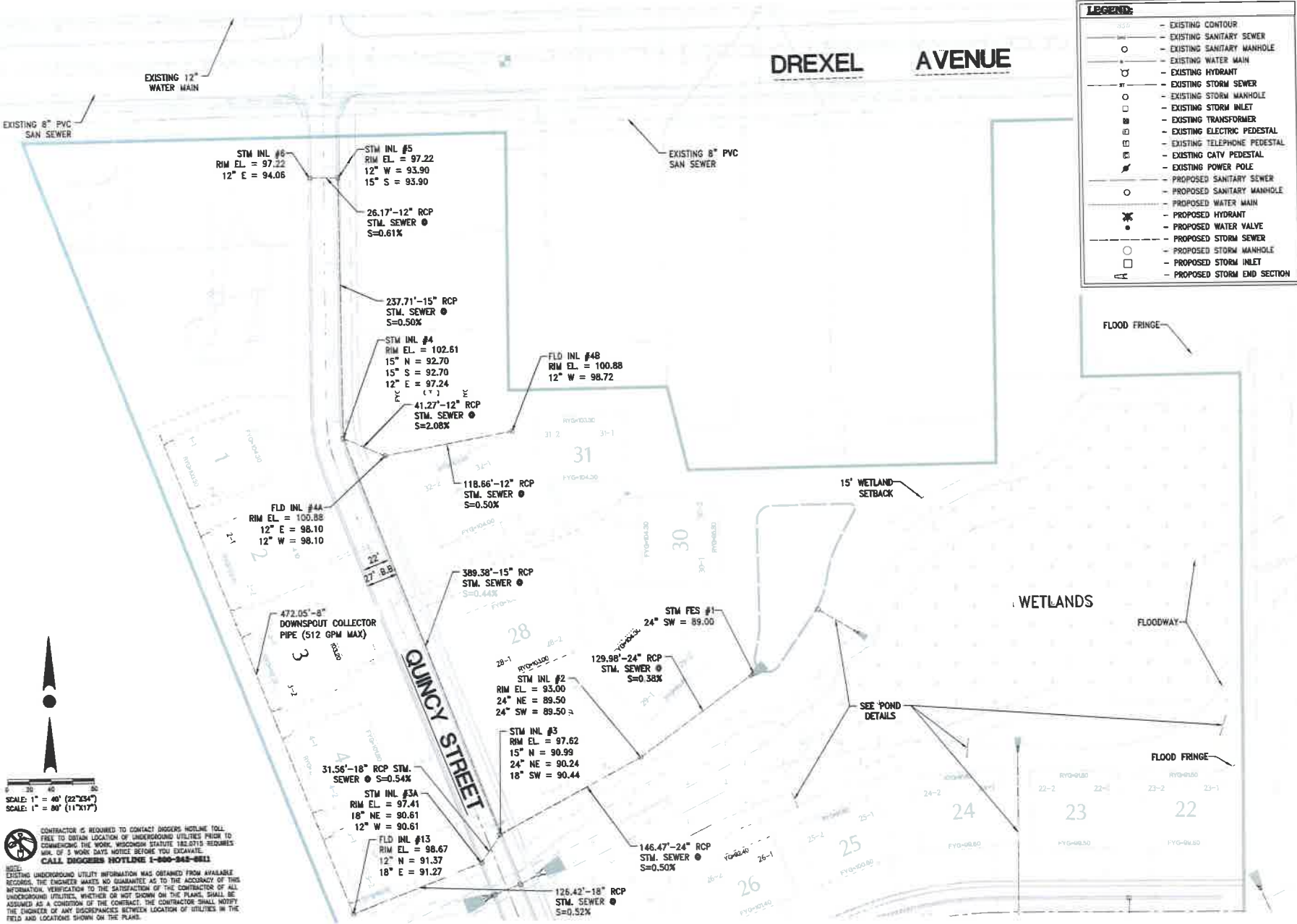
DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

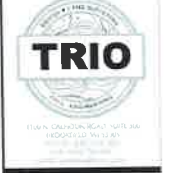
DESCRIPTION:
 POND PLAN & DETAILS

SHEET

C2.4



LEGEND:	
—	EXISTING CONTOUR
—	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
—	EXISTING WATER MAIN
—	EXISTING HYDRANT
—	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM INLET
—	EXISTING TRANSFORMER
—	EXISTING ELECTRIC PEDESTAL
—	EXISTING TELEPHONE PEDESTAL
—	EXISTING CATV PEDESTAL
—	EXISTING POWER POLE
—	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
—	PROPOSED WATER MAIN
—	PROPOSED HYDRANT
—	PROPOSED WATER VALVE
—	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
—	PROPOSED STORM END SECTION
A	EXISTING SANITARY MANHOLE
□	EXISTING SANITARY MANHOLE



PROJECT:
STONEBROOK ON THE PARK
 641 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYAN'S BUYING, LLC
 PO BOX 486
 MUKWONAGO, WI 53149

REVISION HISTORY	
DATE	DESCRIPTION

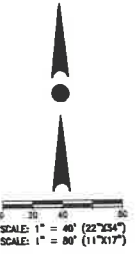
DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 ROAD AND STORM SEWER PLANS

SHEET

C4.0



CONTRACTOR IS REQUIRED TO CONTACT DROGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 183.07(5) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DROGERS HOTLINE 1-800-942-8811

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



PROJECT:
STONEBROOK ON THE PARK
 641 E. DREKEL AVE.
 OAK CREEK, WISCONSIN
 RYAN'S BUILDING, LLC
 PO BOX 486
 MUKWONGAGO, WI 53149

REVISION HISTORY	
DATE	DESCRIPTION

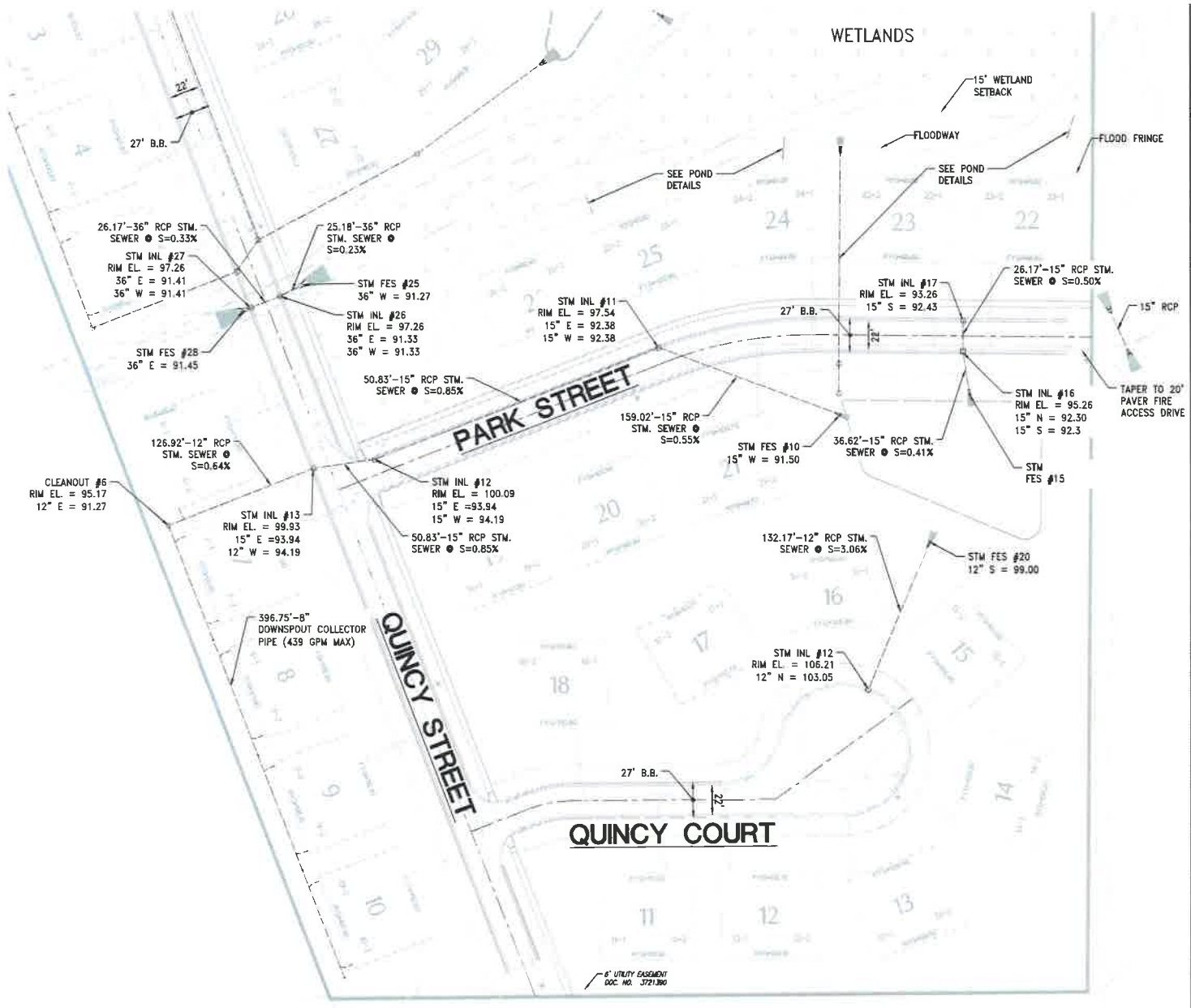
DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 ROAD AND STORM
 SEWER PLANS

SHEET

C4.1



SCALE: 1" = 40' (22"x34")
 SCALE: 1" = 80' (11"x17")

LEGEND:

(Symbol)	EXISTING CONTOUR
(Symbol)	EXISTING SANITARY SEWER
(Symbol)	EXISTING SANITARY MANHOLE
(Symbol)	EXISTING WATER MAIN
(Symbol)	EXISTING HYDRANT
(Symbol)	EXISTING STORM SEWER
(Symbol)	EXISTING STORM MANHOLE
(Symbol)	EXISTING STORM INLET
(Symbol)	EXISTING TRANSFORMER
(Symbol)	EXISTING ELECTRIC PEDESTAL
(Symbol)	EXISTING TELEPHONE PEDESTAL
(Symbol)	EXISTING SIGN PEDESTAL
(Symbol)	EXISTING POWER POLE
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED WATER MAIN
(Symbol)	PROPOSED HYDRANT
(Symbol)	PROPOSED WATER VALVE
(Symbol)	PROPOSED STORM SEWER
(Symbol)	PROPOSED STORM MANHOLE
(Symbol)	PROPOSED STORM INLET
(Symbol)	PROPOSED STORM END SECTION

NOTES:
 - ALL MATERIALS USED FOR PRIVATE UTILITIES SHALL BE APPROVED BY THE CITY OF OAK CREEK BUILDING INSPECTOR PRIOR TO INSTALLATION.
 - SLOBBY BACKFILL SHALL BE USED FOR ANY UTILITIES WITHIN THE PUBLIC STREET AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT OR AS REQUIRED BY CITY PERMIT.
 - ALL ONSITE UTILITIES ARE PRIVATE AND ARE TO BE CONSTRUCTED TO PLUMBING CODE STANDARDS.
 - ALL UTILITIES LOCATED WITHIN THE R.O.M. SHALL BE CONSTRUCTED TO THE CITY OF OAK CREEK PUBLIC STANDARDS.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8811

NOTE:
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PROJECT:
STONEBROOK ON THE PARK
 641 E. DREXEL AVE.
 OAK CREEK, WISCONSIN
 RYANS BUYING, LLC
 PO BOX 486
 MUKWONG, WI 53149

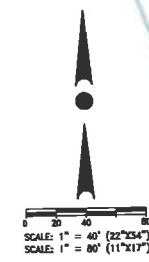
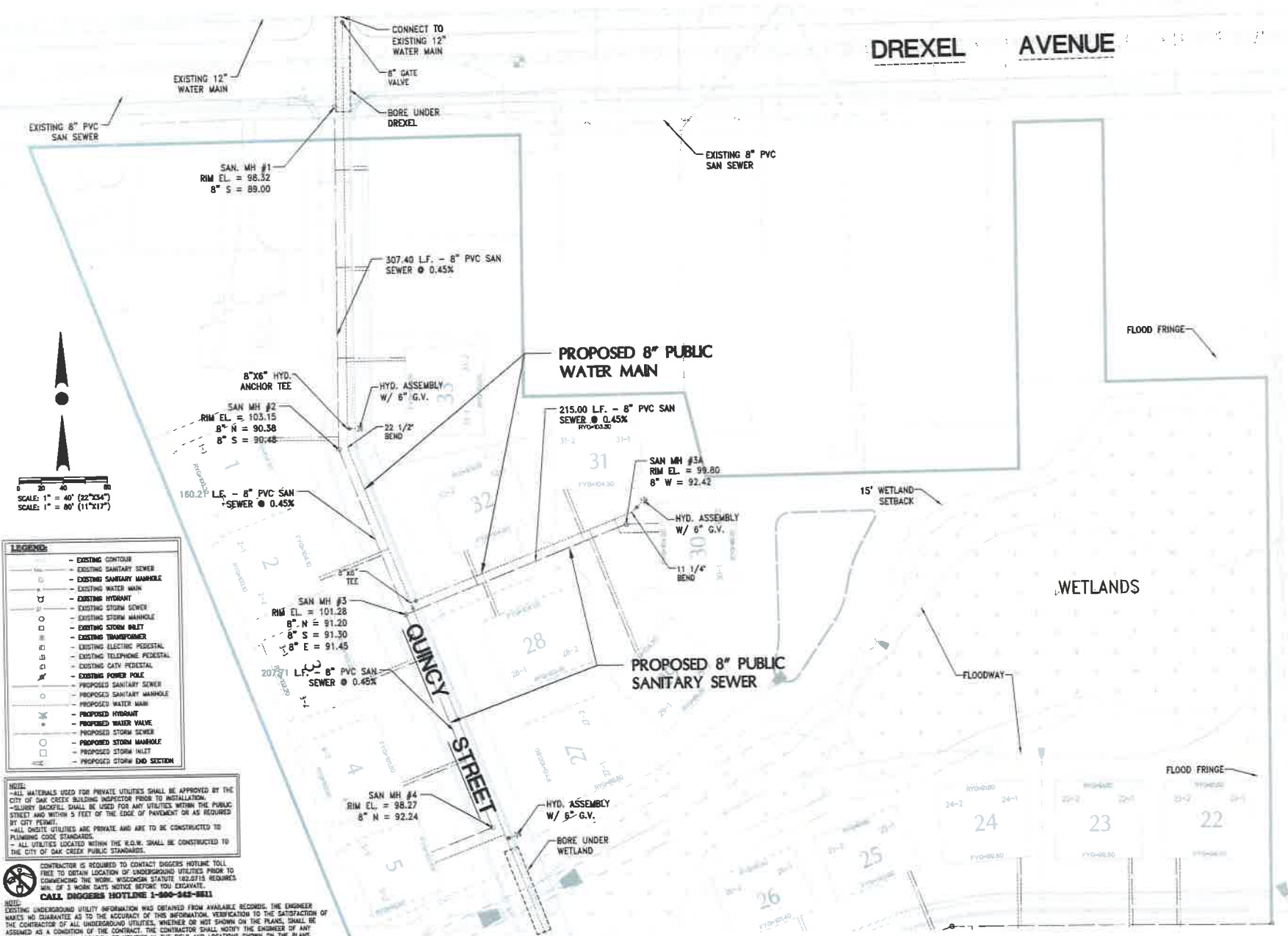
REVISION HISTORY	
DATE	DESCRIPTION

DATE:
 FEBRUARY 8, 2021

JOB NUMBER:
 21-076-1124

DESCRIPTION:
 SANITARY SEWER
 & WATER MAIN
 PLAN

SHEET
C4.2



LEGEND	
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
---	EXISTING WATER MAIN
---	EXISTING HYDRANT
---	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
□	EXISTING TRANSFORMER
□	EXISTING ELECTRIC PEDIESTAL
□	EXISTING TELEPHONE PEDIESTAL
□	EXISTING CATV PEDIESTAL
---	EXISTING POWER POLE
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION

NOTES:
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 ALL PRIVATE UTILITIES ARE PRIVATE AND ARE TO BE CONSTRUCTED TO PLUMBING CODE STANDARDS.
 ALL UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE CONSTRUCTED TO THE CITY OF OAK CREEK PUBLIC STANDARDS.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.1819 REQUIRES 14 DAYS OF 1 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-942-8811

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TRIO

PROJECT: STONEBROOK ON THE PARK
 841 E. DREXEL AVE
 OAK CREEK, WISCONSIN
 RYAN'S BUYING, LLC
 PO BOX 486
 MUKWONGO, WI 53149

UTILITY PLAN NOTES:

- PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY ENTER THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR WIRE ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
- GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

PUBLIC WATER MAIN NOTES

WATER MAIN

- ALL 8" PVC WATER MAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, AWWA C-900, CLASS 150 (SDR11). PVC PIPE SHALL HAVE PUSH-IN JOINTS WITH RUBBER GASKET.
- ALL WATER MAIN (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN D.C. 4.3.0, LAYING OF WATER MAIN AND FILL NO. 56, PART VII (SDS190). THE MINIMUM COVER OVER WATER MAIN SHALL BE 12" MIN. BLUE TRACER WIRE IS REQUIRED FOR ALL WATER MAIN AND SHALL BE PER CITY OF OAK CREEK STANDARDS. AND ALL TRACER WIRE NEEDS TO BE CONNECTED AND TESTED WITH LOCATOR PRIOR TO COMPLETION OF WORK.
- DO NOT CONNECT TO PUBLIC WATER MAIN UNTIL AUTHORIZED BY THE CITY OF OAK CREEK SEWER AND WATER UTILTY.
- ALL JOINTS AND JOINT RESTRAINTS SHALL COMPLY WITH THE CITY OF OAK CREEK STANDARDS, SECTION SHWS 4.3.0.

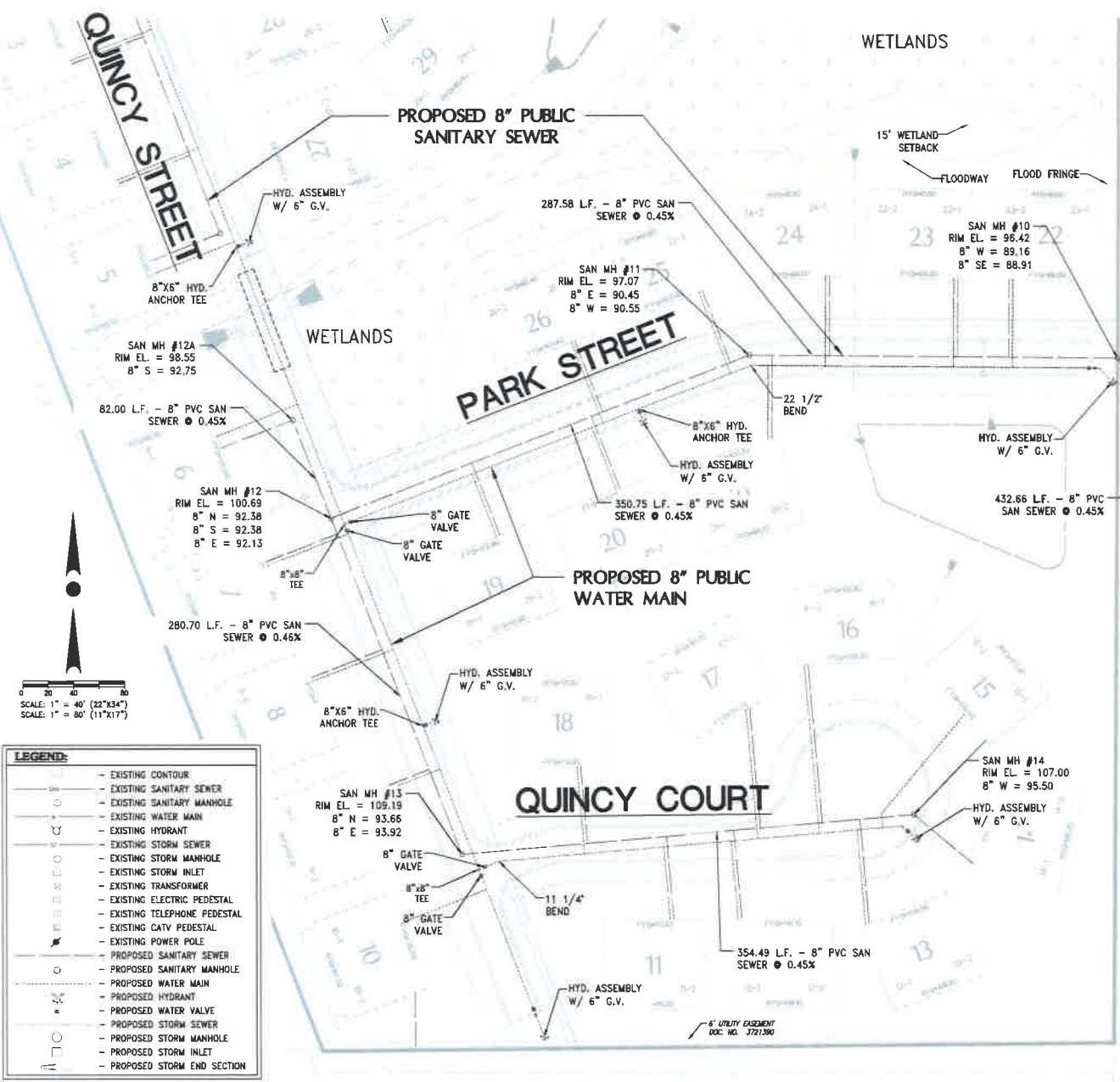
SANITARY SEWER NOTES

SANITARY SEWER

- ALL PVC SLEEVES SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION B.10.0 (SDS190).
- ALL SANITARY SEWER LATERALS (EXCEPT OF BUILDINGS) SHALL BE MADE OF GALVANIZED PVC FITTINGS MEETING ASTM D-3504, SDR 41.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE PER THE CITY OF OAK CREEK STANDARDS.
- ALL TRACER WIRE NEEDS TO BE CONNECTED AND TESTED WITH LOCATOR PRIOR TO COMPLETION OF WORK.



LEGEND:

[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING SANITARY MANHOLE
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING STORM INLET
[Symbol]	EXISTING TRANSFORMER
[Symbol]	EXISTING ELECTRIC PEDESTAL
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING CATV PEDESTAL
[Symbol]	EXISTING POWER POLE
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED SANITARY MANHOLE
[Symbol]	PROPOSED WATER MAIN
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED STORM END SECTION

CONNECT TO EXISTING SAN. MH #4
 RIM EL. = 98.32
 8" N = 86.96

NOTE:

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0713 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-248-8811

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REVISION HISTORY

DATE	DESCRIPTION

DATE: FEBRUARY 8, 2021

JOB NUMBER: 21-076-1124

DESCRIPTION: SANITARY SEWER & WATER MAIN PLAN

SHEET

C4.3









RIGHT UNIT FIRST FLOOR AREA	1653 SF
LEFT UNIT FIRST FLOOR AREA	1700 SF
RIGHT UNIT GARAGE FLOOR AREA	456 SF
LEFT UNIT GARAGE FLOOR AREA	483 SF
TOTAL AREA	4291 SF



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION

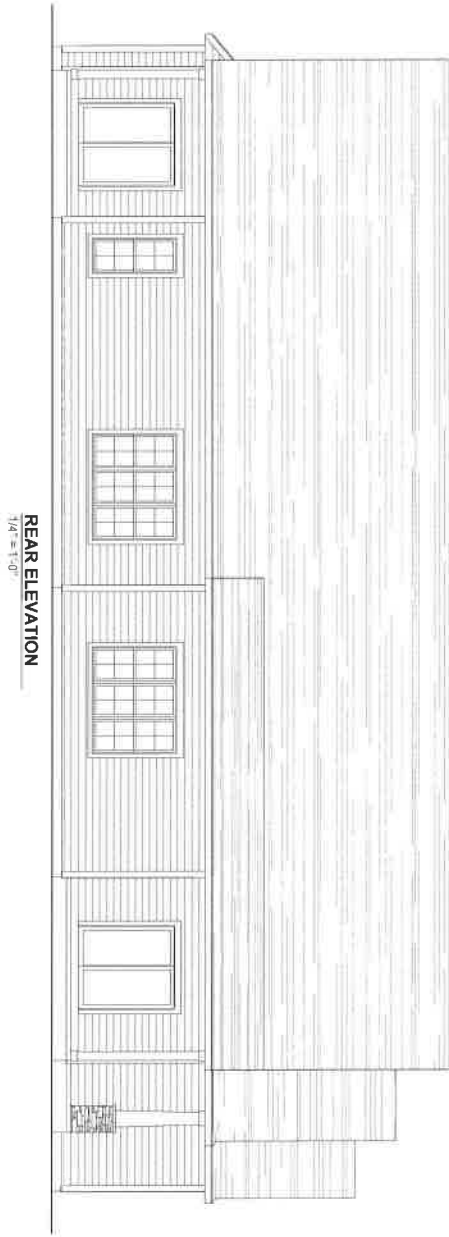
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OAK CREEK CONDO DLBR
BASED ON P.P. 24

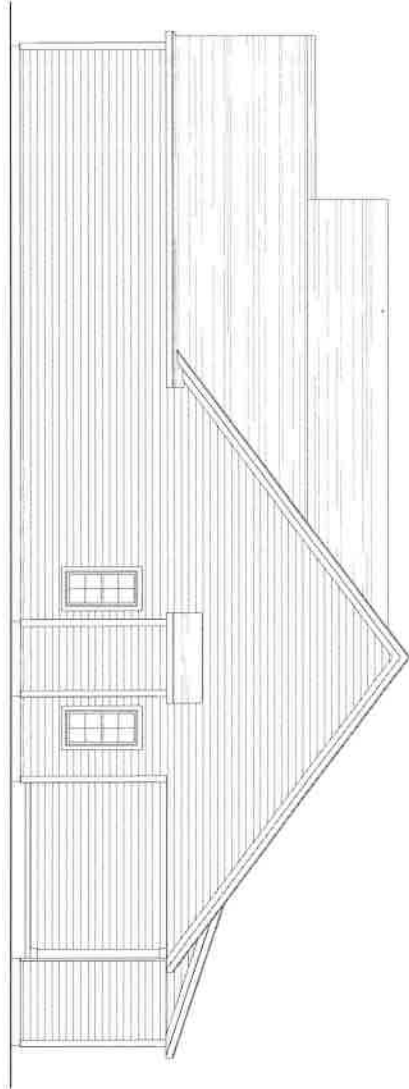
RYAN'S BUYING

1/4" = 1'-0"
A1

Drexel
DrexelTeam.com
M22-129-C



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

RIGHT UNIT FIRST FLOOR AREA	1653 SF
LEFT UNIT FIRST FLOOR AREA	1700 SF
RIGHT UNIT GARAGE FLOOR AREA	456 SF
LEFT UNIT GARAGE FLOOR AREA	483 SF
TOTAL AREA	4291 SF

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET: HEA
 SCALE: 1/4" = 1'-0"
A2
 M22-129-C

 DrexelTeam.com

OAK CREEK CONDO DLBR
 RYAN'S BUYING
 BASED ON PLAN 02

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 ALL RIGHTS RESERVED

REVISION	DATE	BY

NEW HOME PLAN SPECIFICATIONS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES ARE TO BE DETERMINED AT THE TIME OF CONSTRUCTION.

3. ALL WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

4. ALL FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

5. ALL ROOFS ARE TO BE ASPH/FLT SHINGLES.

6. ALL EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH EXTERIOR FINISHES.

7. ALL EXTERIOR DOORS ARE TO BE 6'0" X 2'0" WITH INTERIOR FINISHES.

8. ALL EXTERIOR WINDOWS ARE TO BE 6'0" X 4'0" WITH INTERIOR FINISHES.

9. ALL INTERIOR DOORS ARE TO BE 6'0" X 2'0" WITH INTERIOR FINISHES.

10. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

11. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

12. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

13. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

14. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

15. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

16. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

17. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

18. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

19. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

20. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

21. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

22. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

23. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

24. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

25. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

26. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

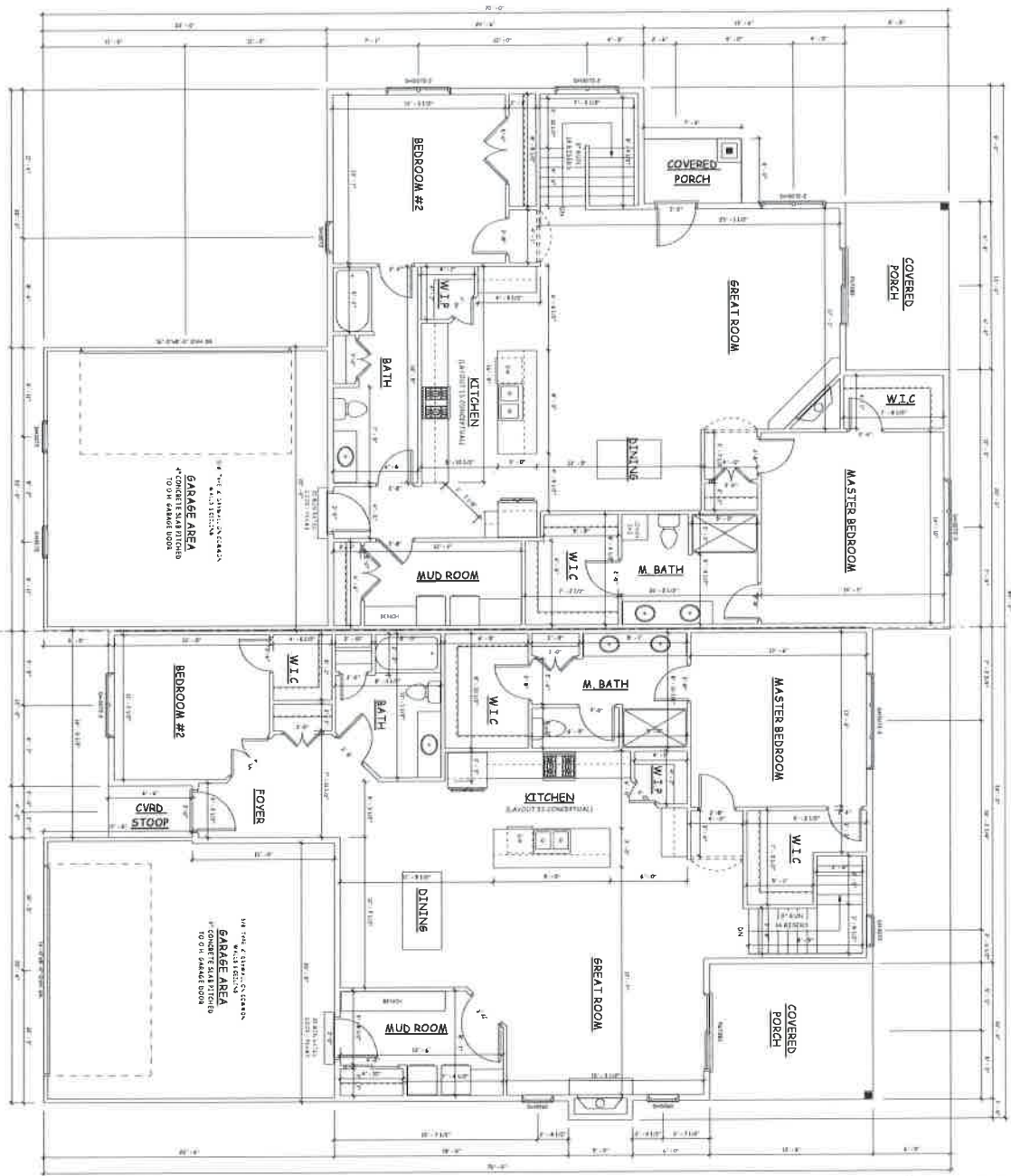
27. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

28. ALL INTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

29. ALL INTERIOR FLOORS ARE TO BE CONCRETE ON GRADE WITH INTERIOR FINISHES.

30. ALL INTERIOR ROOFS ARE TO BE ASPH/FLT SHINGLES.

WALL LEGEND	WALL HATCH LEGEND	WALL BACKING LEGEND
<ul style="list-style-type: none"> CONCRETE WALL FLYING WALL STAINLESS WALL 	<ul style="list-style-type: none"> CONCRETE WALL FLYING WALL STAINLESS WALL 	<ul style="list-style-type: none"> CONCRETE WALL FLYING WALL STAINLESS WALL



FIRST FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

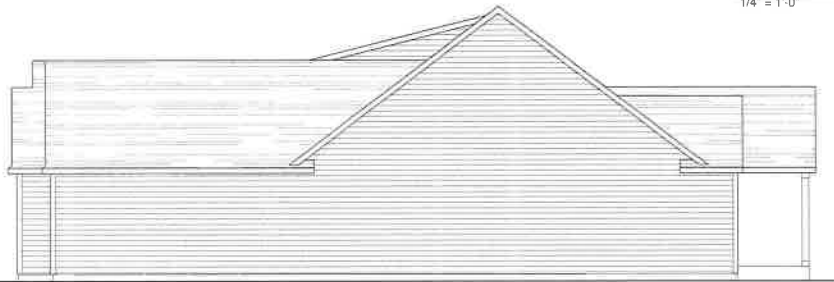
RIGHT UNIT FIRST FLOOR AREA	=	1653 SF
LEFT UNIT FIRST FLOOR AREA	=	1700 SF
RIGHT UNIT GARAGE AREA	=	456 SF
LEFT UNIT GARAGE AREA	=	483 SF
TOTAL AREA		4291 SF

SHEET NO. A3 M22-129-C	 DrexelTeam.com	OAK CREEK CONDO DLBR RYAN'S BUYING	BASED ON PLAN NO.	COPYRIGHT © 2021	PRELIMINARY PLAN	1-27-21	HGA
				REVISION	DATE	HGA	



FRONT ELEVATION
1/4" = 1'-0"

LEFT UNIT FIRST FLOOR AREA	1659 SF
LEFT UNIT GARAGE FLOOR AREA	559 SF
RIGHT UNIT FIRST FLOOR AREA	1674 SF
RIGHT UNIT GARAGE FLOOR AREA	513 SF
TOTAL AREA	4406 SF



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



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



REAR ELEVATION
1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
1	5/13/22	PRELIMINARY PLAN

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OAK CREEK CLAR
RYANS BUYING

Drexel
DrexelTeam.com

As INDICATED
A1
M22-135-C

NEW HOME PLAN SPECIFICATIONS

- FOUNDATION INFORMATION**
 HOUSE FOUNDATION: CONCRETE ON GRAVEL
 BARS: 4"x4" CONCRETE ON GRAVEL
 UNGRAVELLED FOUNDATION (UNGRAVELLED): 4"x4" (HORIZONTAL) CONCRETE ON GRAVEL
 FINISH: FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
- WALL INFORMATION**
 HOUSE EXTERIOR: 8" CMU BLOCK WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
 HOUSE INTERIOR: 5/8" GYP BOARD WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
- FLOOR SYSTEMS**
 HOUSE EXTERIOR: 8" CMU BLOCK WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
 HOUSE INTERIOR: 5/8" GYP BOARD WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
- DOOR SYSTEMS**
 HOUSE EXTERIOR: 8" CMU BLOCK WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
 HOUSE INTERIOR: 5/8" GYP BOARD WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
- ROOF SYSTEMS**
 HOUSE EXTERIOR: 8" CMU BLOCK WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
 HOUSE INTERIOR: 5/8" GYP BOARD WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
- WALL BRACING**
 HOUSE EXTERIOR: 8" CMU BLOCK WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.
 HOUSE INTERIOR: 5/8" GYP BOARD WITH 1/2" POLYMER SAND FILL OVER IT. FINISH FLOOR IS CONCRETE ON GRAVEL WITH 1/2" SAND FILL AND 1/4" POLYMER SAND FILL OVER IT.

WALL LEGEND

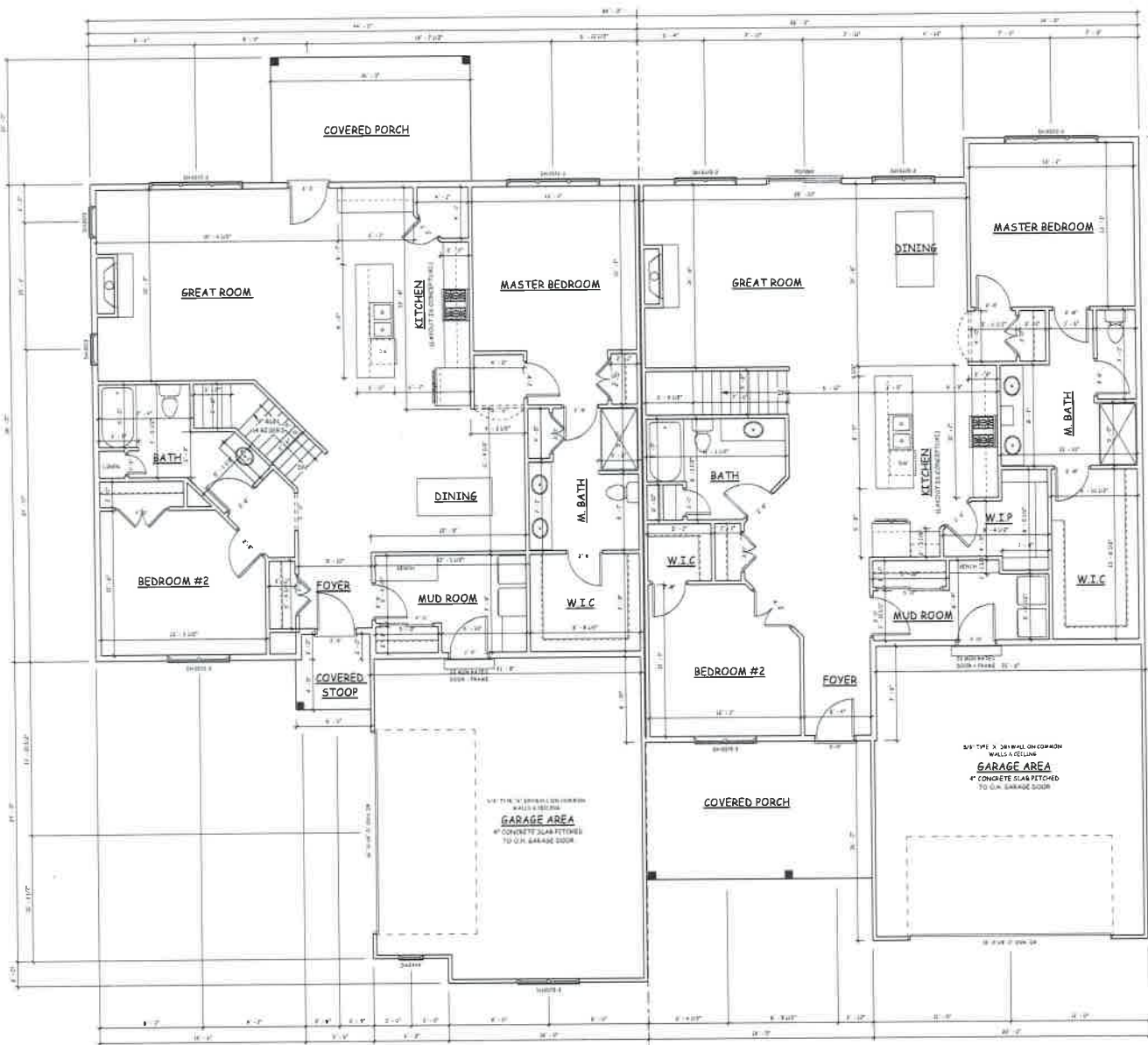
NEW WALL
 EXISTING WALL
 DERIVED WALL
 FINISH WALL
 RAISED WALL

WALL HATCH LEGEND

MASONRY WALL
 BLOCK WALL
 BRICK WALL
 GYPSUM BOARD WALL
 GYPSUM BOARD WALL WITH POLYMER SAND FILL

WALL BRACING

INTERVENTENT BRACING
 UNINTENTENT BRACING
 EXISTING BRACING
 EXTERIOR BRACING
 UNINTENTED WALL BRACING
 FINISH WALL BRACING



FIRST FLOOR PLAN
 1/4" = 1'-0"

LEFT UNIT FIRST FLOOR AREA	1659 SF
LEFT UNIT GARAGE FLOOR AREA	559 SF
RIGHT UNIT FIRST FLOOR AREA	1674 SF
RIGHT UNIT GARAGE FLOOR AREA	513 SF
TOTAL AREA	4406 SF

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

NO.	REVISION

OAK CREEK CLAR

Drexel
 DrexelTeam.com

RYAN'S BUYING

**EXCERPTED MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 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, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern; and Mike Havey, Assistant Fire Chief.

**REZONE/PLANNED UNIT DEVELOPMENT
JANSSEN BRUCKNER LLC
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9999-000 & 815-9995-002**

Senior Planner Papelbon provided a review of the request to rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) and to establish a Planned Unit Development on portions of the properties at 641 & 819R E. Drexel Ave. (see staff report for details).

Alderman Loreck questioned whether the proposed garage design would be compliant with the updated Zoning Code requirements for single family attached garage setbacks. Senior Planner Papelbon replied that the garages were designed to meet the new Code requirement. Because the homes are single family attached, they are treated like a typical single-family subdivision and will not need to come back to Plan Commission except for a Master Landscape Plan review, or any future land divisions. Architecture will not need to be reviewed.

Commissioner Oldani inquired how Park St. would tie in with the road from Abendschein Park. Senior Planner Papelbon answered there was a temporary connection of sorts. Park St. would meet all the requirements of a public street in terms of width and design until it reached the east property line where it would tie in to Abendschein Park.

Commissioner Oldani asked if the placement of the roads would affect future development. Senior Planner Papelbon responded the roads were laid out in accordance with the Official Map.

Commissioner Oldani expressed his disapproval of Park St. connecting to Abendschein Park for traffic reasons. Senior Planner Papelbon stated the Official Map shows a future public street on the Park property right next to this property line. The intention was always to have connectivity from the park to any future development.

Commissioner Chandler asked for clarification of which portions of the property were affected by the rezone request. Senior Planner Papelbon said the portions of the property being rezoned are anything but the single family lots shown on the concept plan. Lots 1-4, and the single lot to the east, are not being rezoned and are not part of the PUD. Only the two-family, side-by-side condo units are being rezoned.

Mr. Janssen stated he would have preferred Park St. not be connected to the park. It was borne of the fact there needed to be connectivity and secondary access for emergency vehicles. Commissioner Oldani reiterated he was concerned with the existing road from Abendschein Park being sufficient for the traffic it may carry. Mayor Bukiewicz concurred that the road would need to be upgraded and the ongoing Abendschein Park project would require that upgrade regardless. Commissioner Kiepczynski agreed the existing road would have to be brought up to City

standards as a public road. Assistant Fire Chief Havey stated the road connectivity was indeed a by-product of Fire Department requirements for secondary access for emergency vehicles.

Mayor Bukiewicz asked how many homes could be built on a cul-de-sac. Assistant Fire Chief Havey answered that under current Code there could be no greater than 15 lots.

Mayor Bukiewicz inquired if that would change if hydrants were present. Assistant Fire Chief Havey said that portion of the Code is currently under review with Planning and Engineering.

Mayor Bukiewicz asked if the development's other interior roads would be public or private. Commissioner Kiepczynski replied they would be public roads with public services.

Mayor Bukiewicz expressed there was quite a market in Oak Creek for this type of development, especially with empty nesters.

Commissioner Oldani questioned if the homes would be owner occupied and what the price range would be. Mr. Janssen replied they would be owner occupied and the price would start around \$400,000.

Jason Strmseck, 926 E Forest Hill Ave., Oak Creek:

"I border the south side of that. That cul-de-sac, is that big enough for Fire to turn around in?"

Assistant Fire Chief Havey answered it is a public street and will have to maintain the standards that are designed for a cul-de-sac.

Mr. Strmseck:

"You're saying it is big enough?"


Assistant Fire Chief Havey replied in the affirmative. Commissioner Kiepczynski added that there is a standard size for a permanent cul-de-sac which Engineering will ensure is met.

Commissioner Siepert moved that the Plan Commission recommend to the Common Council that portions of the properties at 641 & 819R E. Drexel Ave be rezoned to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway or FF, Flood Fringe Districts) with a Planned Unit Development after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (March 22, 2022). Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

Senior Planner Papelbon informed the Commissioners that several areas of the Zoning Code update were identified as needing revision, but that it was not necessary to bring those revisions before the Plan Commission.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:47 pm.

ATTEST:



Kari Papelbon, Plan Commission Secretary

4-12-22

Date

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 22, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: City Engineer Sullivan, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siepert. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Planning Intern. Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, and Commissioner Chandler are excused.

**CONDITIONS AND RESTRICTIONS
JANSSEN BRUCKNER LLC
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9999-000 & 815-9995-002**

Senior Planner Papelbon provided an overview of a request to rezone and establish a Planned Unit Development on the properties at 641 and 819R E. Drexel Ave. (see staff report for details). Senior Planner Papelbon stated that there are two (2) additional single-family side-by-side condominium models that will be incorporated into the Conditions & Restrictions, reflecting a garage orientation with a side entrance.

Alderman Guzikowski and Commissioner Siepert stated their approval of the design and project.

The Alderman of this district was invited to speak. Alderman Kurkowski stated the comments he had received regarding the project were only related to potential flooding issues. Senior Planner Papelbon stated she had received feedback from a resident to the northeast of the proposed development, they are vehemently opposed to the project due to the presence of wetlands, floodplains, and potential increase of traffic for development and Drexel Ave. Mayor Bukiewicz then stated the engineering, flood, and water management will be reviewed by the Engineering Department.

Commissioner Oldani moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Planned Unit Development submitted by Janssen Bruckner, LLC, for the properties at 641 & 819R E. Drexel Ave. after a public hearing.

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

ATTEST:

Kari Papelbon, Plan Commission Secretary

4-8-22

Date

**City of Oak Creek – Planned Unit Development (PUD)
DRAFT Conditions and Restrictions**

Applicant: Janssen Bruckner, LLC
Property Address(es): 641 & 819R E. Drexel Ave.
(portions)
Tax Key Number(s): 814-9999-000 & 815-9995-002
(portions)

Approved by Plan Commission: 3-22-22
Approved by Common Council: TBD
(Ord. #3033)

1. LEGAL DESCRIPTION

Parcel 1, 641 E. Drexel Ave. - That part of the East 25 acres of the North East ¼ of the North West ¼ of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, formerly the Town of Oak Creek, (also known as a part of School Section Lot 3) lying Easterly of the right-of-way of the Chicago and Milwaukee Rail Road Company, now known as the Chicago North Shore and Milwaukee Rail Road Company. More particularly described as follows, to-wit: Beginning at the NE corner of said NW ¼ of Section 16, Town 5 North, Range 22 East, thence S 89° 09' 31" W along the North line of said ¼ Section 469.08 ft. to a point on the Easterly Right of Way line of the Chicago North Shore and Milwaukee Railroad; thence S 21° 11' 45" E and along said Easterly Right of Way line 1280.05 ft. to a point on the East line of said ¼ Section; thence N 00° 17' 45" E along said East line of said ¼ Section 1200.38 ft. to place of beginning, containing 6.462 acres of land. Lot 2 & a portion of Lot 3 (excepting future Lots 3 & 4 per Exhibit B) of a Certified Survey Map to be recorded.

Parcel 2, 819R E. Drexel Ave. – The West ½ of the West ½ of the North ½ of the North East of Section 16, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin. Lots 2, 3, & 4 of a Certified Survey Map to be recorded.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

B. A precise detailed site plan for the area affected by the Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building permits for each phase. This plan shall be in substantial conformance with the adopted General Development Plan (see Exhibit A) and 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/phases
- 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 & type(s) of dwellings
 - 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)

2) Landscape Plan

- 1. Screening plan, including parking lot screening/berming
- 2. 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

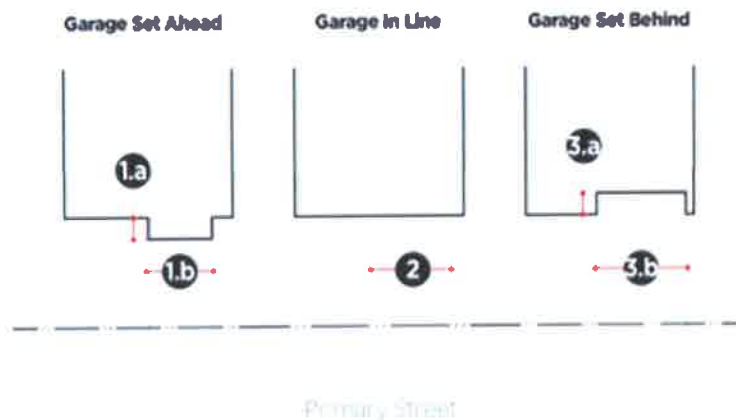
- 1. Contours (existing & proposed)
- 2. Location(s) of storm sewer (existing and proposed)
- 3. Location(s) of stormwater management

- l) Location(s) of wetlands (field verified)
 - m) Location(s) and details of sign(s)
 - n) Location(s) and details of proposed fences/gates
- 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. Homes constructed within this planned unit development shall be one of six (6) approved designs (see Exhibit C). Building permits for individual homes do not require additional Plan Commission review provided they conform to the approved general development plan and these conditions and restrictions.
- D. All plans for additions, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- E. 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.
- 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 (e.g., Orchard Way, etc.) 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.
- H. All future land divisions shall follow subdivision plat, and/or condominium plat, and/or certified survey map procedures. If required by the Common Council, a development agreement shall be completed between the owner and the City prior to approval of said land division document to ensure the construction/installation of public improvements required in these Conditions and Restrictions, Chapter 14 (as amended), and all other applicable Sections of the Municipal Code (as amended).
- I. Prior to the issuance of any permits for any portion of the development, the Applicant/landowner shall submit all City-approved Certified Survey Maps for recording.
- J. A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of any project within the Planned Unit Development. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit. Landscaping, in accordance with the approved plan, shall be installed for each phase prior to the issuance of occupancy permits for that phase.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. There shall be a maximum of 33 single-family attached buildings, and a maximum of 66 single-family attached units. Each unit shall have an attached garage.
- B. Attached garages shall
 - 1. Be subordinate to the principal building.

2. Not exceed fifty (50) percent of the livable area of the principal building.
3. Share a common wall and roof with the principal building.
4. Provide internal access to the principal building.
5. Not exceed the height of the principal building.
6. Not include doors that exceed eight (8) feet in height.
7. Meet the following standards (see graphic):
 - i. **Garage Set Ahead.**
 1. The garage may be set ahead a maximum of five (5) feet from the front façade of the home, inclusive of porches, bay windows, or other minor projections.
 2. If the garage is set ahead from the front façade of the home, as detailed in (1) above, it shall not exceed forty-five (45) percent of the façade's total width.
 - ii. **Garage In Line.** If the garage is in line with the front façade of the home, exclusive of porches, bay windows, or other minor projections, it shall not exceed fifty (50) percent of the façade's total width.
 - iii. **Garage Set Behind.**
 1. The garage may be set behind the front façade of the home, exclusive of porches, bay windows, or other minor projections, a minimum of one (1) foot.
 2. If the garage is set behind the front façade of the home, as detailed in (1) above, it shall not exceed fifty-five (55) percent of the façade's total width.



- C. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.
1. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.

2. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the façade of the building.

D. Deed restrictions (private) and condominium by-laws, while not enforceable through the City, (to the extent they do not violate Municipal Code or these conditions and restrictions) shall be reviewed and approved by the Plan Commission prior to the development of each phase.

E. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements.

F. 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. Each residential unit shall have, at a minimum, an attached two-car garage in accordance with Section 3 above. Parking for additional vehicles on the driveway shall not obstruct the sidewalk or roadway.

B. Driveway widths shall not exceed 20 feet at the right-of-way.

5. LIGHTING

A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sections 17.0316 and 17.0808 of the Municipal Code (as amended).

B. Pole type, color, height, and placement in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code.

C. Fixture type and color on light poles in public rights-of-way shall be in accordance with all applicable requirements of the Municipal Code.

6. IMPACT FEES

Single-family attached residential buildings constructed as part of this Planned Unit Development shall be subject to the collection of impact fees as required by Section 3.40 of the Municipal Code.

7. BUILDING AND PARKING SETBACKS

	Front and Public ROW Setback	Rear Setback	Side Setback	To Wetlands
Principal Structures	30 ft	25 ft	10 ft	15 ft / 5 ft undisturbed
Accessory Structure*	30 ft	10 ft	5 ft	15 ft / 5 ft undisturbed

Off-street Parking	5 ft	5 ft	5 ft	N/A
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**No accessory structures shall be permitted in the front yard nor shall any structures be permitted in required buffer yards.*

8. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Planned Unit Development. This Planned Unit Development approval shall expire twelve (12) months after the date of adoption of the ordinance if a building permits have not been issued for this use. The applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction.

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 Planned Unit Development 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 Planned Unit Development 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 Planned Unit Development, 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 Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development 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 Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development 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:
GENERAL DEVELOPMENT 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.)

PROJECT: STONBROOK ON THE PARK
 541 E DREXEL AVE
 OAK CREEK, WISCONSIN
 PO BOX 448
 STONBROOK, WI 53091

DATE: FEBRUARY 4, 2021

APP. NO. 21-00195A

PROPOSED SITE PLAN - OVERALL

C11



THIS PLAN IS SUBJECT TO THE CITY OF OAK CREEK MUNICIPAL CODE, CHAPTER 23.05, ZONING ORDINANCE, AND THE CITY OF OAK CREEK SUBDIVISION MAP ACT, CHAPTER 23.07. THE CITY OF OAK CREEK RESERVES THE RIGHT TO APPROVE OR DISAPPROVE THIS PLAN AT ANY TIME AND FOR ANY REASON. THIS PLAN IS NOT TO BE CONSIDERED AS A FINAL APPROVAL BY THE CITY OF OAK CREEK. THE CITY OF OAK CREEK IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

EXHIBIT B: PLANNED UNIT DEVELOPMENT LOTS

(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 C:
APPROVED HOME MODELS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



**EXHIBIT C:
APPROVED HOME MODELS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



EXHIBIT C: APPROVED HOME MODELS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)

RIGHT UNIT FRONT	1000 SF
RIGHT UNIT REAR	1000 SF
LEFT UNIT FRONT	1000 SF
LEFT UNIT REAR	1000 SF
TOTAL AREA	4000 SF




FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OAK CREEK CONDO DLBR



 Drexel
 drexelpermits.com

A1
 1/4" = 1'-0"
 1/8" = 1'-0"

**EXHIBIT C:
APPROVED HOME MODELS**

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)



RIGHT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

RIGHT UNIT FIRST FLOOR AREA	1074 SF
LEFT UNIT FIRST FLOOR AREA	1700 SF
RIGHT UNIT 1 & 2 GARAGE FLOOR AREA	484 SF
LEFT UNIT GARAGE FLOOR AREA	483 SF
TOTAL AREA	3141 SF

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

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OAK CREEK CONDO DLBR

BY JAMES BENTING

A2

1/8" = 1'-0"

EXHIBIT C: APPROVED HOME MODELS

(For illustrative purposes only. Detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be submitted for and receive building permits.)

FRONT ELEVATION
1/4" = 1'-0"

LEFT ELEVATION
1/8" = 1'-0"

RIGHT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

LEFT UNIT FLOOR AREA	1074 SF
RIGHT UNIT FLOOR AREA	1074 SF
LEFT UNIT GARAGE FLOOR AREA	1074 SF
RIGHT UNIT GARAGE FLOOR AREA	1074 SF
TOTAL AREA	4300 SF

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

OAK CREEK CLAR

City of Oak Creek

A1



COMMON COUNCIL REPORT

- Item:** Sand Volleyball Court at Willow Heights Park
- Recommendation:** That the Common Council approve the construction of a sand volleyball court at Willow Heights Park at a cost not to exceed \$28,000
- Fiscal Impact:** Although unbudgeted, the project could be completed using \$28,000 of park impact fees
- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background:

In November of 2020, Parks and Recreation Commission were presented with a proposal to install a 50' x 40' sand volleyball court at Willow Heights Park. The resident requesting the sand volleyball court to be placed in this location in light of her daughter and her friends recent success in the volleyball for Oak Creek High School. The resident stated that, without the court being placed here, she would have to drive her child to one of the existing courts. The resident felt that the recent winning season had spurred a growth in the sport in Oak Creek.

Staff Analysis

Wetlands consume much of the northwest and southeast portion of the park. The size of the wetlands and the number of existing amenities limit the location of the potential sand volleyball court to an area immediately adjacent to the existing basketball court and the walking path. A map indicating the location for the proposed sand volley ball has been included with the staff report.

This project would require the removal of six mature trees, 185 cubic yards of dirt, and the addition of approximately 300 tons of sand. City Engineer, Matthew Sullivan, expressed his concern about the potential damage to the edge of the path, sidewalk ramp and adjacent grass during the construction. The cost estimate provided does not include the cost to replace these items.

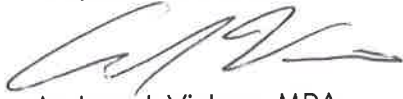
Staff analysis shows that the existing nine volleyball courts, seven of which are sand volleyball courts, are all currently underutilized. If the Council approves this request the Parks and Recreation Commission may wish to evaluate whether one or more of these underutilized facilities may be repurposed for other recreational activities.

Construction of the court is proposed to be done completely in-house using DPW staff and resources.

The Parks and Recreation Commission approved a motion to recommended the construction of a sand volleyball court at Willow Heights Park at their December 16, 2021 meeting.

Options/Alternatives: Continue to promote the use of existing volleyball courts in the community and re-evaluate the need for an additional volleyball court as the sport gains community interest

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:

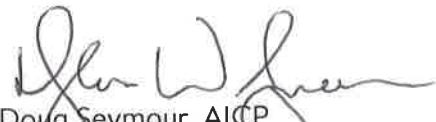


Laurie Miller
Zoning Administrator

Fiscal Review:

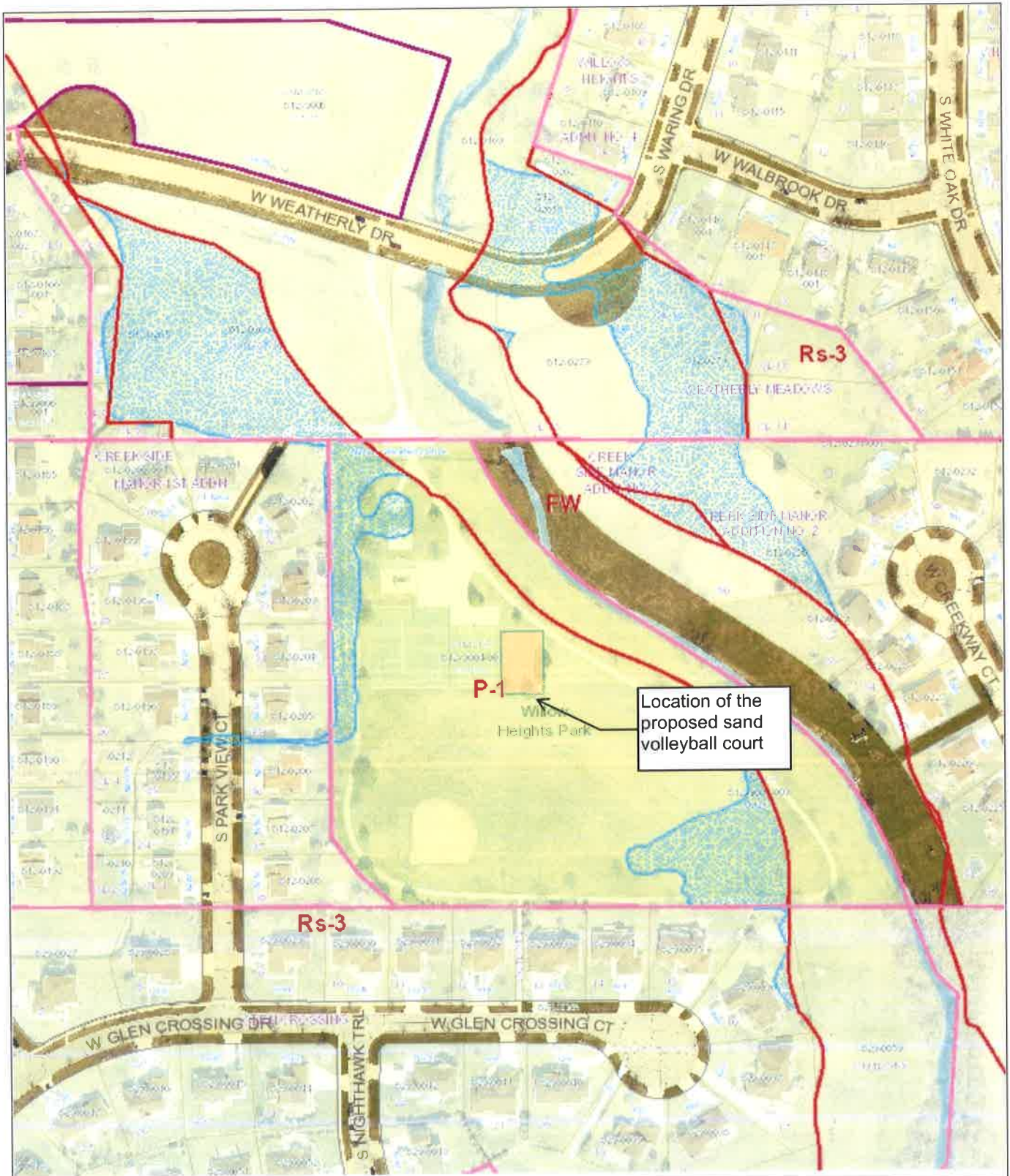


Maxwell Gagin, MPA
Assistant City Administrator/Comptroller



Doug Seymour, AICP
Director of Community Development

Attachments: Map of Willow Heights and proposed location of sand volleyball court.



City of Oak Creek GIS
 Willow Heights Park

DISCLAIMER: The City of Oak Creek does not guarantee the accuracy of the information contained herein and is not responsible for any use or representation of this information or its derivatives.



OAKCREEK
 WISCONSIN

SCALE: 1" = 145'

Print Date: 11/3/2020



COMMON COUNCIL REPORT

Item: Certified Survey Map - 8100 & 8146 S. 27th St. and 8100 S. Orchard Way - David Decker, Decker Properties, Inc.

Recommendation: That the Council adopts Resolution No. 12324-041922, a resolution approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way (2nd Aldermanic District).

Fiscal Impact: The proposal is to combine and reconfigure the the properties for an approved and anticipated multifamily residential Planned Unit Development. Structures on the property at 8146 S. 27th St. will be removed to accommodate the development, which will yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is part of TID 7; however, no TID assistance has been requested.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: The Applicant is requesting approval of a Certified Survey Map (CSM) combining and reconfiguring the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way. Council may recall that this proposed CSM was reviewed and approved in March of 2021. Statute requires CSMs to be recorded with the County Register of Deeds within one (1) year of Common Council approval. Due to unforeseen circumstances, the CSM was not recorded within that timeframe.

The proposed CSM that was reviewed by the Plan Commission on March 9, 2021, and approved by the Common Council on March 16, 2021, is included with this report for reference. Wetland buffers were revised per the previous conditions of approval.

The Plan Commission reviewed this request during their April 12, 2022 meeting, and recommended approval subject to the following condition:

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

Options/Alternatives: Council has the discretion to approve the Certified Survey Map with conditions, modify the conditions, or deny the request.

Prepared and Respectfully submitted:

Approved:



Andrew J. Vickers, MPA
City Administrator



Kari Papelbon, CFM, AICP
Senior Planner

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Res. 12324-041922

Location Map

Proposed CSM (8 pages)

RESOLUTION NO. 12324-041922

BY: _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
DAVID DECKER, DECKER PROPERTIES, INC.

8100 & 8146 S. 27th St. and 8100 S. Orchard Way

(2nd Aldermanic District)

WHEREAS, DAVID DECKER, DECKER PROPERTIES, INC., hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved, subject to the following condition:

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

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the following condition:

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

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 19th day of April, 2022.

Passed and adopted this 19th day of April, 2022.

President, Common Council

Approved this 19th day of April, 2022.

Mayor

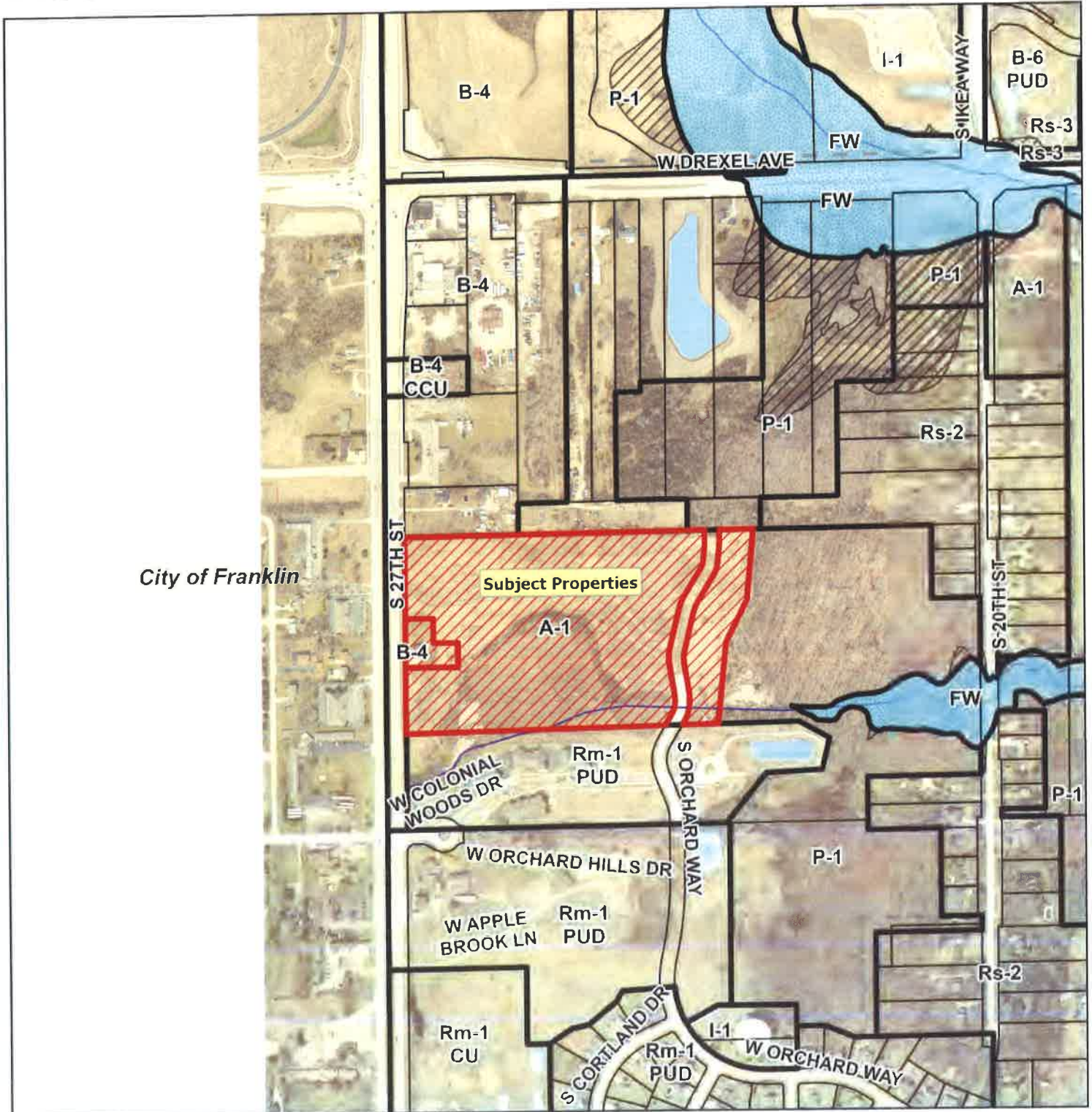
ATTEST:

City Clerk

VOTE: Ayes ____ Noes ____

LOCATION MAP

8100 & 8146 S. 27th St. & 8100 S. Orchard Way



City of Franklin

Subject Properties

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



Community Development



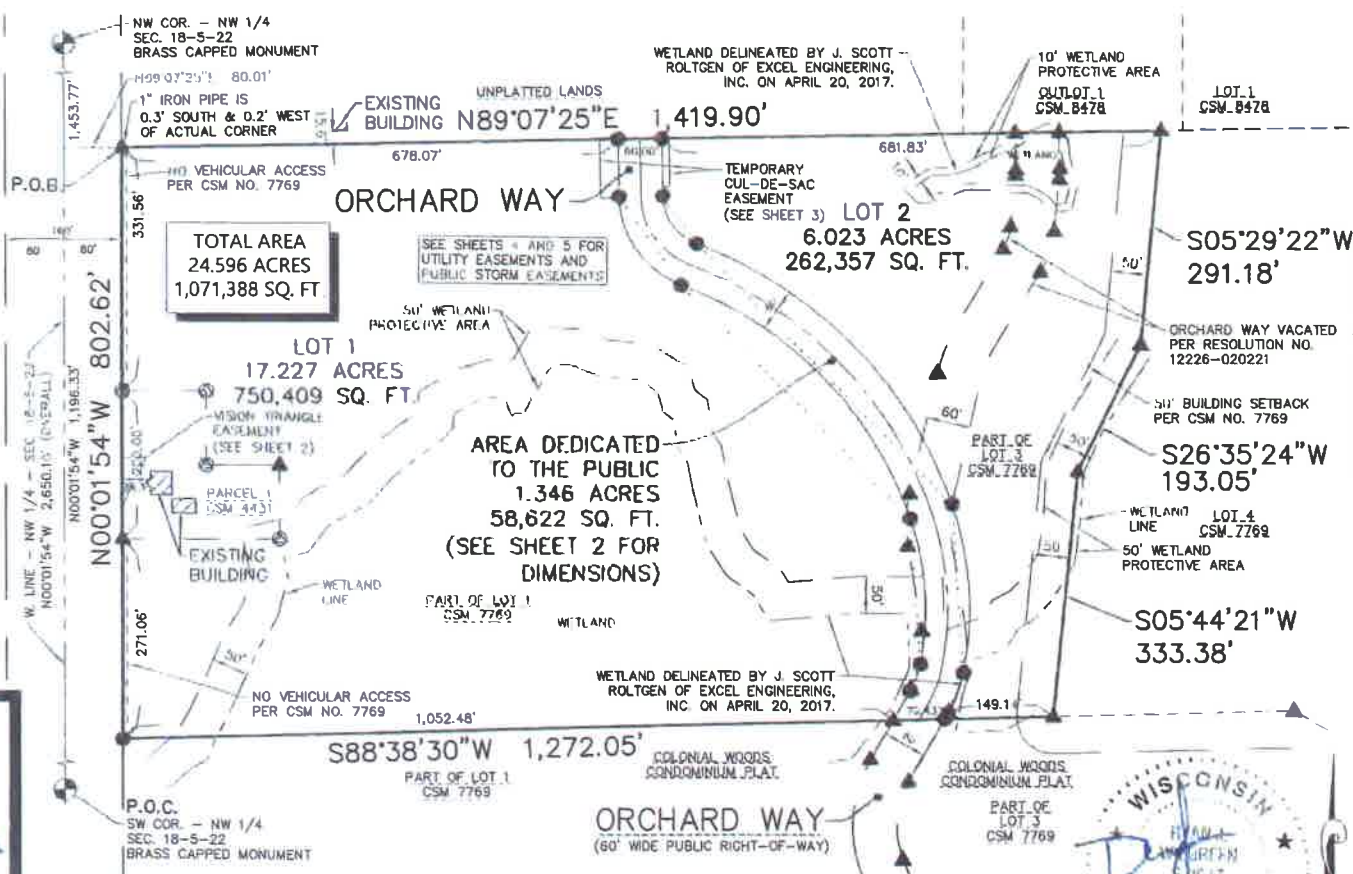
Legend

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

CERTIFIED SURVEY MAP NO.

FOR
THE OAKS AT 8100, LLC

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM 4431 AND PART OF VACATED ORCHARD WAY, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



TOTAL AREA
24.596 ACRES
1,071,388 SQ. FT.

LOT 1
17.227 ACRES
750,409 SQ. FT.

LOT 2
6.023 ACRES
262,357 SQ. FT.

AREA DEDICATED TO THE PUBLIC
1.346 ACRES
58,622 SQ. FT.
(SEE SHEET 2 FOR DIMENSIONS)

S05°29'22"W
291.18'

S26°35'24"W
193.05'

S05°44'21"W
333.38'

S88°38'30"W 1,272.05'

VARIOUS EASEMENTS PREVIOUSLY CREATED BY CERTIFIED SURVEY MAP NO. 7769 HAVE BEEN RELEASED BY DOCUMENT NO. 11227702

OWNERS / SUBDIVIDERS
THE OAKS AT 8100, LLC
250 N. SUNNY SLOPE ROAD
SUITE 290
BROOKFIELD, WI 53005

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- ⊙ - 2" IRON PIPE FOUND
- ⊕ - SECTION CORNER MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



S. 27TH STREET / S.T.H. "241"
(160' WIDE PUBLIC RIGHT-OF-WAY)

SHEET 1 OF 8 SHEETS

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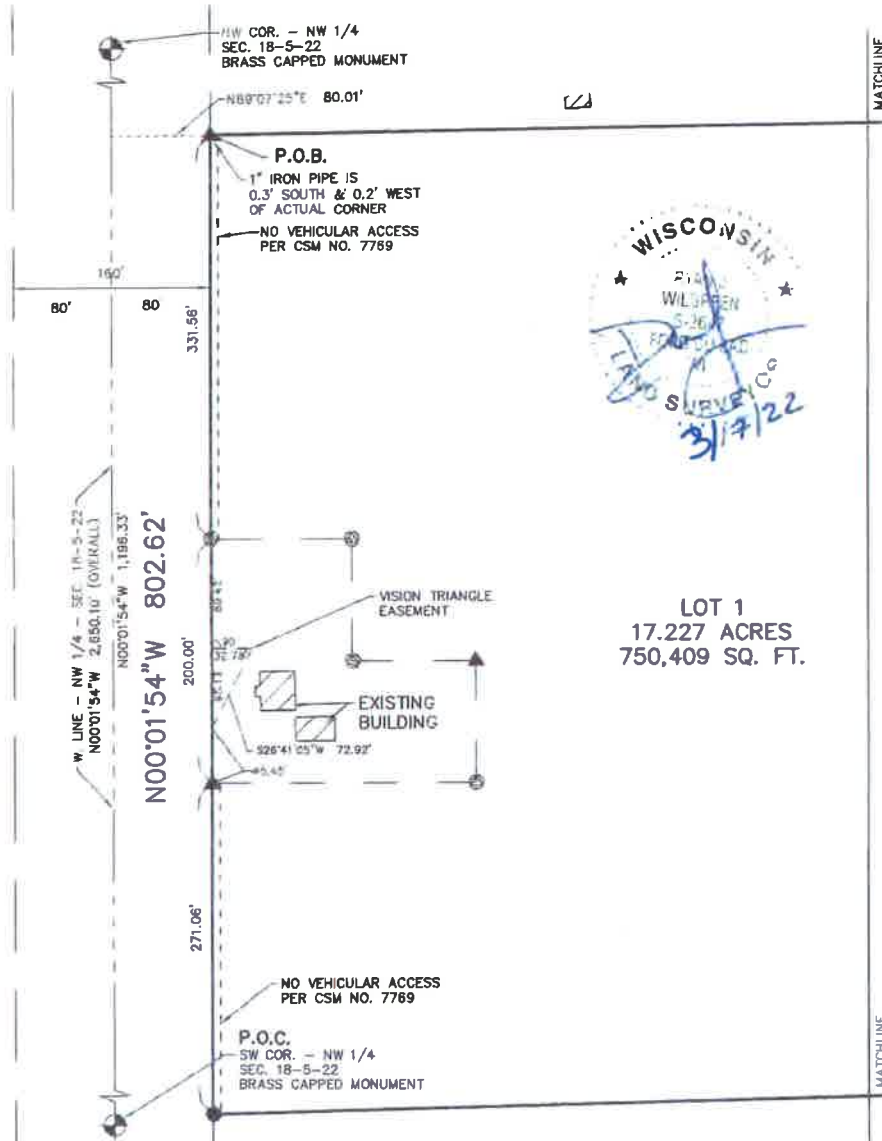
300 Chandler Drive
Fond Du Lac, WI 54801
Phone: (920) 928-9800
www.excelarchitect.com

CERTIFIED SURVEY MAP NO. _____

FOR

THE OAKS AT 8100, LLC

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM 4431 AND PART OF VACATED ORCHARD WAY, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



LOT 1
17.227 ACRES
750,409 SQ. FT.

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



OWNERS / SUBDIVIDERS:
THE OAKS AT 8100, LLC
250 N. SUNNY SLOPE ROAD
SUITE 290
BROOKFIELD, WI 53005

SHEET 2 OF 8 SHEETS

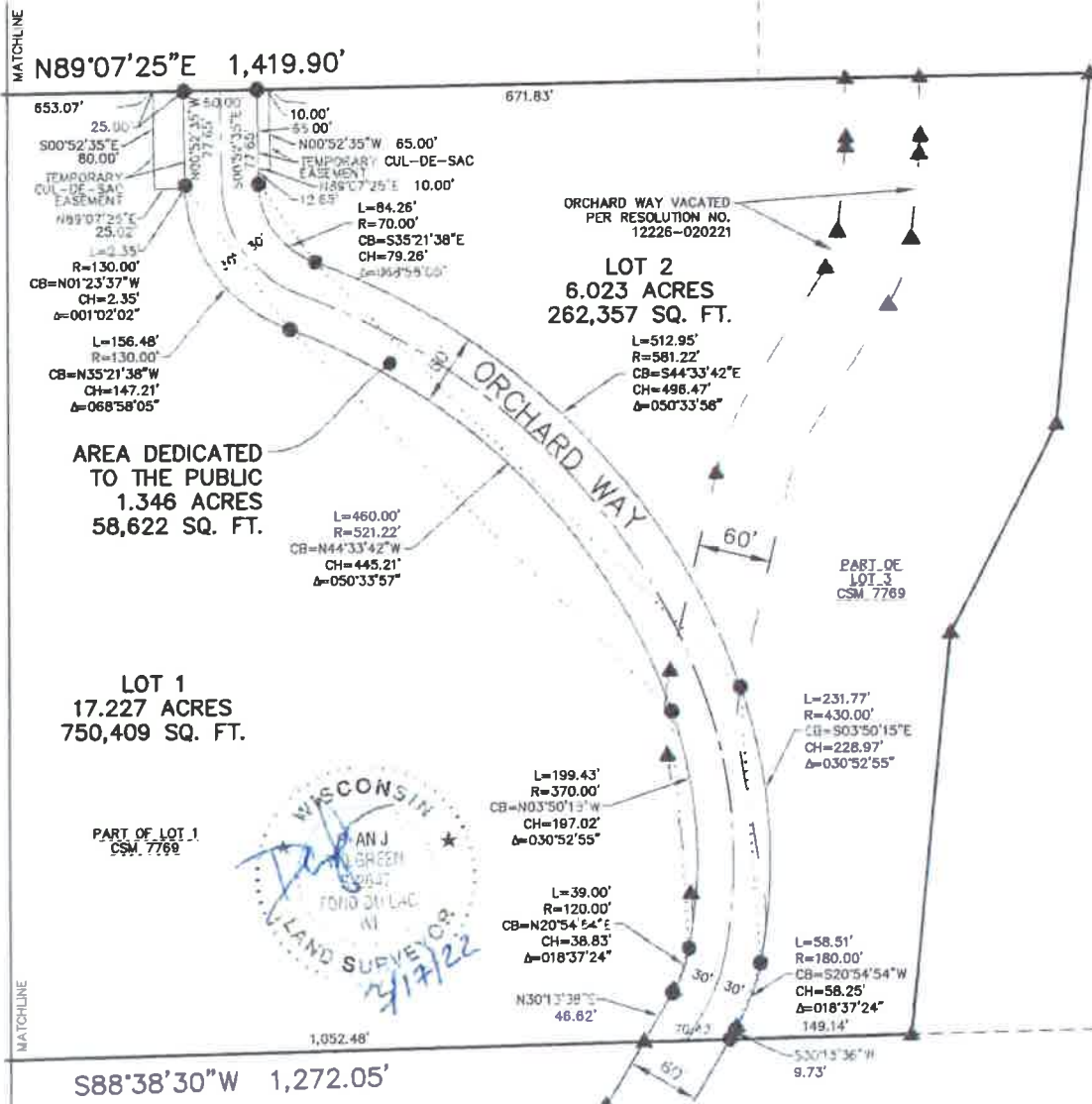
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www.EXCELENGINEER.com
JOB NO. 1927520

CERTIFIED SURVEY MAP NO.

FOR

THE OAKS AT 8100, LLC

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AREA DEDICATED TO THE PUBLIC
1.346 ACRES
58,622 SQ. FT.

LOT 1
17.227 ACRES
750,409 SQ. FT.

LOT 2
6.023 ACRES
262,357 SQ. FT.

PART OF LOT 3
CSM 7769

PART OF LOT 1
CSM 7769



- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - ▲ - 1" IRON PIPE FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



OWNERS / SUBDIVIDERS:
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250 N. SUNNY SLOPE ROAD
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BROOKFIELD, WI 53005

SHEET 3 OF 8 SHEETS

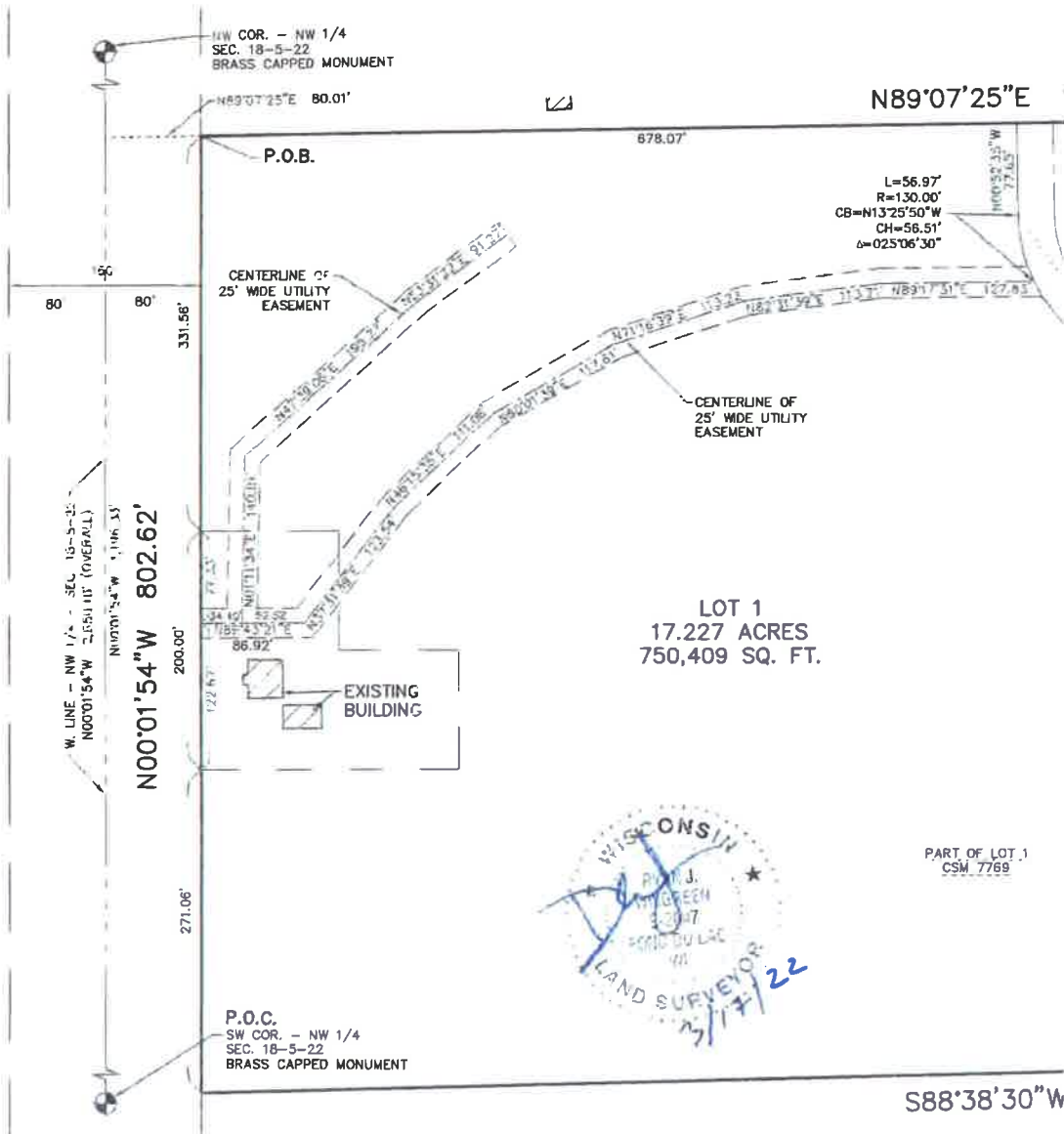
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CERTIFIED SURVEY MAP NO.

FOR

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LOT 1
17.227 ACRES
750,409 SQ. FT.

PART OF LOT 1
CSM 7769



OWNERS / SUBDIVIDERS:
THE OAKS AT 8100, LLC
250 N. SUNNY SLOPE ROAD
SUITE 290
BROOKFIELD, WI 53005

SHEET 4 OF 8 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



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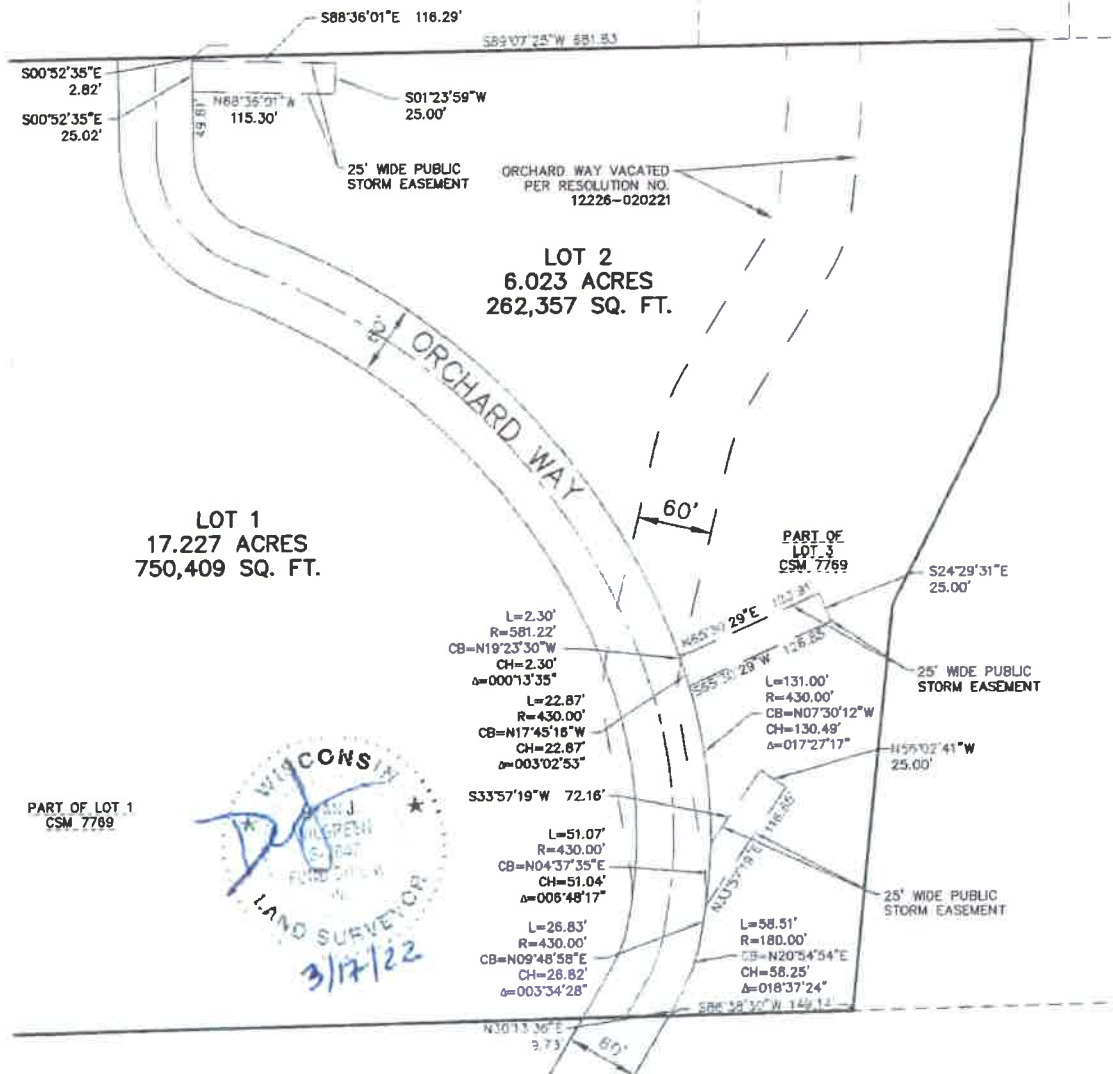
JOB NO. 1927520

CERTIFIED SURVEY MAP NO.

FOR

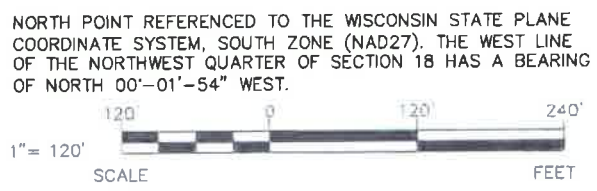
THE OAKS AT 8100, LLC

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM 4431
AND PART OF VACATED ORCHARD WAY, BEING PART OF THE
SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP
5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE
COUNTY, WISCONSIN.



OWNERS / SUBDIVIDERS:
THE OAKS AT 8100, LLC
250 N. SUNNY SLOPE ROAD
SUITE 290
BROOKFIELD, WI 53005

SHEET 5 OF 8 SHEETS



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JOB NO. 1927520

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM NO. 4431 AND PART OF VACATED ORCHARD WAY, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below

That I have made such Certified Survey under the direction of The Oaks at 8100, LLC bounded and described as follows:

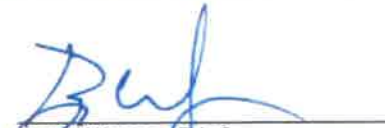
Part of Lots 1 & 3 of Certified Survey Map No. 7769 recorded in the office of the Register of Deeds for Milwaukee County on June 07, 2006 as Document No. 09248022, Parcel 1 of Certified Survey Map No. 4431 recorded in the office of the Register of Deeds for Milwaukee County on March 7, 1984, as Document No. 5698638 and part of vacated Orchard Way per Resolution No. 12226-020221, all being part of the Southeast 1/4 & Southwest 1/4 of the Northwest 1/4 of Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 18; thence North 00°-01'-54" West along the West line of said Northwest 1/4, a distance of 1,196.33 feet; thence North 89°-07'-25" East, a distance of 80.01 feet to the point of beginning, said point also being the Northwest corner of Lot 1 of said Certified Survey Map No. 7769; thence continuing North 89°-07'-25" East along the North line of said Certified Survey Map No. 7769, a distance of 1,419.90 feet to the Northeast corner of said Lot 3, thence South 05°-29'-22" West along an East line of said Lot 3, a distance of 291.18 feet; thence South 26°-35'-24" West along an East line of said Lot 3, a distance of 193.05 feet; thence South 05°-44'-21" West along an East line of said Lot 3, a distance of 333.38 feet to the North line of Phase 1 of Colonial Woods Condominium Plat recorded in the office of the Register of Deeds for Milwaukee County on October 30, 2007, as Document No. 9516206; thence South 88°-38'-30" West along said North line, a distance of 1,272.05 feet to the Easterly right-of-way line of S. 27th Street; thence North 00°-01'-54" West, a distance of 802.62 feet to the point of beginning and containing 24.596 acres (1,071,388 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Oak Creek in surveying, dividing and mapping the same.




Ryan Wilgreen F.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1927520

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM NO. 4431 AND PART OF VACATED ORCHARD WAY, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

The Oaks at 8100, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

The Oaks at 8100, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Oak Creek

WITNESS the hand and seal of said owner this 22nd day of MARCH, 2022

The Oaks at 8100, LLC



David J. Decker Member
(Print) (Title)

STATE OF Wisconsin)

Waukesha COUNTY)SS

Personally came before me this 22nd day of march 2022, the above named

David J. Decker to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, Wisconsin County, Waukesha

My Commission Expires: August 16, 2025

GLENN D MCDONALD
Notary Public
State of Wisconsin



CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, PARCEL 1, CSM NO. 4431 AND PART OF VACATED ORCHARD WAY, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek on this _____ day of _____, 20____.

Daniel Bukiewicz, Chairman (Date)

Kari Papelbon, Secretary (Date)

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Oak Creek, per Plan Commission recommendation on this _____ day of _____, 20____, by Resolution No. _____

Daniel Bukiewicz, Mayor (Date)

Catherine A. Roeske, City Clerk (Date)





COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 4/19/2022 License Committee Report.

Fiscal Impact: License fees in the amount of \$3,427.39 were collected.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background:

1. Grant an Operator’s license to (favorable background reports received):

<ul style="list-style-type: none"> * Lia R. Hanson (Pick ‘n Save) * Michelle M. Warwick (Community Center) * Chloe A. Lipovsek (Pick ‘n Save) * Angelica C. Kremer (Piggly Wiggly) * Evan H. Kunst * Tiffany M. Schmidt (Aldi) * Alanna J. Sthokal (Pick ‘n Save) * Marieliz L. Perez (Meijer) * Helaina G. Kleczka (BelAir Cantina) * Sarah J. Baerwald (Classic Lanes) * Nathmi Abed (Pick ‘n Save) * Sharyn B. Honerlaw (Pick ‘n Save) 	<ul style="list-style-type: none"> * Kellie M. O’Brien (The Cellar) * Stephanie C. Steinmetz (Speedway) * Frances I. Herka (Pick ‘n Save) * Dylan J. Ristow (MOD Pizza) * Maricela A. Macias (Aldi) * Jacqueline A. Wagner (Gastraus Golf) * Camille L. Ross (South Shore Cinema) * Caitlin R. Brehm (Charcoal Grill) * Gretchen L. Boyington (Gary’s Beer & Liquor) * Dawn M. Butler (Pick n’ Save) * Abigail K. Berg (Pick ‘n Save) * Aaron N. Imp (Pick ‘n Save)
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2. Grant a Change of Agent for the 2021-22 license issued to Speedway LLC dba Speedway #4462, 8667 S. Howell Ave., from John Flood to Heather Cottrell (favorable background reports received).

3. Grant a 2021-22 Reserve Class B Combination license to Pub 41 LLC dba Pub 41, 9510 S. 27th St., Suite 200, with release of license subject to receipt of occupancy permit, payment of state-mandated issuance fee and final departmental approvals.

Options/Alternatives: None

Respectfully submitted:


 Andrew J. Vickers, MPA
 City Administrator

Prepared:


 Christa J. Miller CMC/WCMC
 Deputy City Clerk

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA

Assistant City Administrator / Comptroller

Attachments: none



COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the April 12, 2022 Vendor Summary Report in the total of \$432,997.04.

Fiscal Impact: Total claims paid of \$432,997.04.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: Of note are the following payments:

1. \$5,776.00 to Aurora Health Care (pg #2) for Fire Department physicals.
2. \$66,539.68 to Bestco UA (pg #2) for May retiree insurance.
3. \$26,955.00 to Digicorp, Inc. (pg #4) for wireless access point replacements, Project #22013.
4. \$28,155.05 to E. H. Wolf & Sons, Inc. (pg #4) for fuel inventory.
5. \$28,826.14 to Enterprise FM Trust (pg #4) for DPW vehicle lease monthly payment, Project #19024.
6. \$10,159.12 to Haskin & Karls (pg #5) for legal research relating to Lake Vista and legal services for June 2021 - March 2022.
7. \$12,961.59 to Kansas City Life Insurance Co. (pgs #6-7) for May disability insurance.
8. \$7,263.33 to Milwaukee County Treasurer (pg #8) for March court fines.
9. \$7,256.80 to Reinders, Inc. (pg #10) for grounds and equipment maintenance.
10. \$6,911.66 to Securian Financial Group, Inc. (pg #11) for May employee life insurance.
11. \$7,578.85 to TAPCO (pg #12) for street light maintenance, Project #17024.
12. \$16,375.00 to Tyler Technologies, Inc. (pg #13) for consulting services.
13. \$78,962.34 to US Bank (pgs #17-26) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.
14. \$30,164.16 to WE Energies (pgs #1 & 13) for street lighting, electricity & natural gas.
15. \$20,340.36 to WI Court Fines & Surcharges (pg #13) for March court fines.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Assistant Comptroller

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Attachments: 4/12/2022 Invoice GL Distribution Report