



PLAN COMMISSION

May 24, 2022
6:00 P.M.

Common Council Chambers

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

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Donald Oldani
Chris Guzikowski
Ashley Kiepczynski
Gregory Loreck
Fred Siepert
Christine Hanna
Matt Sullivan - ex-officio
Kari Papelbon - ex-officio

The City's Vision

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

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

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – May 10, 2022
4. Significant Common Council Actions
5. Board of Housing and Zoning Appeals Actions – NONE
6. Quarterly Parks & Recreation Commission Actions – next report June 28, 2022
7. New Business
 - a. CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a request submitted by CR Devco, LLC, to rezone to and establish a Planned Unit Development on portions of the properties at 2231 & 1933 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (Tax Key Nos. 856-9999-001, 857-9993-000, 857-9992-000, 857-9991-000; 6th Aldermanic District).
ZoningHub: <https://s.zoninghub.com/3Y10OHTL27>; Twitter @OakCreekPC#OCPCRDevcoPUD
 - b. REZONE – Review a request submitted by Phil Purpero, C.W. Purpero, Inc., to rezone the property at 7030 S. 13th St. from B-2, Community Business and B-3, Office and Professional Business to B-3, Office and Professional Business (Tax Key No. 735-9000-000; 1st Aldermanic District).
ZoningHub: <https://s.zoninghub.com/GYK5NZ9XYH>; Twitter @OakCreekPC#OCPCPurpero1
 - c. REZONE – Review a request submitted by Phil Purpero, C.W. Purpero, Inc., to rezone the property at 1190 W. Rawson Ave. from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing (Tax Key No. 735-9041-000; 1st Aldermanic District).
ZoningHub: <https://s.zoninghub.com/GYK5NZ9XYH>; Twitter @OakCreekPC#OCPCPurpero2
 - d. TEMPORARY SIGN PLAN REVIEW – Review a request submitted by Brian Parrish, Paradigm Real Estate Corp., to install temporary signs in excess of 30 days on the properties at 10523 S. Howell Ave. and 10304 S. Oakview Pkwy. (Tax Key Nos. 955-9998-000 & 955-1028-000; 5th Aldermanic District).

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

ZoningHub: <https://s.zoninghub.com/UWJH22LFJU>; Twitter @OakCreekPC#OCPCParadigm

- e. PLAN REVIEW – Review site and related plans submitted by Jill Lininger, Oak Creek Public Library, for an exterior automated locker system adjacent to the west elevation of the Civic Center building at 8040 S. 6th St. (Tax Key No. 813-9064-000; *2nd Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/N8FPYP0S72>; Twitter @OakCreekPC#OCPCLibrary
- f. PLAN REVIEW – Review site, building, and related plans for the Abendschein Park Pavilion project on the property at 1321 E. Drexel Ave. (Tax Key No. 815-9997-000; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/EMCQ0HCAH8>; Twitter @OakCreekPC#OCPCAbendschein

Announcements & Adjournment.

Dated this 19th day of May, 2022
Posted 5-19-22 JF

Public Notice

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

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

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 10, 2022**

Alderman Loreck called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Doug Seymour, Director of Community Development; Kari Papelbon, Senior Planner; and Jack Kovnesky, Planning Intern. Mayor Bukiewicz was excused.

Minutes of the April 26, 2022 meeting

Commissioner Siepert moved to approve the minutes of the April 26, 2022 meeting. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

REZONE/PLANNED UNIT DEVELOPMENT

CR DEVCO

2231 & 1933 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St.

TAX KEY NOS. 856-9999-001, 857-9993-000, 857-9992-000, 857-9991-000

Senior Planner Papelbon provided an overview of the request to rezone to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy Districts) and to establish a Planned Unit Development (PUD) on portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (see staff report for details).

Elwood Faucett, 9040 S. 20th St., Oak Creek:

"I own the property immediately south of the development. I just have a couple questions on your procedures. You mentioned again tonight about the limited access to S. 20th St. of being emergency only. And, at one point there was also discussion about no access to Grays Lane. How will those requirements be implemented?"

Senior Planner Papelbon explained that 20th St. will be a cul-de-sac that partially goes onto the development and which will be gated. This will be a requirement of the Site Plan and PUD approval should the project move forward. The gate will be coordinated with the Fire Department so that they maintain access. There is no proposal, nor is there any requirement, for a connection to Grays Lane. A future connection to Grays Lane is not prohibited. Currently, there is simply no approval for any such connection.

Elwood Faucett:

"Okay, when you say that the requirement would be part of the PUD approval, does that become part of a, spelled out in a, resolution that's passed by the Common Council?"

Senior Planner Papelbon replied it would be part of Conditions and Restrictions, which would be included in an Ordinance.

Elwood Faucett:

"Would those restrictions also apply the construction traffic?"

Senior Planner Papelbon answered there would be no access for vehicles other than emergency vehicles.

Elwood Faucett:

“Just one more question. You mentioned that there may be some requirements or some changes to the grading plan and the stormwater plan, and I do have a couple concerns regarding those items. I know it's really not part of the zoning approval, but I just want to point them out, because it makes a difference to me on if I'm in favor of the zoning or not. The grading plan for the site appears to change the boundaries of the tributary area to Southland Creek, that appears to enlarge them, which would increase the flow to the south. The discharge from the south detention basin is into the wetlands. No problem with that, we want to keep watering the wetlands and keep them viable. But between the change in the boundaries and the increased flow, it'll increase the water going into the wetlands and there's no conveyance directly to Southland creek. That's basically the way it is now, except now there's going to be an increase in the volume of water. That wetland is not entirely on the developer's property; it extends onto mine. It goes across the property line. I'm not opposed to it going the way it normally did. I'm not opposed to the flow, not rate of flow, the total volume of flow, before the development. It's natural, it should go that way.

The other concern they've got, is that you said there's been people out on the site and hopefully they looked at the entire site, but there's an erosion problem. The wetland that they're discharging to is approximately five or six feet above the flow line of Southland Creek. And right at the southeast corner of the property, there's currently an erosion problem. The bank is eroding back to the north and something should be done to stabilize that. I know it's a little touchy, it's in the wetland area. I don't know if they can touch that or not, but it should be stabilized otherwise it's just going to progress. It's not a result of the firmament that was done on the site or anything else, it's as a result of the DOT construction, or reconstruction of I-94. They disturbed the area and they did not provide any erosion control and it's progressively getting worse, so thank you.”

Barbara Linder, 2411 W. Puetz Rd., Oak Creek:

“I know it's not for today, but next to our property, it was listed RD-1. Now that would be where they could do multiple like he wants to build over there, right next to my house. Now we have opposed any multiple because that always was a single-family for a single-family residence. And always before, Oak Creek would have, if you're going to go next to, into multifamilies, you would have to have a barrier of a two-family. You couldn't go four-family and just rezone that R-1. That is unfair to like, our property, because he basically could put so many the whole length of our property. We got 660 feet deep. Plus, behind us, as a single-family home for one family, I would have no objections to, but multi like this? And I don't care if you classify it with saying it's a single-family residence, it's not. And we have enough in Oak Creek of apartments everywhere. And to us, that's wrong. And the way things are right now, they got it listed the whole length of our property for that R-1, and which it should not be. I mean, we've lived on that property almost our entire life. My husband especially, has lived on that property his entire life. We would never want to live here if we had the whole property lined with apartments. That would not be fair to us to have that put on to us. So I would like that known, because as far as that zoning goes that should never, you should never allow that because it was never meant that way. I mean we do know from the time we purchased the property, his parents purchased the property, we knew what was going to go on around us and I have no nothing against development, but you should do it

the right way. And I mean across the street, we had to go with that. That everything part of that was done wrong. We were told those were going to be beautiful condos as they would be 90% mason and brick. Look at them. And we had them thinking in front of our house you know. It was just not what we were promised. So when the new developer comes in, we really don't have too much faith that what you say you're gonna do, you're gonna do, because we've dealt with the Honadel property. And we had no objections to that in the beginning, and we said go ahead do this, and this is what we got."

Senior Planner Papelbon clarified the only portion of the property being discussed for rezoning and inclusion in the PUD was Lot 1. Anything to the west of Lot 1 is not presently changing. Lots 2 and 3 are currently zoned single-family residential, and Lot 4 is currently zoned B-4, Highway Business.

Commissioner Hanna asked for clarification of where the wetlands were located on the property. Senior Planner Papelbon stated that except for where the road would cross it, the wetland would be almost entirely preserved. DNR has already granted a permit for road access.

Commissioner Hanna questioned whether site drainage had been considered. Senior Planner Papelbon responded site drainage would be part of the requirement for storm water and grading plan revisions. Commissioner Hanna asked how the wetland boundary would be preserved. Senior Planner Papelbon said Code requires a 15-foot setback from wetlands, five (5) feet of which must remain undisturbed, and DNR retains all jurisdiction over wetlands. There is no fencing proposed at this time, but there may be a couple of retaining walls required.

Commissioner Hanna voiced her concern that the wetlands be protected. Senior Planner Papelbon stated there is no Code requirement for wetland delineation to include any type of fencing. Building plans and grading plans will serve as a check and balance. Each of the proposed buildings will be reviewed to ensure that the foundations are correctly placed outside of the wetlands.

Josh Wohlreich, 313 Surrey Ln., Lake Forest, IL, addressed the wetland issue on behalf of CR Devco. After working with SEWRPC and DNR, the 15-foot setback required by Code has been expanded to 75 feet. Two buildings within the 75-foot setback have also been removed.

Commissioner Hanna asked about the development's impact on the volume of traffic on Puetz Rd. Senior Planner Papelbon said the entrance road will be public and must be designed accordingly. A requirement for acceleration and deceleration lanes will be incorporated into the plans. Commissioner Hanna questioned if there would ever be access from 27th St. Senior Planner Papelbon answered that per WisDOT's Access Management Plan, it would have to be shared access with the existing 27th St. motel property.

Commissioner Chandler asked the applicant to address the grading and drainage concerns brought forth by Mr. Faucett. Mr. Wohlreich replied that once staff comments are received following review of the storm water proposal, CR Devco's engineering team would make sure that the site conformed with all standards and requirements imposed upon it. Mr. Wohlreich was not aware of any erosion issues, but would not object to restoring the wetland if DNR and Army Corps of Engineers approval were granted for work in the wetland.

Commissioner Chandler asked what would be done to alleviate Ms. Linder's concerns about a lack of any barrier between her property and any multifamily development. Mr. Wohlreich

reiterated that CR Devco has no plans to develop the portion of the property that affects Ms. Linder's home.

Alderman Loreck requested that Senior Planner Papelbon clarify the current and the proposed zoning for the property. Senior Planner Papelbon said the majority of Lot 1 is currently zoned Rd-1, although approximately one-third (1/3) of the lot which provides access from Puetz Rd. is not. This is the only portion CR Devco is seeking rezoning for. All of Lot 1 will be in a PUD, but Lots 2, 3 and 4 are excluded.

Alderman Guzikowski moved that the Plan Commission recommend to the Common Council that portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. be rezoned to Rd-1, Two-Family Residential (NO CHANGE to FW, Floodway; FF, Flood Fringe; or C-1, Shoreland Wetland Conservancy 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 (May 24, 2022).

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

**CERTIFIED SURVEY MAP
MARK VERHALEN
500 E. OAKWOOD RD.
TAX KEY NO. 923-9000-000**

Zoning Administrator Miller provided an overview of the request to divide the property at 500 E. Oakwood Rd. (see staff report for details).

The Commissioners had no questions or comments.

Commissioner Oldani moved that the Plan Commission recommend to the Common Council that the Certified Survey Map submitted by Mark Verhalen for the property at 500 E. Oakwood Road be approved with the following condition:

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

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

**PLAN REVIEW
TRACEY ERICKSON, ERICKSON ENTERPRISES LLC
140 W. PUETZ RD.
TAX KEY NO. 828-8016-000**

Zoning Administrator Miller provided an overview of site, building, landscaping, lighting and related plan review for a proposed car wash (see staff report for details).

Commissioner Hanna asked if any truck traffic was expected to use the car wash. Zoning Administrator Miller answered that none was anticipated.

Commissioner Kiepczynski stated the Engineering Department has some concerns with the layout and the flow of traffic, stating that flipping the site and moving the access to the west side would be a better option. Alderman Guzikowski also expressed concern with the access and agreed that flipping the site would be a better idea.

Commissioner Oldani commented that he, too, had concerns with the project's design and traffic flow, particularly with the way vehicles would be directed to exit the car wash. Zoning Administrator Miller said the traffic flow appeared to allow cars access to the vacuuming area. Commissioner Oldani stated that he foresees bottlenecks at the main entrance with the current design, and agreed that flipping the site would be a better option. Commissioner Siefert agreed that the entrance and exit plan was not satisfactory.

Commissioner Chandler asked if the applicant was available to address any of the Commission's traffic concerns. Zoning Administrator Miller replied that the applicant was not in attendance.

Director Seymour noted that the staff report requested some changes to the south elevation (facing Puetz Rd.), so that it more closely resembled the north elevation. Director Seymour asked that the Commissioners provide feedback on the suggested changes. Alderman Loreck concurred that the south elevation was the most visible to traffic on Puetz Rd., and that Code required design elements should be incorporated on both sides of the building.

Commissioner Hanna suggested holding the item until more of the Commission's questions could be answered. Commissioner Oldani asked if the applicant could make changes and resubmit if the Commission voted "no." Senior Planner Papelbon felt it was appropriate to provide the applicant an opportunity to respond to the Commission's concerns before simply voting "no." Commissioner Oldani stated that the applicant's opportunity to respond to the Plan Commission was now. Senior Planner Papelbon explained a denial would require the Commissioners to state the Sections of Code that applied to their reason for denial, then the applicant could resubmit a new application with a revised plan.

Alderman Loreck stated he was in favor of holding the item. Commissioner Siefert stated his agreement.

Alderman Guzikowski moved that the Plan Commission hold item 7c.

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

PLAN REVIEW
GREG POLACHEK, SUMMIT CREDIT UNION
7853 S. HIGHGATE AVE.
TAX KEY NO. 784-9032-000

Senior Planner Papelbon provided an overview of site, building, landscaping, and related plan review for a proposed bank/financial institution with drive-through facility (see staff report for details).

Greg Polacheck, 115 N. Ferry Dr., Lake Mills, WI, addressed the Commission on behalf of Summit Credit Union. Mr. Polacheck gave a brief history of the project, and explained that their original project was suspended due to a number of mitigating factors. Mr. Polacheck stated that he has since been working with Senior Planner Papelbon to update their 2020 plans accordingly.

Commissioner Chandler asked Mr. Polacheck to share the details of the safety features of the pedestrian walkways. Mr. Polacheck said the original plans tied the pedestrian walkway to a walkway installed to the west of the property, but he would defer to his architect to answer any specifics.

Austen Conrad, 5420 Preston Pl., McFarland, WI, explained that one (1) pedestrian walkway connected to the street (Drexel Ave.), bicycle parking was added in an area that did not cross heavy traffic, and a second walkway connects the parking areas. All walkways will be marked with high visibility paint.

Commissioner Oldani asked if there would be a stop sign or speed bump for cars exiting the drive-through lanes before they reached the walkway. Mr. Conrad said there was currently not a stop sign, but they would be open to adding one. Commissioner Oldani commented that a stop sign would be appropriate. Senior Planner Papelbon noted that staff does not typically review MUTCD-type on-site signage. It would be up to the applicant, possibly with the input of Engineering, to determine if any such signage was appropriate.

Alderman Loreck asked whether the Commissioners needed to comment on the ribbed metal or banners mentioned in the staff report. Senior Planner Papelbon stated the banners were mentioned simply so that the Plan Commission understood that they would be treated as architectural elements and not signs.

Commissioner Oldani moved that the Plan Commission approve site and building plans submitted by Greg Polacheck, Summit Credit Union, for the property at 7853 S. Highgate Ave. with the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development (Highgate) remain in effect.
2. That the landscape plans are revised to meet all requirements of the Landscape Plan and Design Guidelines for the Highgate PUD prior to submission of permit applications.
3. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened per Code.
4. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
5. That the plans for the trash enclosure gates are revised to incorporate non-flammable material.
6. That all pole-mounted light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins, and that light sources are shielded on the side of the fixture adjacent to Drexel Ave.
7. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW
GARY AHERRON, LABCORP
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Senior Planner Papelbon provided an overview of site, building and related plan review for proposed parking lot modifications, outdoor utilities and trash enclosures, and a covered ramp stair on the west side of Building B (see staff report for details).

Commissioner Chandler asked what kind of laboratory Labcorp was. Senior Planner Papelbon answered that it was a medical testing laboratory.

Commissioner Chandler asked whether feedback regarding parking in the loading stalls causing possible conflict with Building A had been provided to the applicant. Senior Planner Papelbon replied she has not had any direct conversations with them.

Robert Sasson, Genslar Consulting, described extensive conversations with St. John's Properties throughout the lease negotiations with regards to the parking stalls between Buildings A and B. The parking stalls originally proposed for building A would not be affected by the current plan. The turning radius plans submitted for Plan Commission consideration were also shared with St. John's, and they expressed no concerns.

Stephen Miller, Genslar Consulting, 11 E. Madison Suite 300, Chicago, IL, added that they expect box trucks to be using the loading dock, and that is what the turning radius data is based on. The proposed layout allows for box trucks, garbage trucks, and vans to move around the parking area and to future Building A with no issues.

Commissioner Chandler asked whether there were any safety measures for employees parking in the loading dock area. Mr. Miller described the operations in the back of the building as being for employees and couriers. The parking spots against the building are primarily for couriers, and there is a spot in front of the ramp for a large van to pull up. There are currently bollards that will protect the mechanical equipment on the site. Otherwise, it is like any other parking lot associated with any other building.

Mike Piechowski, 251 E. Rawson Ave., Oak Creek:

"I live right across the street from the St. John's property. My question is how many of these vans are going to be coming, or the traffic that's going to be created by this coming in, out of this, going to this facility with this, this lab here. So how many, how many box vans are they talking about it in a day, because the traffic is already heavy in that intersection. We have brought this up before, and this is not what, it sounds to me it's not just employees that would be coming to work here. But now we got another traffic situation where we're having more vehicles that are coming in and out of this, this area daily."

Mr. Miller stated that this is an industrial site, and Labcorp is an operational laboratory. Cars or vans come in to deliver samples from hospitals or doctor's offices. Although Mr. Miller did not have an exact vehicle count, he stated that it was not a huge volume of traffic. The lab does run several shifts, and it is imperative to get the samples in and out in a timely fashion.

Mike Piechowski:

“So my question is, my concern is, is the traffic that's going to be generated by...that wasn't the answer. The answer is, how many more vehicles will be going in and out of this drive entrance now that they're adding this to it. So that, that's the question, so because that again changes the scope of just having vehicles coming to a warehouse and dropping some materials off of stuff. Now we have a constant flow of box trucks. We're still large vehicles and that's again a problem, and I'm gonna bring up with the other tenants on the other where this whole intersection, Clyde's, it's pretty congested there already and now you're, you're adding this element, so I think the Commission should take a look at that.”

Alderman Loreck asked for clarification of whether it was strictly passenger vehicles which would be delivering and picking up samples, as blocking of overhead doors suggests there will be less truck traffic. Mr. Miller answered that such will be dependent upon who the couriers are, although he expects most of them to be smaller vehicles. The site only has one (1) loading dock for supply delivery by larger vehicles.

Commissioner Hanna asked why this site was chosen if Labcorp was not sure of the number of deliveries and pick-ups they would be expecting. Mr. Miller answered that deliveries are dependent on the number of tests being requested by doctors and hospitals in the region. During a pandemic, for example, you could expect there to be a higher volume of tests, but not necessarily traffic, as couriers would simply deliver larger loads. Mr. Sasson concurred they did not have an exact number of vehicles that would visit the site each day. Labcorp selected this property because they have analyzed the volume of specimens they expect to test from data collected at their other locations. They have used this data to assess their needs at this site, including anticipated parking and delivery needs.

Commissioner Hanna commented that she wanted to be sure the facility was serving Labcorp's needs without negatively impacting the surrounding traffic. Director Seymour stated that this development was developed for manufacturing, and its use as a laboratory is a permitted use for the facility. The removal of the loading docks indicates we should not be expecting any exceptional traffic situations, and the introduction of Labcorp into that space should not create any potential problems as far as traffic is concerned. Alderman Loreck added that Labcorp could already be operating in the building were it not for these suggested modifications to better suit their needs.

Commissioner Hanna asked what the hours of operation were. Mr. Miller stated that the lab operates 24 hours a day, six (6) days a week. They do not currently expect to operate on Sundays.

Commissioner Chandler asked whether testing samples were disposed of at this location. Mr. Miller answered that the samples get picked up by Sani-cycle and disposed of appropriately.

Commissioner Siepert moved that the Plan Commission approve site, building, and related plans submitted by Gary Aherron, Labcorp, for the property at 140 E. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to meet all Code requirements for trash receptacles.

3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

**PLANNED UNIT DEVELOPMENT AMENDMENT
ERICA-NICOLE HARRIS, WISPARK LLC
200 W. OAKVIEW PKWY.
TAX KEY NO. 955-1045-000**

Senior Planner Papelbon provided an overview of the proposal to amend the Conditions and Restrictions and General Development Plan regulating the M-1, Manufacturing Planned Unit Development for the Oakview Business Park as it relates to the property at 200 W. Oakview Parkway (Tax Key No. 955-1045) (see staff report for details).

Director Seymour stated when the business park was developed, the regulatory framework of the 200 W. Oakview Pkwy. parcel was not addressed at the same time as the other parcels in the business park, because of the way it was depicted in the General Development Plan. The intent of the PUD Amendment is to make this lot available for development in accordance with the standards that apply to the rest of the lots in the development, creating a consistent framework which would apply to all. Director Seymour stated that the intent remains to work with any potential developer on landscaping, tree preservation, and tree replacement, either within the business park or elsewhere in the City.

Debbie Tomczyk, Reinhart Boerner Van Deuren representing Wispark, stated that the Oakview Business Park has been a tremendous success and a great partnership between Wispark and the City of Oak Creek. The existing PUD was adopted in 2014, prior to the woodland designation that was implemented in March 2022. The amendment before the Commission would implement the intent of the original 2014 PUD, while allowing the lot to be developed under the same standards as the other Oakview lots have been.

Commissioner Chandler asked what implication the removal of the woodland designation would have on the grading, drainage, and utilities for any future development. Atty. Tomczyk responded that it was a grey area as to whether or not the woodland designation should even be applied to this lot. The woodland designation which came into effect in March 2022 does not necessarily make sense when paired with the 2014 adoption of the PUD governing the business park. The PUD overlay standards that are a part of Oakview include a 30 percent landscaping requirement, which has resulted in 48 acres of greenspace plus a new publicly-dedicated park. Those requirements will still remain in effect. Director Seymour commented that when the storm water plans for Oakview Business Park were created, they did not necessarily account for this area as developable. As part of any proposed site plan, Engineering and Utility staff will review any future plans to make sure they meet all storm water management requirements.

Commissioner Siefert asked if there was a dedicated park in the Oakview development. Senior Planner Papelbon responded that it was Mardeand Park, which was an isolated City park prior to the development of the business park.

Alderman Loreck asked for clarification as to whether this amendment would even be up for discussion if the Code update had not recently occurred. Senior Planner Papelbon replied it was the tree preservation, removal, and inventory plan that is part of the new Code that makes this discussion necessary. The original PUD did not include any requirements in terms of preservation

of woodland areas, even though said areas are identified in the General Development Plan. The basic question is whether the new Code or the old Code should be applied to this lot. Senior Planner Papelbon stated that staff and the Commission have the ability to compromise. Director Seymour further clarified the intent of the amendment is simply to convey that Lot 20 is buildable with no conflict between the new Code and the existing PUD.

Alderman Loreck encouraged the Applicant and staff to work to preserve and relocate as many trees as possible.

Commissioner Oldani moved that the Plan Commission recommend that the Common Council approve an amendment to general development plan governing the M-1, PUD for the Oakview Business Park (tax keys as listed) that would (a) remove the woodland designation from the property at 200 W. Oakview Parkway as depicted on the amended general development plan, and (b) amend the conditions and restrictions relating to open space, landscaping, landscape area and parking lot screening, such that Municipal Code Section 17.0505 shall not apply and that the landscaping standards in effect prior to March 15, 2022 shall apply to all parcels within the planned unit development, after a public hearing subject to the following conditions:

1. It is the responsibility of the property owner to secure any permits or approvals for impacts to on-site wetlands or isolated natural resource areas prior to the commencement of any site disturbing activities in those areas.
2. That any changes to approved grading, drainage, utility or stormwater management plans be approved by the City Engineer prior to the issuance of any building permits or site disturbance.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:57 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

5-19-22

Date

Summary of Significant Common Council Actions

May 17, 2022

- **APPROVED** – Ordinance No. 3037, amending the Conditions and Restrictions in Ordinance No. 2984 for a physical and occupational therapy clinic, a behavioral treatment services clinic, indoor recreation facilities, outdoor recreation facilities, and a private emergency services facility on the property at 140 E. Rawson Ave. (1st District).
- **APPROVED** – Ordinance No. 3038, amending the Conditions and Restrictions in Ordinance No. 1878 to allow a solar farm on the property at 10600 S. 13th St. (5th District).
- **APPROVED** – Ordinance No. 3039, approving a Conditional Use Permit for a wireless telecommunications facility at 2509 W. Drexel Ave. (2nd District).
- **APPROVED** – Ordinance No. 3040, amending the Conditions and Restrictions in Ordinance No. 2253 to allow a funeral parlor with cremation services within a portion of the existing building on the property at 7625 S. Howell Ave. (1st District).
- **APPROVED** – Ordinance No. 3041, amending the Conditions and Restrictions in Ordinance No. 2930 relating to signs allowed on the Target building in the Planned Unit Development (PUD) affecting the property at 8989 S. Howell Ave. (3rd District).
- **APPROVED** – Ordinance No. 3042, amending Section 6.01 of the Municipal Code of the City of Oak Creek amending the Official Map for a portion of the northeast and northwest ¼ of Section 19 (mapped, unimproved right-of-way affecting the properties at 2231 and 1933 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (6th District).
- **APPROVED** – Resolution No. 12330-051722, approving a Certified Survey Map submitted by Mark Verhalen for the property at 500 E. Oakwood Rd. (5th District).

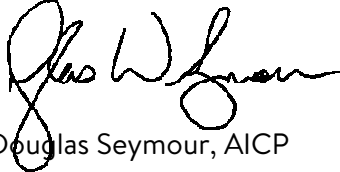


Kari Papelbon, CFM, AICP
Senior Planner

If the Commission is comfortable with the Conditions and Restrictions as proposed, the appropriate action would be to recommend that the Common Council approve them as part of the approval for the PUD.

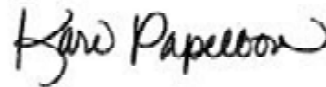
Options/Alternatives: The Plan Commission has the discretion to recommend Common Council approval of, or require modifications to, the proposed Conditions and Restrictions.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

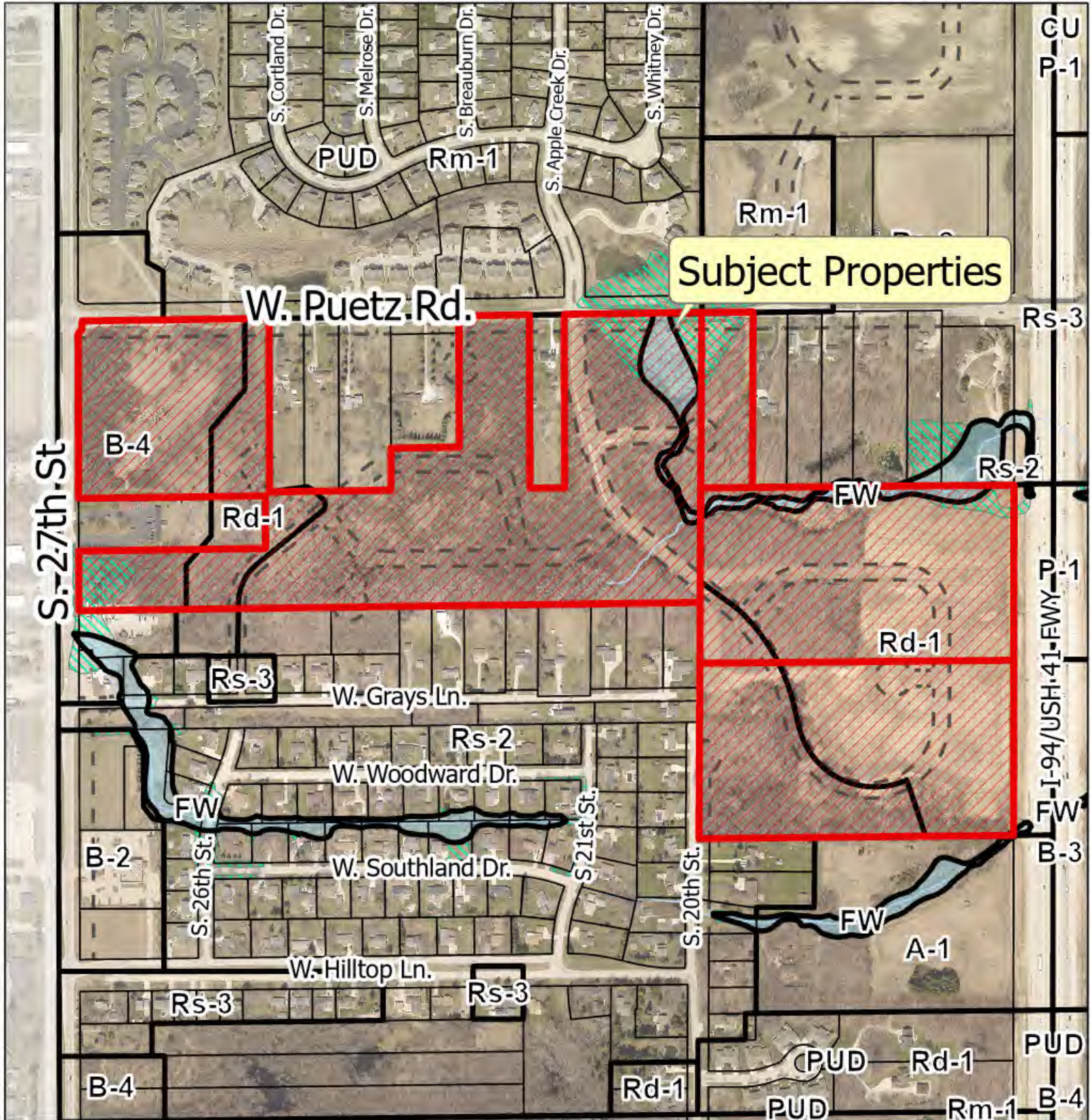
Attachments:

Location Map

Draft Conditions and Restrictions (10 pages)

Location Map

2231 & 1933 W. Puetz Rd., 8843 S. 13th St., & 8950 S. 20th St.

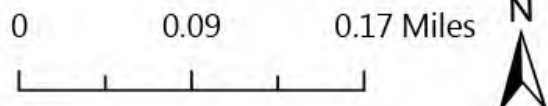


Subject Properties

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
- Subject Parcels



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

Applicant: CR Devco, LLC (“Heyday”)	Approved by Plan Commission: TBD
Property Address(es): 2231 W. Puetz Rd., 8843 S. 13 th St., 8950 S. 20 th St. (portions)	Approved by Common Council: TBD (Ord. TBD)
Tax Key Number(s): 856-9999-001, 857-9992-000, 857-9991-000 (portions)	

1. LEGAL DESCRIPTION

Lot 1 of Certified Survey Map to be recorded.

Part of the Northeast 1/4 and the Northwest 1/4 of Section 19, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the North 1/4 corner of said Section 19; thence South 0°17'46" West, 667.33 feet along the east line of the NW 1/4 of said Section 19; thence North 89°30'42" East, 1190.85 feet to the west line of I-94; thence South 0°04'01" West, 1331.67 feet along said west line; thence South 89°22'45" West, 1196.23 feet to said east line of the Northwest 1/4; thence North 0°17'46" East, 898.27 feet along said east line; thence South 89°14'48" West, 514.48 feet; thence North 0°07'58" West, 1103.12 feet to the north line of the Northwest 1/4 of said Section 19; thence North 89°12'41" East, 522.75 feet along said north line to the point of beginning.

Said parcel contains 2,163,094 square feet or 49.658 acres of land, more or less.

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)
 - l) Location(s) of wetlands (field verified)

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 structures and basins (if required)

6) Fire Protection

- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates
- 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 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 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.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. 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.
- 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. A tree preservation and removal plan with pre-development inventory shall be submitted to the Plan Commission for approval in conformance with the requirements of Sec. 17.0505(d) (as amended).
- J. A Master Landscaping Plan for the overall development shall be submitted to the Plan Commission for approval prior to the review of and permit issuance for any project within the Planned Unit Development. For each stage of development, detailed landscaping plans in conformance with the requirements of Sec. 17.0505 and Sec. 17.0606 (as amended) 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 22 single-family attached buildings, and a maximum of 134 single-family attached units. Each unit shall have an attached garage (see Section 4 below).
- B. Accessory buildings may be permitted in conformance with all applicable provisions of the Municipal Code (as amended) and these Conditions and Restrictions.
- C. Attached garages shall

1. Be subordinate to the principal building.
 2. Not exceed fifty (50) percent of the livable area of the single family attached unit.
 3. Share a common wall and roof with the single family attached unit.
 4. Provide internal access to the single family attached unit.
 5. Not exceed the height of the principal building.
 6. Not include doors that exceed eight (8) feet in height.
- D. 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.
 3. Vinyl may be utilized as an exterior building material as part of building plans reviewed and approved by the Plan Commission.
- E. There shall be a maximum of two (2) monument signs for the development in accordance with the following:
1. There shall be one (1) sign per lot frontage.
 2. Each sign shall
 - i. Be located at the entryway or gateway to the development, and entirely on private property within easements where maintenance shall be the responsibility of the landowner and/or association.
 - ii. Not block any points of ingress or egress.
 - iii. Not be placed in any sidewalk, pedestrian walkway, vision clearance triangle, floodplain, or wetland.
 - iv. Conform to the setbacks per Section 7 below.
 - v. Not exceed five (5) feet in height and 25 square feet in area.
 - vi. Display the address for the development per Sec. 17.0604(b)(4) (as amended).
 3. The sign base shall conform to the structural and design requirements of Sec. 17.0604(b)(6) (as amended).
 4. Landscaping at the base of the sign shall be equal in area to the square footage of the sign area

and incorporated into the landscape plans for the development.

- F. Maintenance, including reconstruction, of private roadways and sidewalks (both public and private) within this development shall be the responsibility of the property owner(s).
- G. All solid waste and recycling collection units shall be screened and sited in conformance with Municipal Code requirements (as amended).
- H. 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 one-bedroom residential unit shall have, at a minimum, an attached one-car garage in accordance with Section 3 above. Each two-bedroom and three-bedroom unit shall have, at minimum, an attached two-car garage in accordance with Section 3 above. Parking for additional vehicles on the driveway/parking pad shall not obstruct any sidewalk, pathway, alley/garage access, or roadway.
- B. Driveways shall incorporate a parking apron that is a minimum of 22 feet in length, and of sufficient width to park two (2) vehicles without obstructing any sidewalk, pathway, alley/garage access, or roadway.
- C. Public roads (from Puetz Rd. and S. 20th St.) shall be constructed in conformance with all local requirements and Codes. There shall be a minimum 20-foot-wide landscaped buffer and transition area between the public street and the residential property located at 2125 W. Puetz Rd.
- D. Private roads shall be constructed to provide a minimum 20-foot-wide clear area at all times for emergency access.
- E. On-street parking shall be restricted to one side of the road, and shall not interfere with any fire hydrants or apparatus turning movements. A minimum 20-foot wide clear area shall be maintained at all times.
- F. There shall be no direct access or connection to Grays Lane. Access to S. 20th St. shall be restricted to emergency vehicles and gated in conformance with all Fire Codes (as amended).

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Sec. 17.0509 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 (as amended).
- 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 (as amended).

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 based on the number of bedrooms in each unit.

7. BULK AND DIMENSIONAL REQUIREMENTS, SETBACKS

Lot Standards (Minimum)	
Lot Area	15,000 sq ft
Lot Area / DU	7,500 sq ft
Lot Width (3)	100 ft
Yard Setbacks (Minimum) (4)	
Front	30 ft
Street Facing Side	30 ft
Interior Side	10 ft
Rear	30 ft
Building Standards (Maximum)	
Height	35 ft
Building Coverage	50%
Lot Coverage	30%
Parking	
Transition areas	See Sec. 17.0505
Signs	
Property Lines (all)	10 ft
Rights-of-way (all)	10 ft
Utility Easements	10 ft
Notes:	
(1) As detailed in Article 4. Use Specific Standards.	
(2) No multifamily structure shall be located closer than 50 ft to a single-family district line.	
(3) An additional ten (10) feet of lot width shall be required for corner lots.	
(4) Setbacks from wetlands shall be a minimum of fifteen (15) feet with a five (5) foot undisturbed buffer.	

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. 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 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 ENLARGED

(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: PLANNED UNIT DEVELOPMENT DETAILS

(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.)

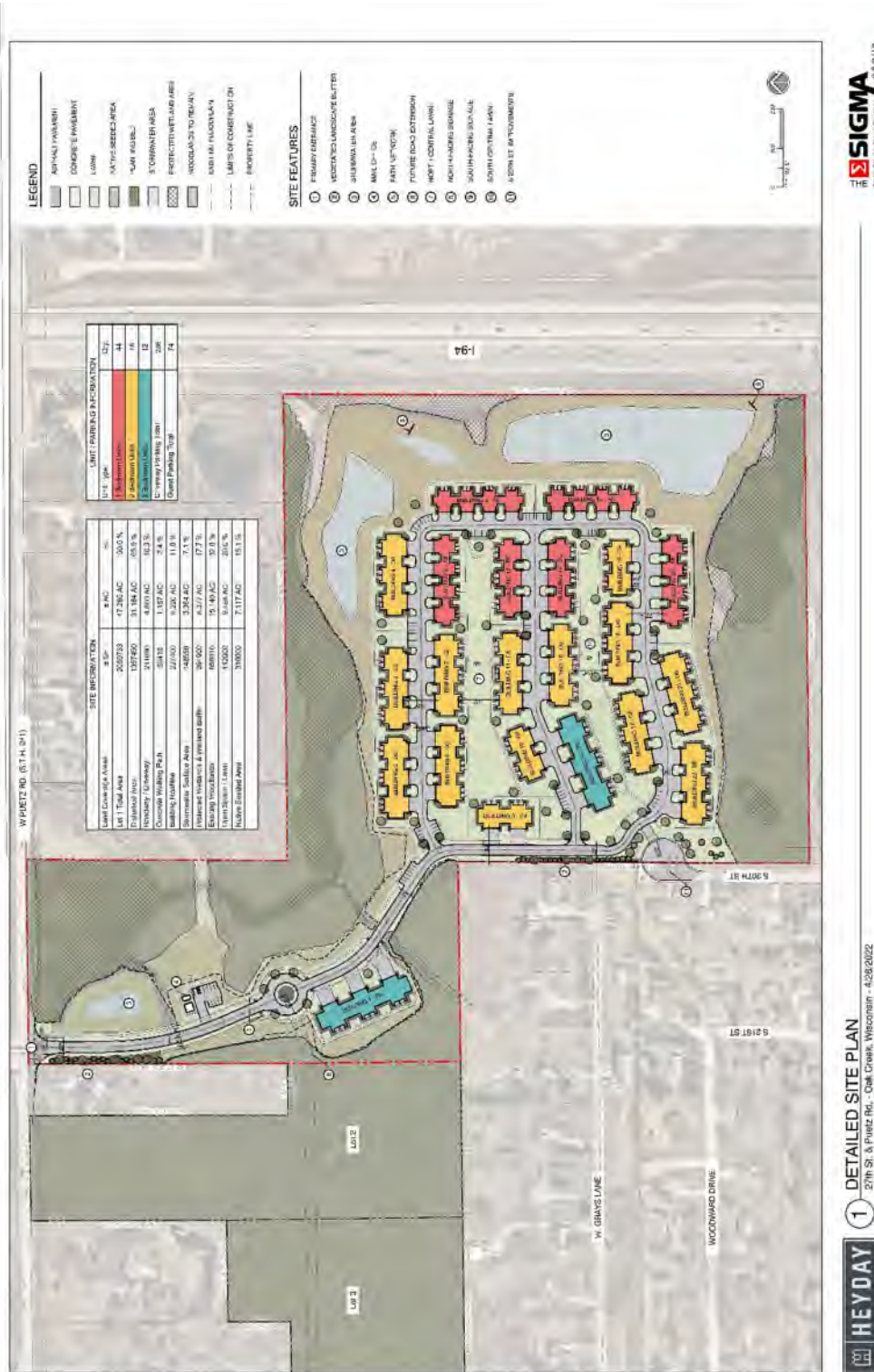
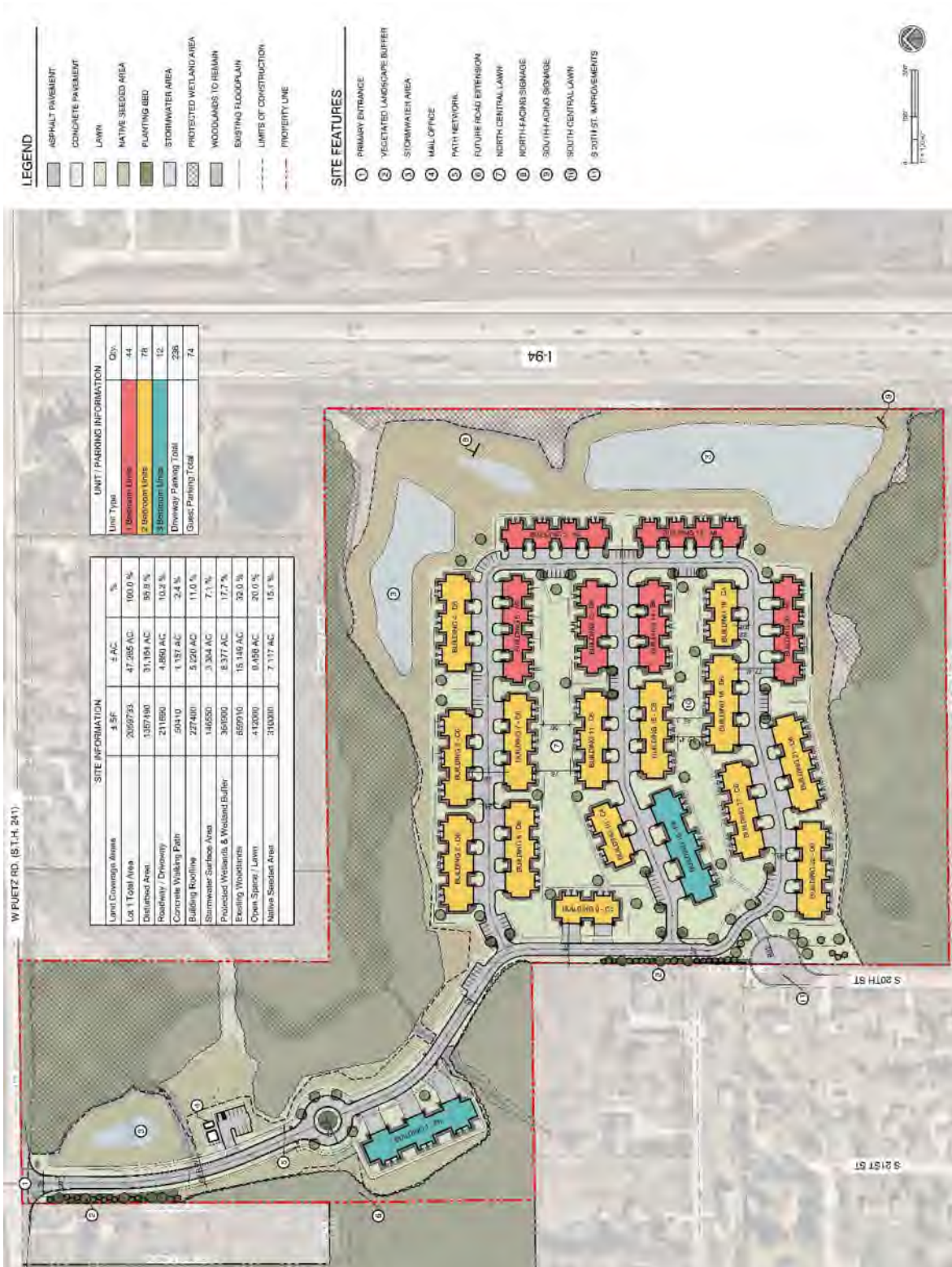


EXHIBIT B: PLANNED UNIT DEVELOPMENT DETAILS ENLARGED

(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.)





PLAN COMMISSION REPORT

Proposal: Rezone – 7030 S. 13th St.

Description: Review of a request to rezone the property at 7030 S 13th St. from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business after a public hearing.

Applicant(s): Phil Purpero

Address(es): 7030 S. 13th St. (1st Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the property at 7030 S 13th St. be rezoned from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business after a public hearing with the following condition:

That the Certified Survey Map approved by the Common Council on February 14, 2022 (Resolution No. 12306-021422) is recorded prior to submission of permit applications.

Owner(s):	Skyway Investments LLC, A WI LLC		
Tax Key(s):	735-9000-000		
Lot Size(s):	0.850 ac		
Current Zoning District(s):	B-2, Community Business		B-3, Office & Professional Business
Overlay District(s):	N/A		
Wetlands:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Floodplain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comprehensive Plan:	Industrial		

Background:

The Applicant is requesting recommendation of approval to rezone the property 7030 S. 13th St from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business. As Plan Commissioners may recall, this proposal is in conjunction with the Certified Survey Map (CSM) for this property previously approved by the Plan Commission and Common Council. A copy of the CSM is provided with this report for reference (as of writing this report the CSM has not been recorded).

The existing use of the property is an office building for C.W. Purpero, Inc. A portion of the current zoning of the property is already B-3, Office and Professional Business. Parcels in the area are zoned similarly to the subject property: B-4 to the north; B-2 to the south; and M-1 to the east. However, the Land Use Plan in the *Comprehensive Plan, City of Oak Creek (adopted March 3, 2020)* identifies the area for industrial development.

The B-3, Office and Professional Business district is “intended to provide for individual or groups of buildings limited to office, professional, and special service uses where the character, appearance, and operation of the use would be compatible with the surrounding area.” Surrounding parcels include similar uses. Future development will require additional reviews and approvals by the Plan Commission. Therefore, the request appears to be consistent with the B-3 purpose statement.

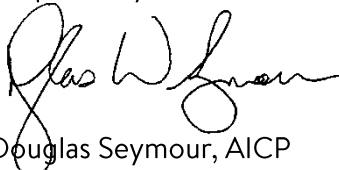
The current use of the property is consistent with the B-3 purpose statement above and as offices are permitted uses within the M-1, Manufacturing zoning district, it is therefore consistent with the intent of the Land Use Plan in the *Comprehensive Plan, City of Oak Creek (adopted March 3, 2020)* for industrial development.

Staff have no objections to the proposal. However, the CSM needs to be recorded. This has been included in a recommended condition of approval above.

Should the Plan Commission determine that rezoning the property at 7030 S. 13th St. from B-2, Community Business and B-3, Office and Professional Business to B-3 Office and Professional Business is appropriate, a motion recommending Council approval is provided above.

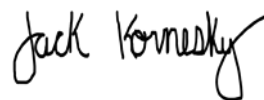
Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed rezone, or that the Common Council not approve of the proposed rezone. Disapproval would result in the parcel at 7030 S. 13th St remaining split-zoned in its current zoning districts.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



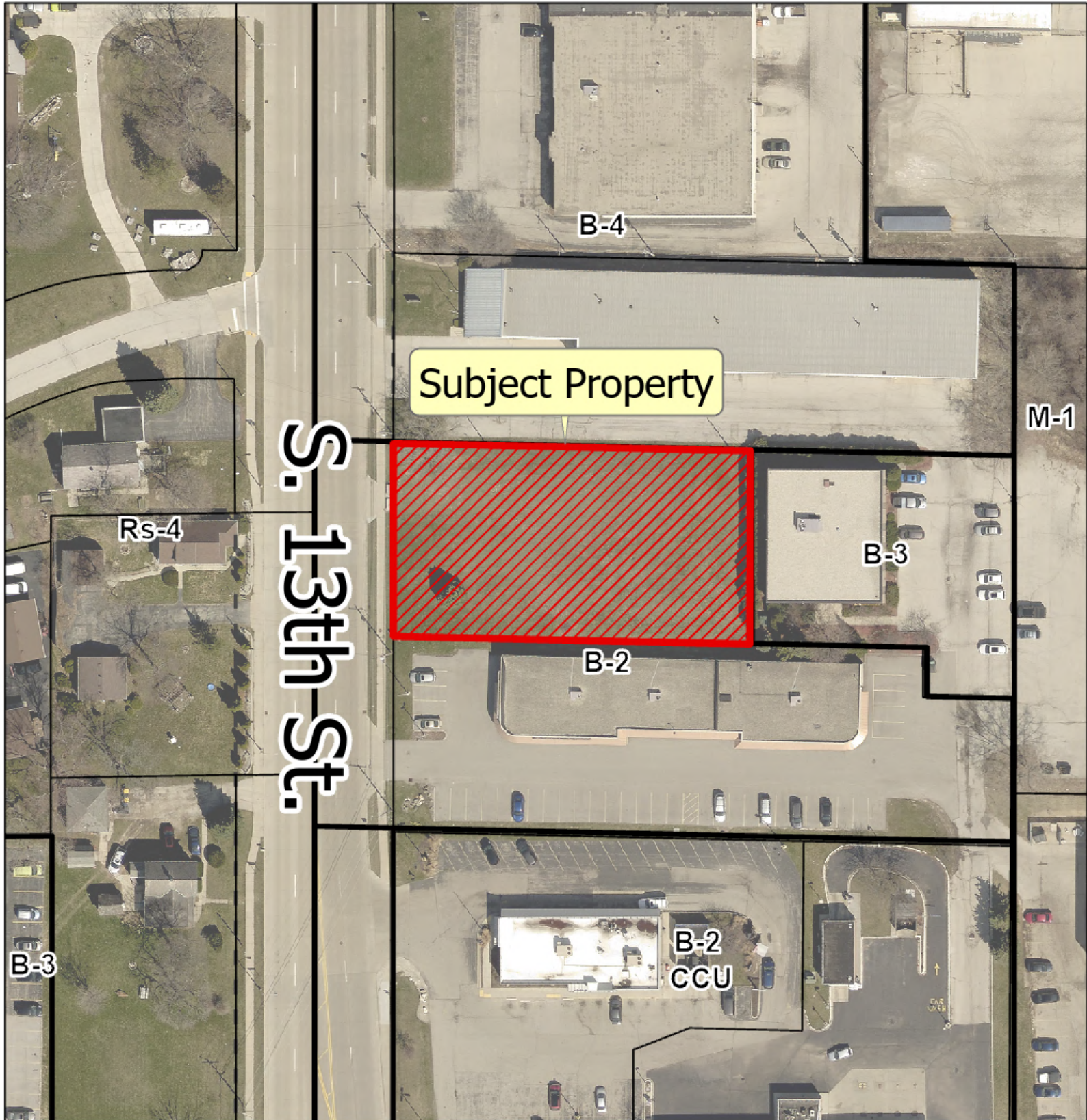
Jack Kovnesky
Planning Intern

Attachments:

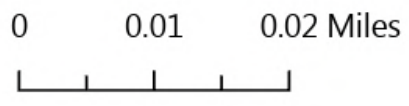
- Location Map
- Narrative (1 page)
- CSM (4 pages)

Location Map

7030 S. 13th St.



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



Legend

- Zoning
- Floodway
- Official Street Map
- 7030 S 13th St
- Parcels
- Flood Fringe

Plan Commission Application Narrative

M Squared Engineering LLC (M2) is assisting CW Purpero with preparing a rezoning application from the City of Oak Creek for their property located along South 13th Street in Oak Creek, WI. This is directly related to the recent approval of the CSM for this same property and Site Plan Review that the Plan Commission recently reviewed.

The existing site is comprised of two individual parcels. The recently approved CSM will maintain two individual parcels but modify the lot lines slightly for the two parcels.

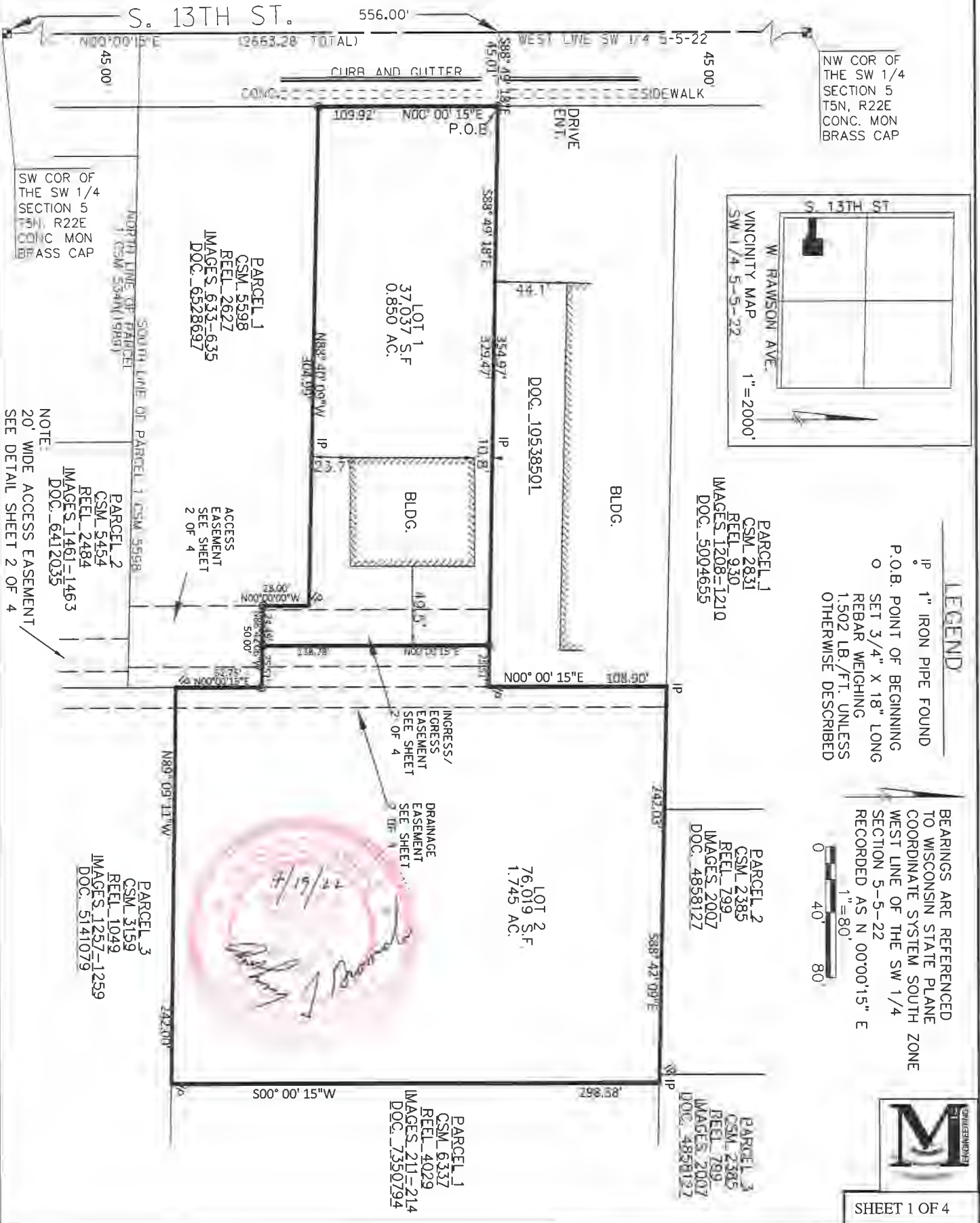
The existing site currently has three different zonings present on the two parcels. The two lots are zoned a combination of B-2, B-3 and M-1. The attached map shows the existing zoning.

Based on recommendations of the City of Oak Creek, we are requesting that the lots be rezoned so that there is only one zoning on each lot. We are requesting that Lot 1 of the proposed CSM be rezoned entirely as B-3 (matching the zoning of the existing building on the site) and Lot 2 be zoned as M-1 (which matches the existing zoning of the majority of this lot today and matches the surrounding zoning).

We have attached two maps that show the requested zoning.

CERTIFIED SURVEY MAP NO.

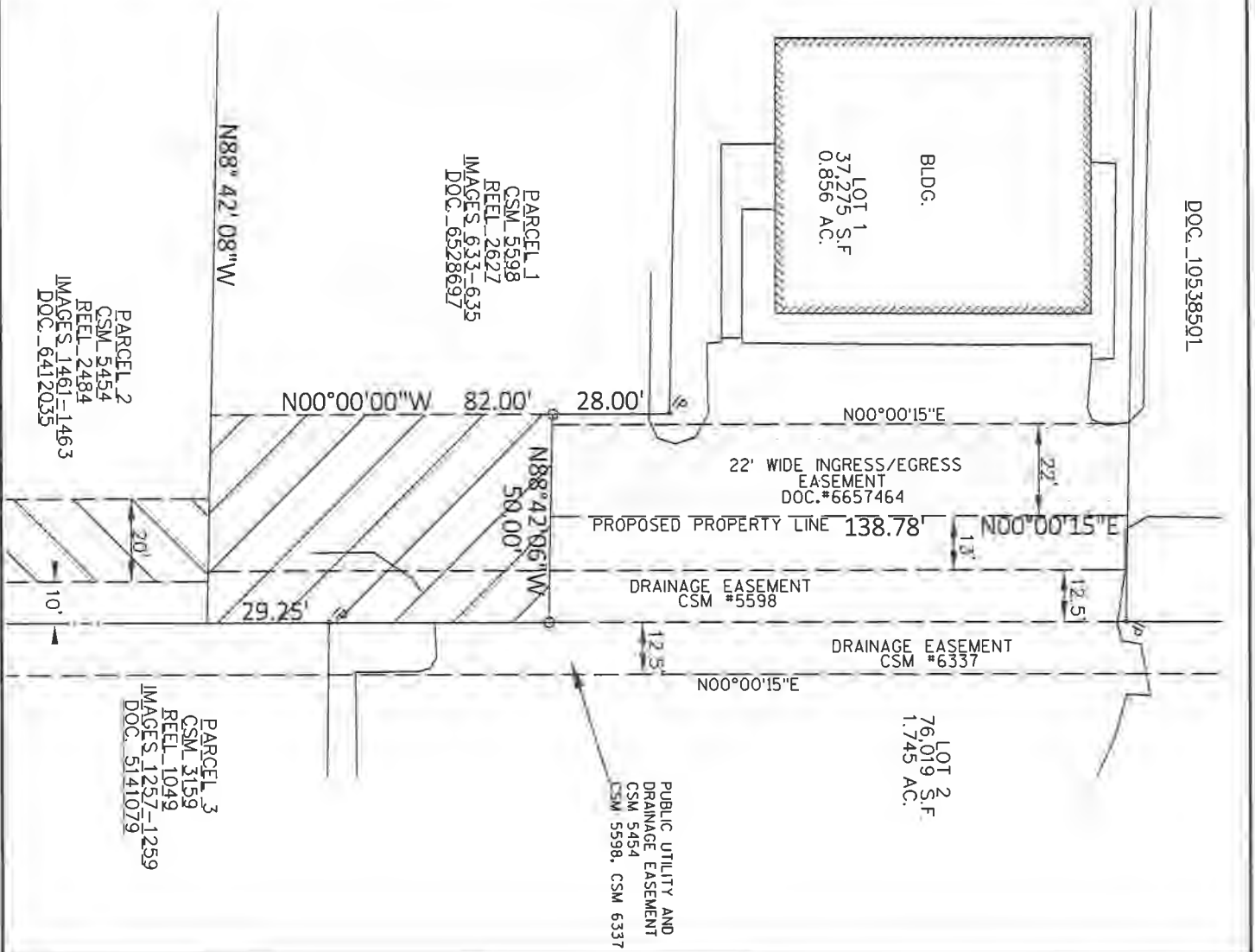
A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 32, RECORDED IN THE OFFICE OF THE REGISTER DEEDS FOR MILWAUKEE COUNTY ON NOVEMBER 10, 1959 IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 69, AS DOCUMENT 3774925, AND A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6337, RECORDED ON APRIL 10, 1997, IN REEL 4029, IMAGES 211 TO 214 INCLUSIVE AS DOCUMENT NO. 7350794, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 5, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 32, RECORDED IN THE OFFICE OF THE REGISTER DEEDS FOR MILWAUKEE COUNTY ON NOVEMBER 10, 1959 IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 69, AS DOCUMENT 3774925, AND A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6337, RECORDED ON APRIL 10, 1997, IN REEL 4029, IMAGES 211 TO 214 INCLUSIVE AS DOCUMENT NO. 7350794, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 5, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

EXISTING EASEMENTS



LEGEND

- 1" IRON PIPE FOUND
- 20 FOOT WIDE INGRESS AND EGRESS DOC.#6416462
- 50 FOOT WIDE INGRESS AND EGRESS CSM 5598 AND CSM 6337
- 22 FOOT WIDE INGRESS AND EGRESS CSM 5598 AND CSM 6337

P.O.B. POINT OF BEGINNING
 ○ SET 3/4" X 18" LONG
 REBAR WEIGHING
 1.502 LB./FT.

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH WEST LINE OF THE SW 1/4 SECTION 5-5-22 RECORDED AS N 00°00'15" E



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 32, RECORDED IN THE OFFICE OF THE REGISTER DEEDS FOR MILWAUKEE COUNTY ON NOVEMBER 10, 1959 IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 69, AS DOCUMENT 3774925, AND A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6337, RECORDED ON APRIL 10, 1997, IN REEL 4029, IMAGES 211 TO 214 INCLUSIVE AS DOCUMENT NO. 7350794, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 5, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

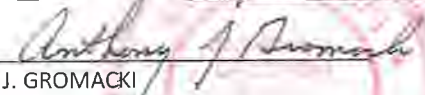
I, ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR, S-2090, DO HEREBY CERTIFY: THAT BY THE DIRECTION OF PHILLIP PURPERO, SKYWAY INVESTMENTS LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON, A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 32, RECORDED IN THE OFFICE OF THE REGISTER DEEDS FOR MILWAUKEE COUNTY ON NOVEMBER 10, 1959 IN VOLUME 1 OF CERTIFIED SURVEY MAPS AT PAGE 69, AS DOCUMENT 3774925, AND A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6337, RECORDED ON APRIL 10, 1997, IN REEL 4029, IMAGES 211 TO 214 INCLUSIVE AS DOCUMENT NO. 7350794, ALL IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 5, IN TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

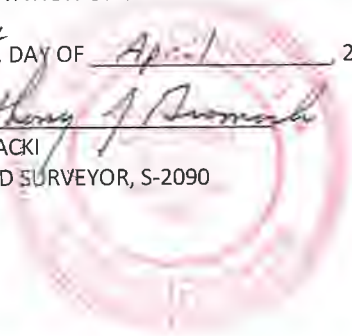
COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE N00°00'15" E ALONG THE WEST LINE OF SAID 1/4 SECTION 556.00 FEET; THENCE S88°49'18"E 45.01 FEET TO THE POINT OF BEGINNING; THENCE S88°49'18"E 354.97 FEET; THENCE N00°00'15"E 108.90 FEET; THENCE S88°42'09"E 242.03 FEET; THENCE S00°00'15"W 298.58 FEET; THENCE N89°09'11"W 242.00 FEET; THENCE N00°00'15"E 52.75 FEET; THENCE N88°42'06"W 50.00 FEET; THENCE N00°00'00"W 28.00 FEET; THENCE N88°40'09"W 304.99 FEET; THENCE N00°00'15"E 109.92 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.596 ACRES (113,056 SQUARE FEET).

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SEC. 236.34 OF WISCONSIN STATUTES AND THE CITY OF OAK CREEK MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING SAID LAND, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LANDS.

DATED THIS 19th DAY OF April 2022.


ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR, S-2090



OWNER'S CERTIFICATE:

AS OWNER I, PHILLIP PURPERO, SKYWAY INVESTMENTS LLC DO HEREBY CERTIFY THAT SAID OWNER CAUSED THE LAND DESCRIBED ON THIS TO BE SURVEYED, REDIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE.

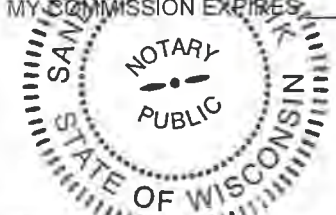

PHILLIP PURPERO - OWNER SKYWAY INVESTMENTS LLC

STATE OF WISCONSIN)
MILWAUKEE COUNTY)s.s.

PERSONALLY CAME BEFORE ME THIS 21st DAY OF April 2022, THE ABOVE NAMED, PHILLIP PURPERO, SKYWAY INVESTMENTS LLC KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)  NOTARY PUBLIC,  COUNTY, WISCONSIN.

MY COMMISSION EXPIRES 3/8/2023



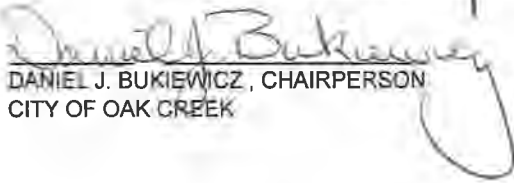
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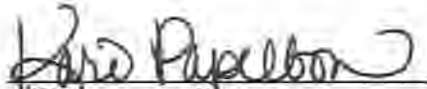
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PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK

ON THIS 8th DAY OF February, 2022.


DANIEL J. BUKIEWICZ, CHAIRPERSON
CITY OF OAK CREEK


MARK PAPELTON, SECRETARY
CITY OF OAK CREEK

COMMON COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK IN ACCORDANCE WITH THE RESOLUTION NO. 12506 ADOPTED ON THIS 14th DAY OF February, 2022
021422


DANIEL J. BUKIEWICZ, MAYOR
CITY OF OAK CREEK


CATHERINE A. ROESKE, CITY CLERK
CITY OF OAK CREEK





PLAN COMMISSION REPORT

Proposal: Rezone – 1190 W. Rawson Avenue

Description: Review of a request to rezone the property at 1190 W. Rawson Ave. from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing after a public hearing.

Applicant(s): Phil Purpero

Address(es): 1190 W. Rawson Ave. (1st Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the property at 1190 W. Rawson Ave. be rezoned from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing after a public hearing with the following condition:

That the Certified Survey Map approved by the Common Council on February 14, 2022 (Resolution No. 12306-021422) is recorded prior to submission of permit applications.

Owner(s): Skyway Investments LLC, A WI LLC

Tax Key(s): 735-9041-000

Lot Size(s): 1.745 ac

Current Zoning District(s): B-3, Office & Professional Business M-1, Manufacturing

Overlay District(s): N/A

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

Comprehensive Plan: Industrial

Background:

The Applicant is to rezone the property 1190 W. Rawson Ave. from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing. As Plan Commissioners may recall, this proposal is

in conjunction with the Certified Survey Map (CSM) for this property previously approved by the Plan Commission and Common Council. A copy of the CSM is provided with this report for reference (as of writing this report the CSM has not been recorded).

Per the narrative, the Applicant intends to use the property for manufacturing purposes. Much of the current zoning of the property is already M-1, Manufacturing. Parcels in the area are zoned largely similarly to the subject property: M-1 to the north, south, and east; B-2 to the west and southwest; and B-4 to the northeast. The Land Use Plan in the *Comprehensive Plan, City of Oak Creek (adopted March 3, 2020)* identifies the area for industrial development.

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

The applicant has not provided any plans for development of this property as of this report. However, future use of the property must be consistent with the M-1 purpose statement above, while maintaining the future intent of the Land Use Plan in the *Comprehensive Plan, City of Oak Creek (adopted March 3, 2020)* for industrial development. Future development will require additional reviews and approvals by the Plan Commission.

Staff have no objections to the proposal. However, the CSM needs to be recorded. This has been included in a recommended condition of approval above.

Should the Plan Commission determine that rezoning the property at 1190 W. Rawson Ave. from B-3, Office and Professional Business and M-1, Manufacturing to M-1, Manufacturing is appropriate, a motion recommending Council approval is provided above.

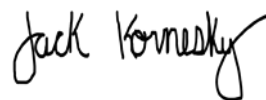
Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed rezone, or that the Common Council not approve of the proposed rezone. Disapproval of the rezone would potentially result in the existing, underutilized, and vacant land remaining unchanged in an area that has been determined to be appropriate for industrial development in the adopted 2020 Comprehensive Plan.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Jack Kovnesky
Planning Intern

Attachments:

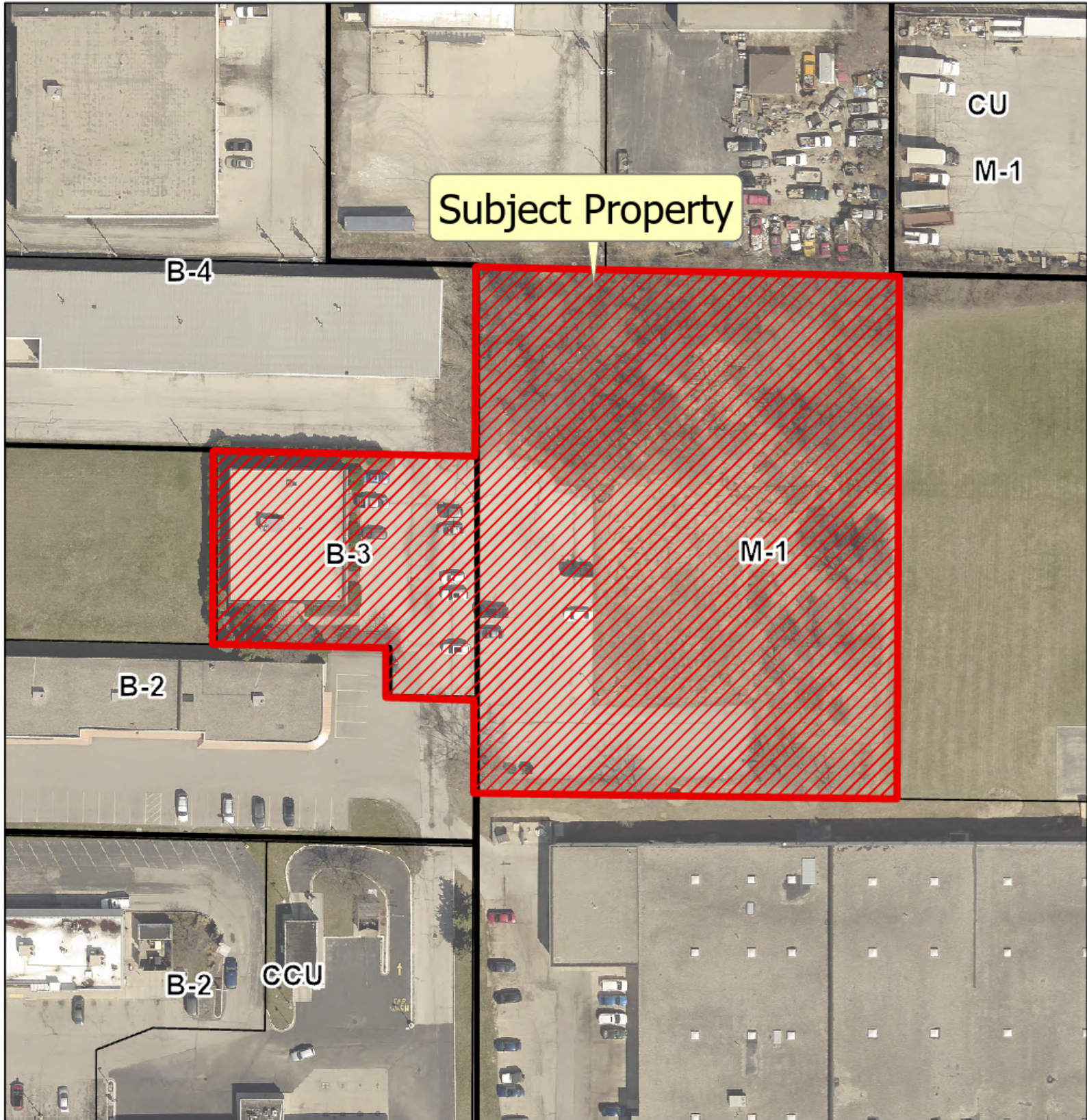
Location Map

Narrative (1 page)

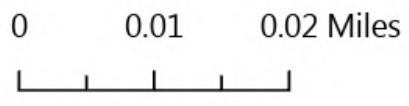
CSM (4 pages)

Location Map

1190 W Rawson Ave



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
- 1190 W Rawson Ave

Plan Commission Application Narrative

M Squared Engineering LLC (M2) is assisting CW Purpero with preparing a rezoning application from the City of Oak Creek for their property located along South 13th Street in Oak Creek, WI. This is directly related to the recent approval of the CSM for this same property and Site Plan Review that the Plan Commission recently reviewed.

The existing site is comprised of two individual parcels. The recently approved CSM will maintain two individual parcels but modify the lot lines slightly for the two parcels.

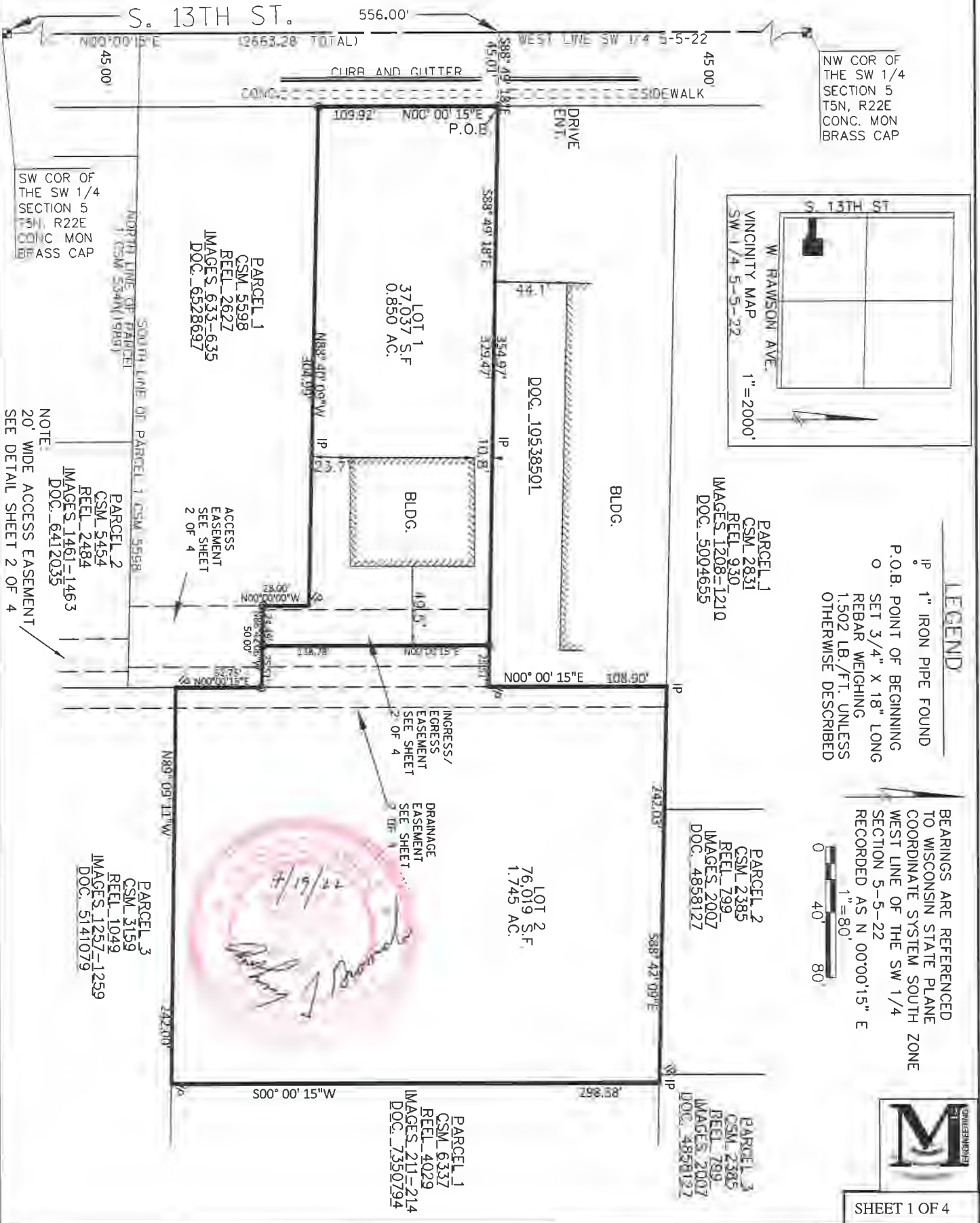
The existing site currently has three different zonings present on the two parcels. The two lots are zoned a combination of B-2, B-3 and M-1. The attached map shows the existing zoning.

Based on recommendations of the City of Oak Creek, we are requesting that the lots be rezoned so that there is only one zoning on each lot. We are requesting that Lot 1 of the proposed CSM be rezoned entirely as B-3 (matching the zoning of the existing building on the site) and Lot 2 be zoned as M-1 (which matches the existing zoning of the majority of this lot today and matches the surrounding zoning).

We have attached two maps that show the requested zoning.

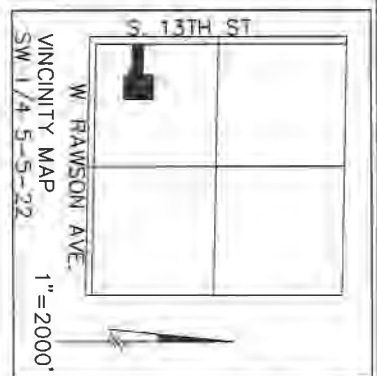
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NW COR OF THE SW 1/4 SECTION 5 T5N, R22E CONC. MON BRASS CAP

SW COR OF THE SW 1/4 SECTION 5 T5N, R22E CONC. MON BRASS CAP



- LEGEND**
- IP 1" IRON PIPE FOUND
 - P.O.B. POINT OF BEGINNING
 - SET 3/4" X 18" LONG REBAR WEIGHING 1,502 LB./FT. UNLESS OTHERWISE DESCRIBED

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE WEST LINE OF THE SW 1/4 SECTION 5-5-22 RECORDED AS N 00°00'15" E 1"=80'



Handwritten signature and date: 7/19/22

NOTE: 20' WIDE ACCESS EASEMENT SEE DETAIL SHEET 2 OF 4

PARCEL 2
CSM 5454
REEL 2484
IMAGES 1461-1463
DOC. 6412035

ACCESS EASEMENT SEE SHEET 2 OF 4

LOT 1
37,037 S.F.
0.850 AC.

BLDG.

LOT 2
76,019 S.F.
1.745 AC.

PARCEL 1
CSM 6337
REEL 4029
IMAGES 211-214
DOC. 7350794

PARCEL 1
CSM 2831
REEL 930
IMAGES 1208-1210
DOC. 5004655

PARCEL 2
CSM 2385
REEL 799
IMAGES 2007
DOC. 4838127

PARCEL 3
CSM 2385
REEL 799
IMAGES 2007
DOC. 4838127

PARCEL 3
CSM 3159
REEL 1049
IMAGES 1257-1259
DOC. 5141079

NORTH LINE OF PARCEL 1 CSM 5598
SOUTH LINE OF PARCEL 1 CSM 5598

DOC. 10538501

BLDG.

S. 13TH ST.

556.00'

(2663.28' TOTAL)

WEST LINE SW 1/4 5-5-22

N00°00'15"E

45.00'

45.00'

CURB AND GUTTER

CONC. MON SIDEWALK

DRIVE ENT.

P.O.B.

S88°49'18"E

45.01'

S88°49'18"E

354.97'

S88°49'18"E

329.47'

S88°49'18"E

10.8'

S88°49'18"E

108.90'

N00°00'15"E

242.03'

S88°42'09"E

588.42 09"E

S88°42'09"E

292.03'

S88°42'09"E

598.38'

S88°42'09"E

292.03'

S88°42'09"E

500°00'15"W

292.03'

S88°42'09"E

NORTH LINE OF PARCEL 1 CSM 5598

SOUTH LINE OF PARCEL 1 CSM 5598

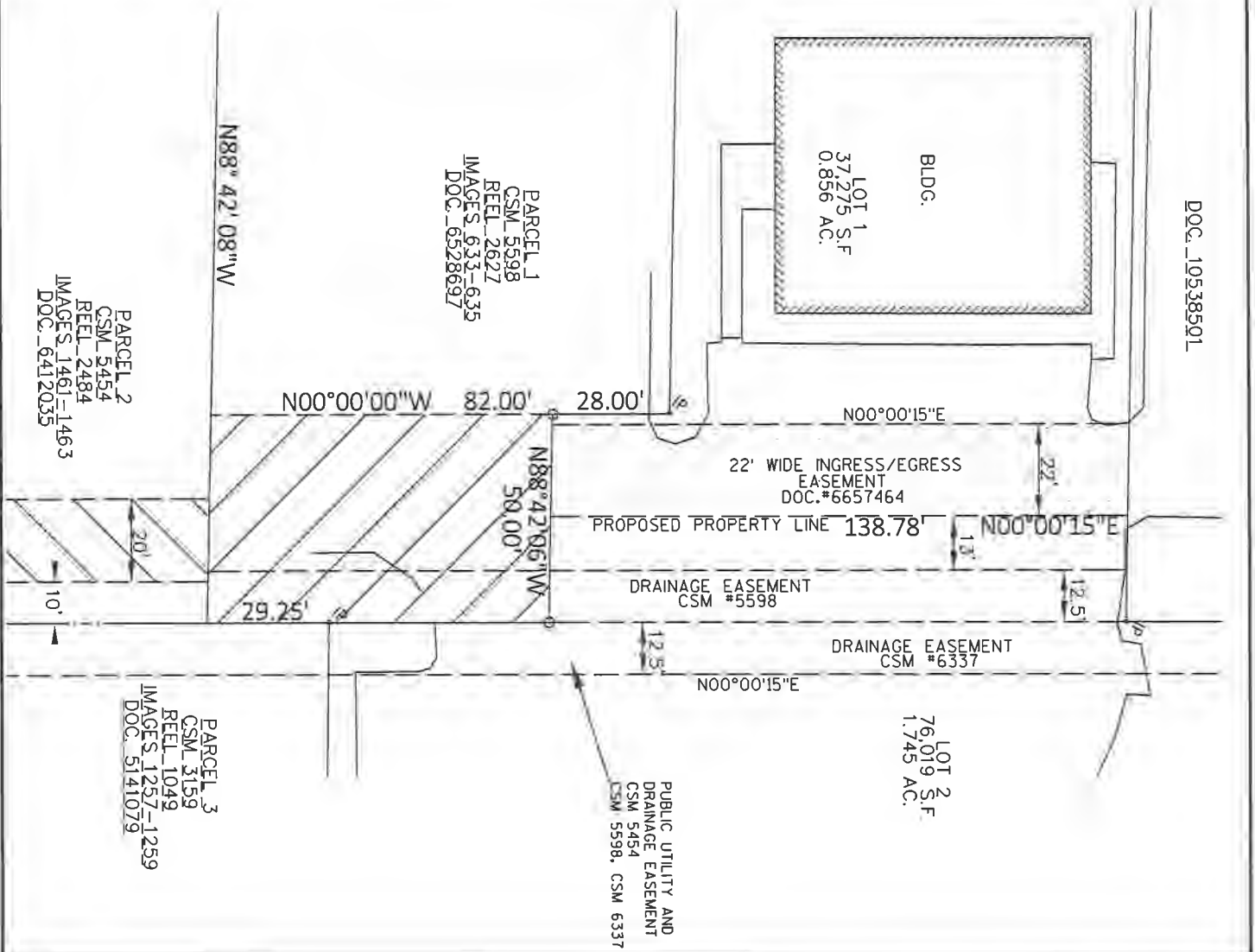
INGRESS/ EGRESS EASEMENT SEE SHEET 2 OF 4

DRAINAGE EASEMENT SEE SHEET 2 OF 4

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EXISTING EASEMENTS



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 1" = 40'
 0 20' 40'

LEGEND

- IP 1" IRON PIPE FOUND
- 20 FOOT WIDE INGRESS AND EGRESS DOC.#6416462
- 50 FOOT WIDE INGRESS AND EGRESS CSM 5598 AND CSM 6337
- 22 FOOT WIDE INGRESS AND EGRESS CSM 5598 AND CSM 6337

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SURVEYOR'S CERTIFICATE:

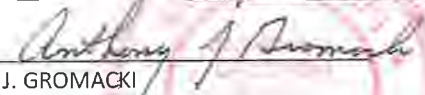
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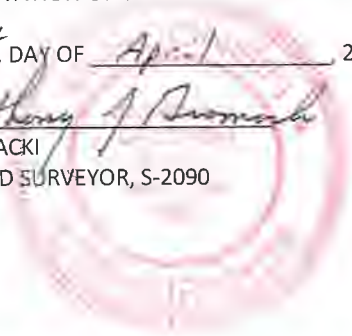
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DATED THIS 19th DAY OF April 2022.


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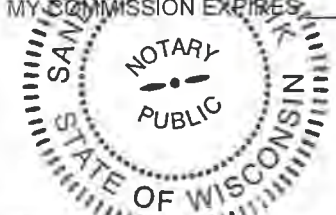

PHILLIP PURPERO - OWNER SKYWAY INVESTMENTS LLC

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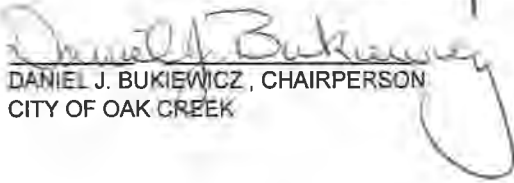
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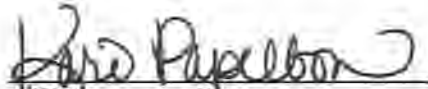
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PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK


ON THIS 8th DAY OF February, 2022.


DANIEL J. BUKIEWICZ, CHAIRPERSON
CITY OF OAK CREEK


VKARJ PAPEŁBON, SECRETARY
CITY OF OAK CREEK

COMMON COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK IN ACCORDANCE WITH THE RESOLUTION NO. 12506 ADOPTED ON THIS 14th DAY OF February, 2022
021422


DANIEL J. BUKIEWICZ, MAYOR
CITY OF OAK CREEK


CATHERINE A. ROESKE, CITY CLERK
CITY OF OAK CREEK





PLAN COMMISSION REPORT

Proposal: Sign Plan Review – 10523 S. Howell Avenue & 10304 S. Oakview Parkway

Description: Review request for the approval to display one temporary sign on each property located at 10523 S. Howell Avenue & 10304 S. Oakview Parkway

Applicant(s): Brian Parrish, Paradigm Real Estate Corp.

Address(es): 10523 S. Howell Avenue & 10304 S. Oakview Parkway (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the sign plan submitted by Brian Parrish, Paradigm Real Estate Corp, to be located at 10523 S. Howell Avenue & 10304 S. Oakview Parkway with the following conditions:

1. The signs shall not be illuminated.
2. Include setbacks, dimensions, and limit one (1) per property.
3. That signs shall be removed by December 31, 2022.

Owner(s): WISPARK, LLC

Tax Key(s): 955-9998-000 and 955-1028-000

Lot Size(s): 24.442 ac and 14.679 ac

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

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

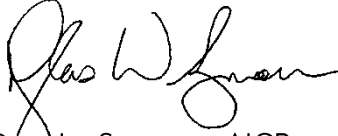
Comprehensive Plan: Business Park

Background:

The Applicant is requesting approval to display one temporary sign on each property located at 10523 S. Howell Avenue and 10304 S. Oakview Road. The display period will be from May 25, 2022 to December 31, 2022. Each sign is 4' x 8' and is designed to attract future businesses to the Oak View Business Park. A site plan indicating the location of the signs have been included in the staff report packet. The provided setbacks for the signs meet the ten-foot minimum setback required by code.

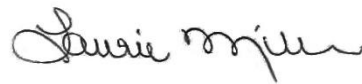
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Laurie Miller
Zoning Administrator/Planner

Attachments:

- Location Map
- Narrative
- Proposed site plan (1 page)
- Sign graphics (1 pages)

Narrative Description for 10304 & 10523 S Howell Ave.:

These 2 parcels consist of 40 acres of land in the M-1 zoning district. The intention is to attract a Hi-Tech Manufacturing Facility to Oak Creek. The building specifications and site plan will be built entirely to user specifications. Additionally, the developer plans to use municipal sewer and water, as well as partnering with WE Energies for gas and electric using their existing 90 MW Electrical Substation in the Business Park.

Summary of signage setbacks:

All signs are at least installed to the 10 ft minimum setback requirement from the road and sides, as follows:

10304 S. Howell: 18.85 ft from Road | 38.16 ft from side

10523 S. Howell: 11.51 ft from Road | 389.90 ft from side

Sign Time Period: For the purposes of this application we are requesting December 31, 2022. However, if a new business isn't found by this date, we will request an extension to keep the sign in place for an additional 6 months.



10304 S. Oakview Parkway & 10523 S Howell Sign Setbacks

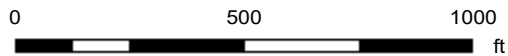
— Sign Location



Legend

- Parcels
- Tax Parcels
- Administrative
- Municipal Boundaries

Milwaukee County Land Information Office (MCLIO)



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

96.00"

48.00"

YOUR BUSINESS HERE

300,000 – 800,000 SF AVAILABLE (BUILD-TO-SUIT)



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ASHTON
DESIGN / BUILD

andersonashton.com

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PLAN COMMISSION REPORT

Proposal: Plan Review – Book Lockers

Description: Site and related plan review for proposed exterior locker system for pickup and return of library materials.

Applicant(s): Jill Lininger, Oak Creek Public Library

Address(es): 8040 S. 6th St. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission approves site related plans submitted by Jill Lininger, Oak Creek Public Library, for a book locker system on the property at 8040 S. 6th St. with the following conditions:

1. All relevant Code requirements remain in effect.
2. One (1) locker system measuring 42.52” (w) x 25”(l) x 78.38”(h) is allowed on the west side of the property in the location shown on the map.
3. There shall be no additional lights for the locker system.
4. No signs are included as part of this approval; however, identification on the system as part of the overall design shall be permitted.
5. That all detailed, final plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Owner(s): City of Oak Creek

Tax Key(s): 813-9064-000

Lot Size(s): 3.249 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Mixed Use
Plan:

Background:

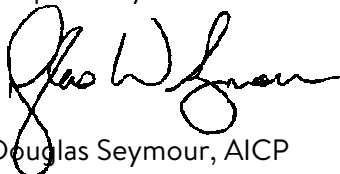
The Oak Creek Public Library is requesting site and related plan approval for a proposed exterior locker system outside of their entrance on the west side of the Civic Center property at 8040 S. 6th St. Review of the proposal is subject to the General Development Plan and Regulating Plan (GDPRP) for the Drexel Town Square Mixed Use Planned Development.

The proposal is for a single 17-door powder-coated steel locker system measuring approximately 42” (w) x 25” (l) x 78” (h). Per the submitted narrative, the system will allow library patrons contactless pickup of materials during or outside of library hours through the use of a touch screen pad to unlock the cabinet doors. Since the proposed location, which meets required setbacks, will be outside of the entry vestibule, the system will be anchored (ground or wall) for security.

No additional lighting or signage is proposed as the location is currently lighted for the library entrance; however, staff and the Library Director have discussed the possibility of painting or wrapping the system with a design to both inform library patrons of the use and to provide an artistic element. Coordination with staff and the Strategic Action Plan Public Art Committee on those details will occur in the near future and will not require additional Plan Commission review.

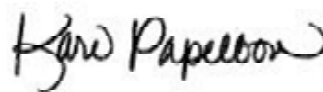
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

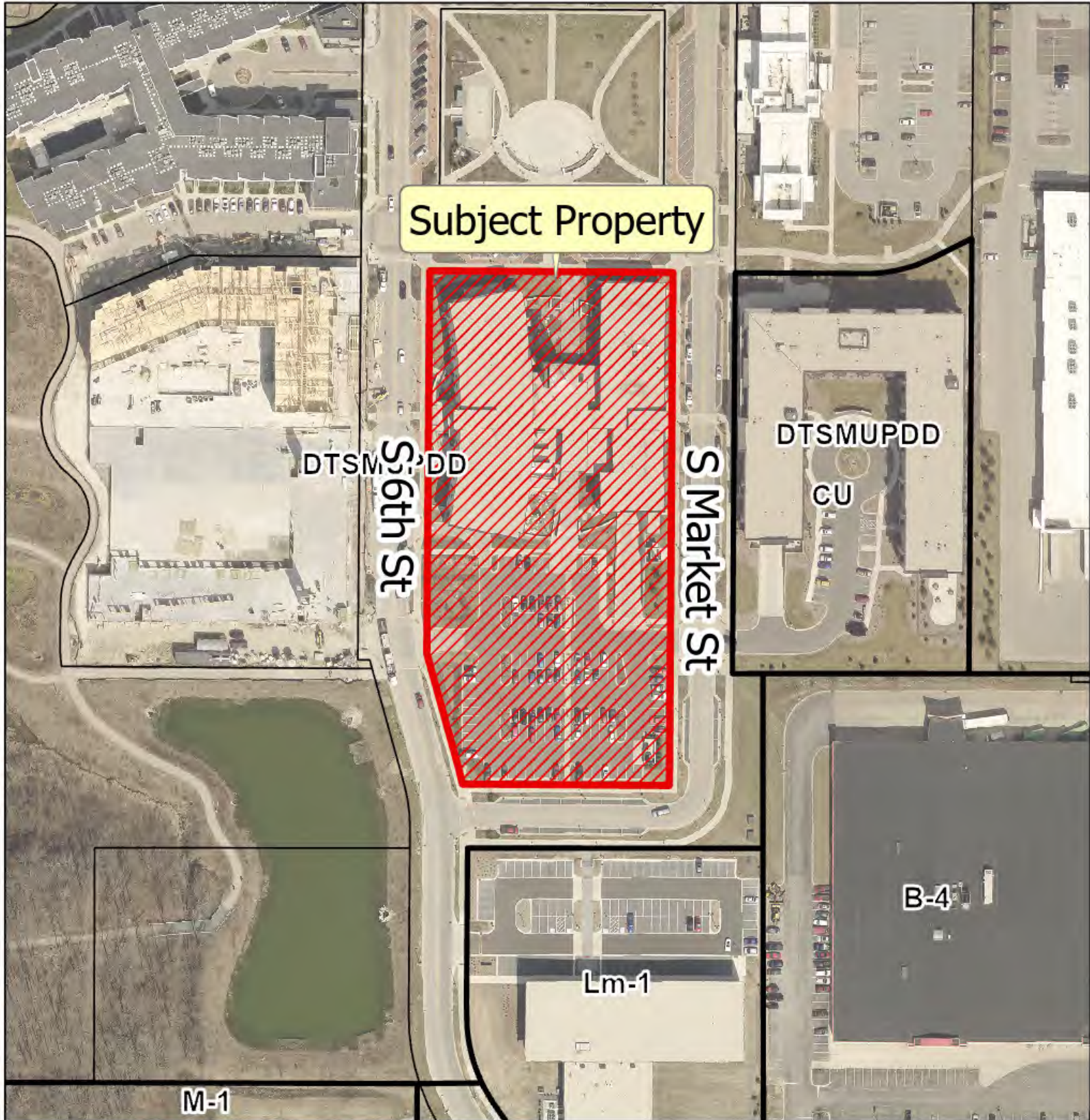
Location Map

Narrative (2 pages)

Site Plans and Locker Info Sheets (5 pages)

Location Map

8040 S. 6th St.



Subject Property

DTSM DD

S 6th St

S Market St

DTSMUPDD

CU

B-4

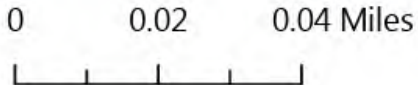
Lm-1

M-1

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

Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 8040 S 6th St



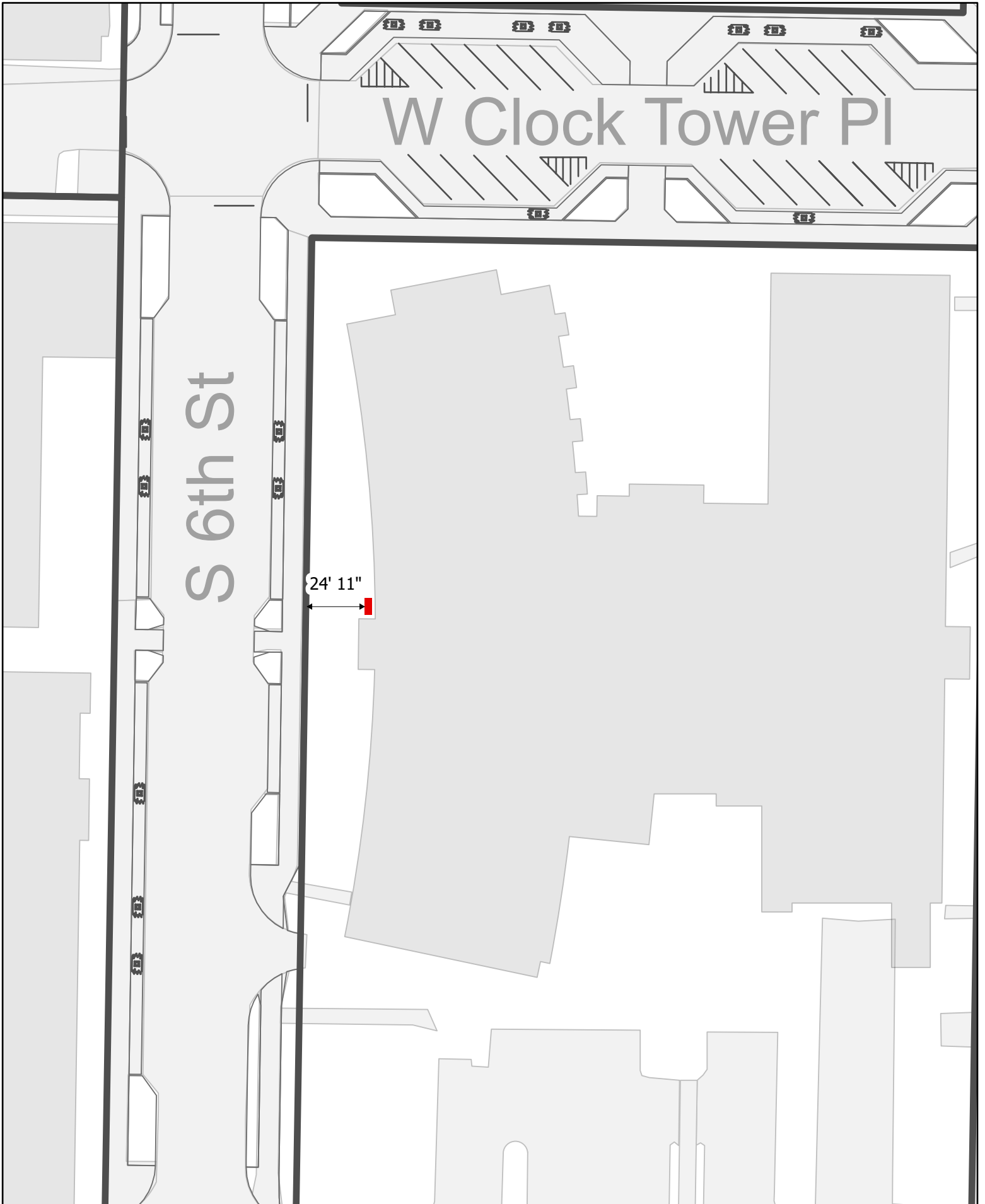


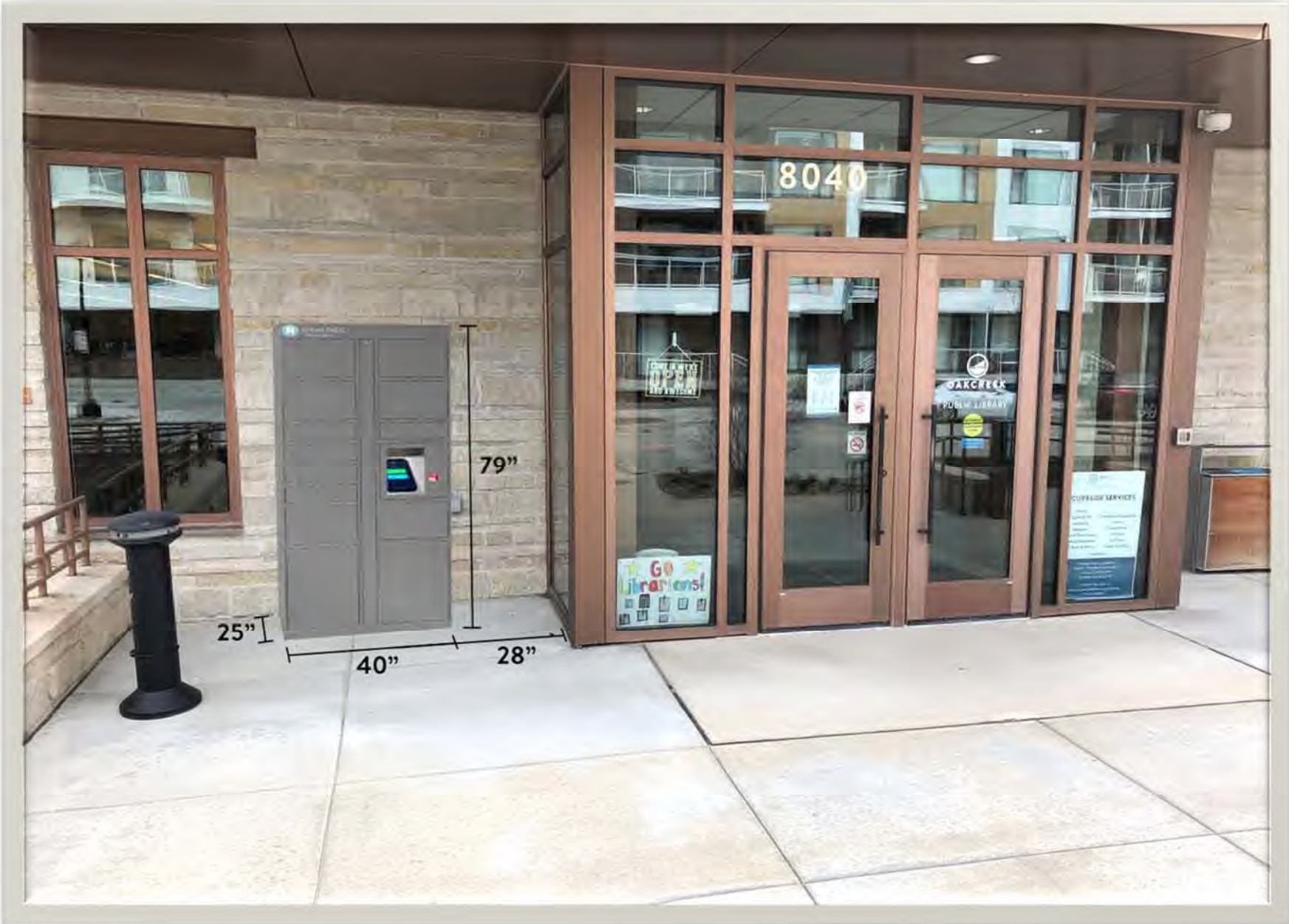
In Spring 2022, the Oak Creek Public Library received a grant through the Milwaukee County Federated Library System (MCFLS) to purchase an external, automated locker system that will allow patrons to pick up held library materials outside of regular library hours. The external lockers will provide a safe, secure, and contactless method for patrons who work, have health issues, or have limited time to make use of the library during our traditional open hours. The lockers will meet an immediate need for the contactless, on-demand service that our community expects in a post-pandemic world.

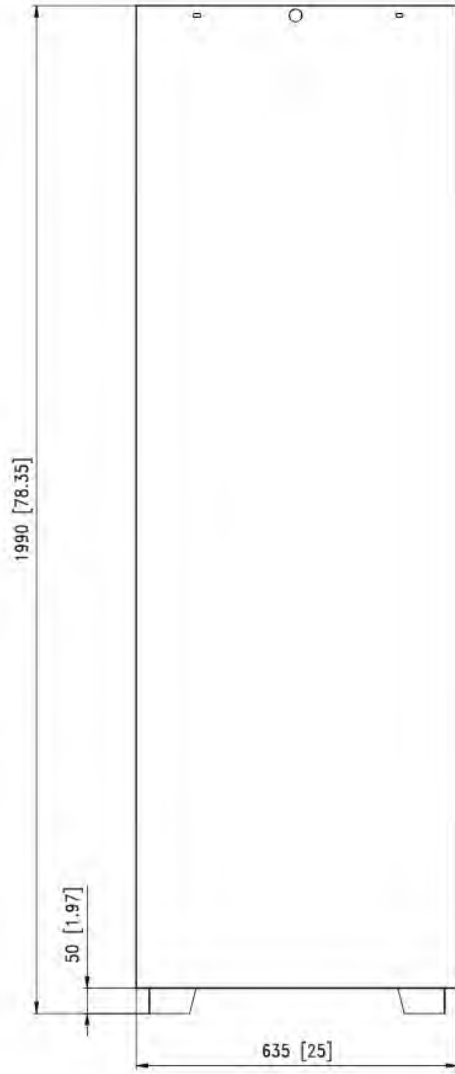
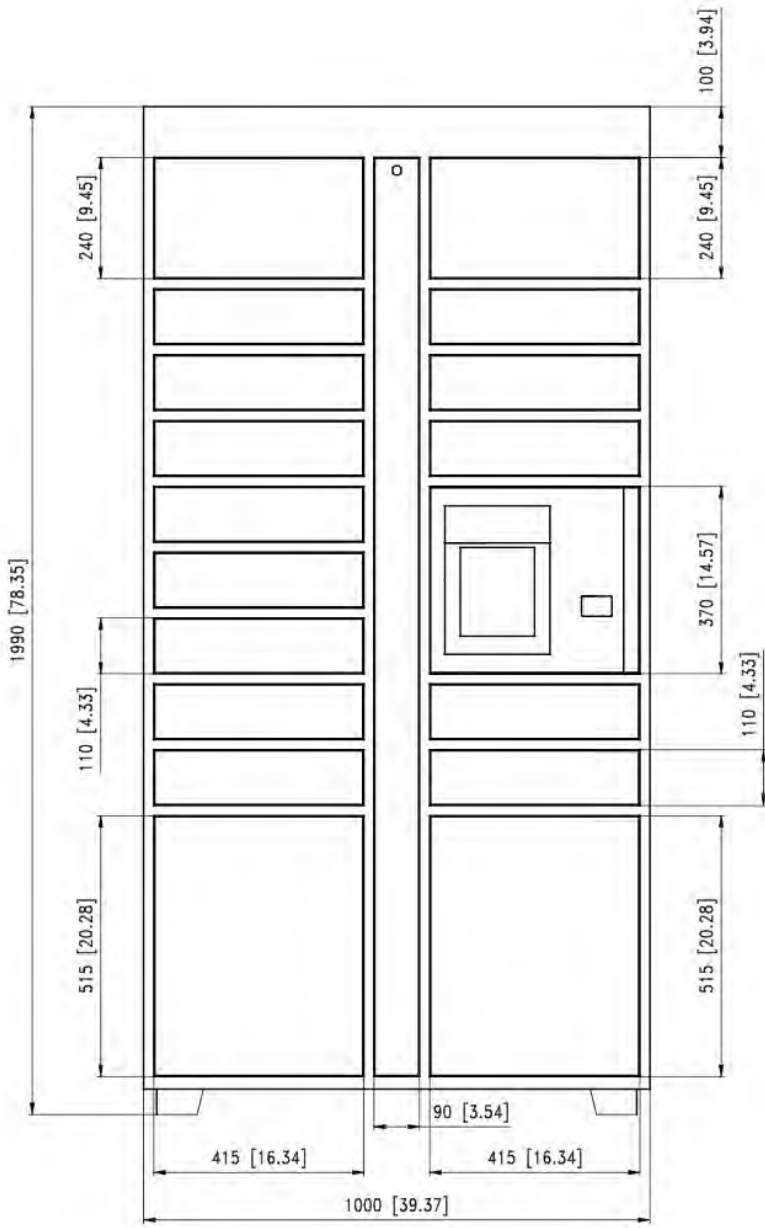
The Smart Lockers will be installed on the north side of the west (6th Street) entrance of the library. This location provides an out of the way, yet easily accessible option for both patrons and staff. It is a well lighted area throughout the evening and already has easy access to both the power and data requirements that the unit necessitates. The Library already provides curbside pick-up at the west entrance, so patrons are accustomed to visiting this area for contactless pick-up.

The Library will receive the 17-door model of the Smart Locker system. The footprint of the locker unit is approximately 40" x 25" with a height of 78". It will be situated under the current building overhang to protect both the unit and its users from the elements. Based on the city's maintenance department's preferences, the unit will be anchored to either the ground or the wall to avoid tipping or safety issues. While the lockers will be accessible 24 hours a day, 7 days a week, we anticipate the majority of usage will happen outside of normal library hours – during the weekday morning commute, Friday evenings, and throughout the day on Sundays. As mentioned above, the unit contains 17 lockers, which will limit the number of people visiting the space and retrieving items.

Curbside delivery, which the library currently provides, requires a great deal of intervention on both the staff and patron side and is only available when the library is open. Smart Lockers provide the same convenience without the intervention, saving time for all involved. As a result, these lockers provide a service that meet the needs of the community. Our library strongly believes that contactless service options will be a permanent fixture expected and demanded by our patrons moving forward. In order to remain relevant and flexible to such needs, the library must continuously look to improve its workflows and processes. The use of Smart Lockers is a concrete, identifiable example of that commitment, without any additional cost to the taxpayers of Oak Creek.









Smiota

Console Lockers
Indoor/Outdoor
Technical Specifications



More than just smart lockers.

Smiota offers its main console locker units for indoor and outdoor applications. They come equipped with a touch screen tablet for users to drop off and pick up packages and other goods.

These standalone units are available in full and half banks. Full banks consist of 8, 13, 17, or 27 lockers positioned on either side of the touch screen tablet. Half banks consist of 2, 5, 8, or 11 lockers positioned on one side of the touch screen tablet. All configurations can be connected to additional package, mail, and/or temperature-controlled locker units that are great for fresh produce, hot food, grocery delivery, and more. All outdoor applications require a shelter to be installed on top.

Console units connect to the internet via hardwired ethernet (recommended), Wi-Fi, or LTE and require a 110V (US) or 220V (UK/Europe) power supply. Additional units can be connected with RS 485A.

To learn about Smiota Smart Locker use cases and applications, visit www.smiota.com.


MODEL - INDOOR UNIT

SMCI0-XXD, SMCI1-XXD

MODEL - OUTDOOR UNIT

SMCO0-XXD/SMCO1-XXD

Dimensions and Construction

Color	Standard, Customizable
Standard Colors	RAL 7040  RAL 9018
Weight (Pounds)	550 Pounds
Material	Cold Rolled Steel
Exterior Coating	Anti-corrosive Powder Coating
Interior Coating	Anti-corrosive Powder Coating
Thickness of the Steel	1.5 mm
Type of Construction	Welded Steel Construction
Coasters/Leveling Feet	Fixed Stand Off/Optional Coasters or Levelers
Type of Door	Hinged, Opens Left to Right and Vice Versa
Security	Lockable Doors
Customizable	Yes
Night Lamp With Weather Shelter	Outdoor Unit Only
External Weather Shelter	Outdoor Unit Only
Opaque/Transparent Doors	Both

Electrical System Configuration and Installation Features

Power Supply (US)	110 V @ 15 amps Standard Supply
Power Supply (UK/Europe)	220V @ 15 amps Standard Supply
Operating Temperature (Indoor)	40°F-70°F
Operating Temperature (Outdoor)	-20°F-120°F
Installation Location	Indoor or Outdoor
Sensors	IR Sensors, Door Lock, Bar Code Scanner
Compatible Bar Code	1D, 2D, and QR code
Kiosk (Indoor)	AMOLED Tablet
Kiosk (Outdoor)	Industrial-Grade Tablet
Door Mechanism	Auto-open, Manual Close
Components (UL-Approved)	Power Supply, Trip Switch, Cables

Connectivity

Connectivity	Ethernet (recommended), Wi-Fi, LTE
--------------	------------------------------------

Model

Available Models	2, 5, 6, 8, 13, 17, 27 Doors
------------------	------------------------------

Application

Residential, Retail, Corporate, University

Locker Bank Dimensions

Full Bank	Height	Width	Depth
8 Door	78.35"	42.52"	25"
13 Door	78.35"	39.37"	25"
17 Door	78.35"	39.37"	25"
27 Door	78.35"	27.56"	19.69"
Half Bank	Height	Width	Depth
2 Door	80.35"	22.24"	25"
5 Door	78.35"	22.24"	25"
8 Door	78.35"	22.24"	25"
11 Door	78.35"	16.34"	19.69"

Locker Door Configurations

Full Bank

8 Door	1 Small, 2 Medium, 5 Large
13 Door	5 Small, 6 Medium, 2 Large
13 Door	1 Small, 12 Medium
17 Door	13 Small, 2 Medium, 2 Large
27 Door	27 Extra Small

Half Bank

2 Door	2 Large
5 Door	1 Small, 3 Medium, 1 Large
8 Door	5 Small, 3 Medium
11 Door	11 Extra Small

Locker Door Dimensions

Size	Height	Width	Depth
XS	4.29"	10.43"	25"
S	4.33"	16.34"	25"
M	9.54"	16.34"	25"
L	20.28"	16.34"	25"

6960 Koll Center Pkwy Suite #305
Pleasanton, CA 94566

Tel: (925) 270-4321

Email: sales@smiota.com

Web: www.smiota.com



PLAN COMMISSION REPORT

Proposal: Plan Review – Abendschein Park Pavilion

Description: Review of the site and building plans for the Abendschein Park Pavilion

Applicant(s): Kirk Keller, Plunkett Raysich Architects (PRA), LLP

Address(es): 1321 E. Drexel Avenue (1st Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Kirk Keller, Plunkett Raysich Architects (PRA), LLP on behalf of the City of Oak Creek, for the Abendschein Park Pavilion located at 1321 E. Drexel Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all mechanical equipment shall be screened from view.
3. That grading, drainage, utility and stormwater management plans are approved by the City Engineer prior to the issuance of building permits.
4. No signs are included in this approval. All detailed sign plans shall be submitted for review and approval by the Plan Commission prior to submission of sign permit applications.
5. That exterior lighting and landscape plans will be approved by the Director of Community Development prior to submission of permit applications.
6. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to submission of permit applications.

Owner(s): City of Oak Creek

Tax Key(s): 815-9997-000

Lot Size(s): 40.0 ac

Current Zoning District(s): P-1, Park District

Overlay District(s):

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Parks and Open Space

Background:

The City of Oak Creek is requesting site and building plan approval for the Abendschein Park Pavilion to be constructed at 1321 E. Drexel Avenue. The purpose of the Pavilion was to create seasonal space for a beer garden, a community gathering/entertainment space, and rentable event space during the off-season.

The Plan Commission is reviewing plans for this development both in its traditional role as reviewing site and building plans for projects within the community and in fulfillment of its obligation under Wisconsin Statutes 62.23(5) which requires their review of the location and architectural design of any public building.

The proposed project is located on the northwest side of the park and includes an expanded parking lot, pavilion with covered outdoor space, and a small performance stage surrounded by open green space.

The pavilion building will contain 3,573 sq. ft of enclosed space which consists of a 1,120 sq. ft. main hall, a 542 sq. ft. operations area, and restrooms. The main hall contains a serving counter with a removable beer tap station, a serving window that allows patrons to order from the exterior, and a pass-through counter to access the food preparation area. The main hall will be available for the public to rent November through early-April during the beer garden off-season.

The operations area contains the concession kitchen, exterior pass-through window for the sale of merchandise and rental of mugs, cooler, and storage areas. The future vendor will be asked to provide several assets such as shelving, a dishwasher, glassware, etc.; Therefore, this area will only be accessible to the chosen vendor allowing the vendor to protect their assets and materials being stored inside.

A set of exterior and interior doorways located on the northside of the building will allow access to restrooms when the interior space is closed to the public. Three exterior entryways, located on the east elevation, allow access to the trash enclosure area and un-covered storage space. The east elevation doors will also allow for product deliveries without interrupting the public gathering spaces. The trash enclosure and un-covered storage space will be screened by a masonry wall.

The exterior of the pavilion building uses many materials reminiscent of the materials seen at the pavilion located at Lake Vista Park as well as other complimentary materials at Drexel Town Square and the proposed Drexel Avenue streetscape plan. A mix of masonry and fiber-cement siding with metal accents will be used.

Large glass garage doors, located on the west elevation, lead to the 2,817 sq. ft. covered outdoor patio space that will be used for outdoor seating.

The small stage and proposed parking lot expansion are noted as future projects. The future parking lot expansion will increase the parking capacity from 142 to 194 spaces.

An 8" water line that will be installed, extended from Drexel Avenue to the Pavilion. This will allow the building to be served with an automatic fire suppression system.

The small stage and proposed parking lot expansion are noted as future projects. The future parking lot expansion will increase the parking capacity from 142 to 194 spaces.

The Oak Creek emblem is shown as a placeholder for a future sign to be placed on the south elevation but is not part of this review. Revisions and/or additional reviews may be required prior to permitting.

Landscaping and lighting plans are shown in the plans, but may require additional review and approval by staff. Mechanicals were noted in the plans, and will be screened by the roof structure and/or the enclosure on the east side of the building. Any additional utility boxes, and transformers must be screened per Code. These issues have been included in the recommended conditions of approval above.

These plans have previously been reviewed and recommended for approval by the Parks and Recreation Commission (meeting of May 5, 2022).

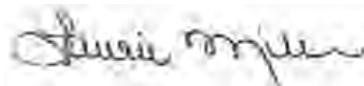
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



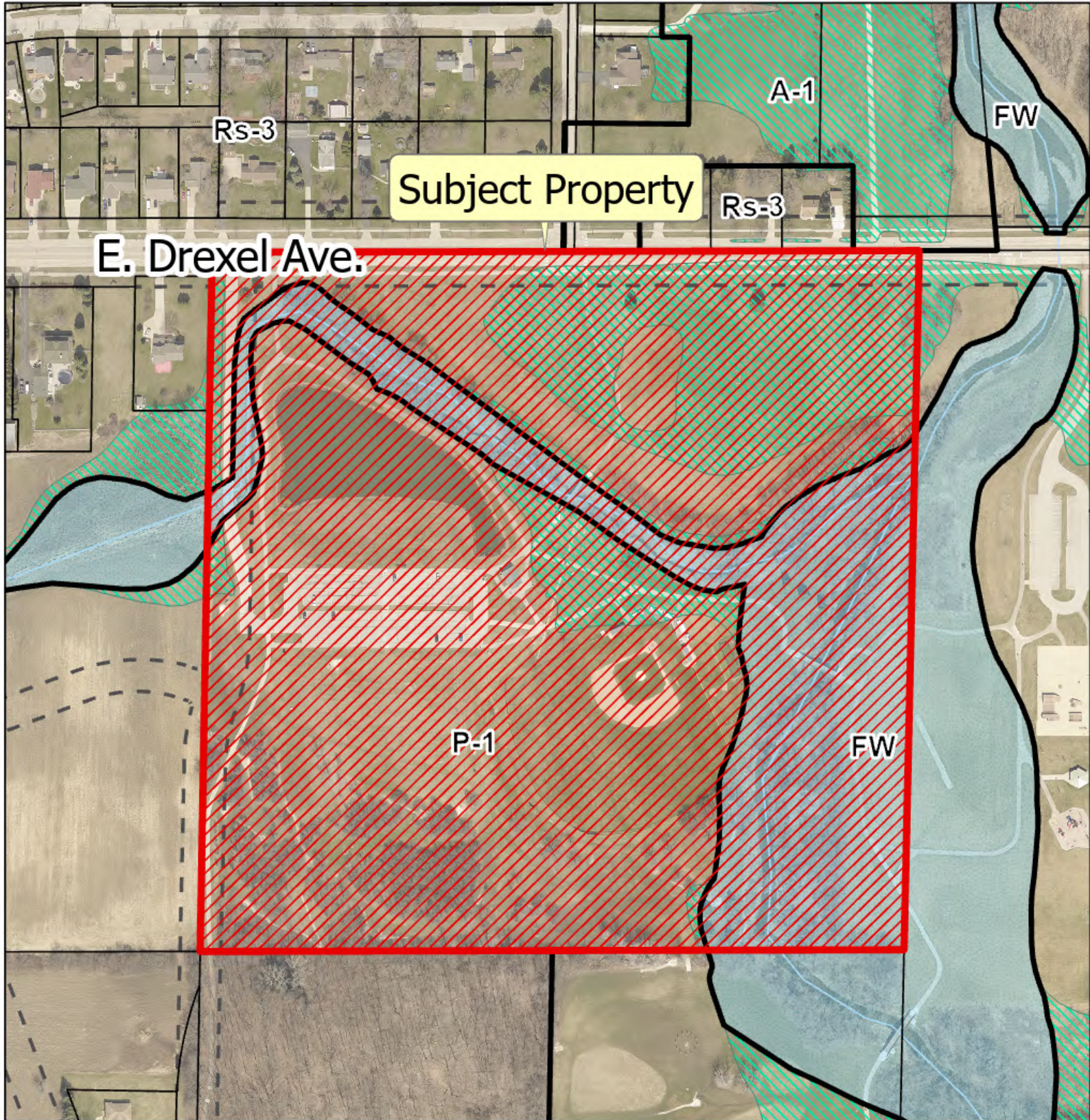
Laurie Miller
Zoning Administrator/Planner

Attachments:

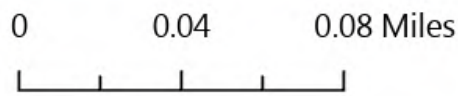
Location Map
Proposed site and building plans (11 pages)

Location Map

1321 E. Drexel Ave.

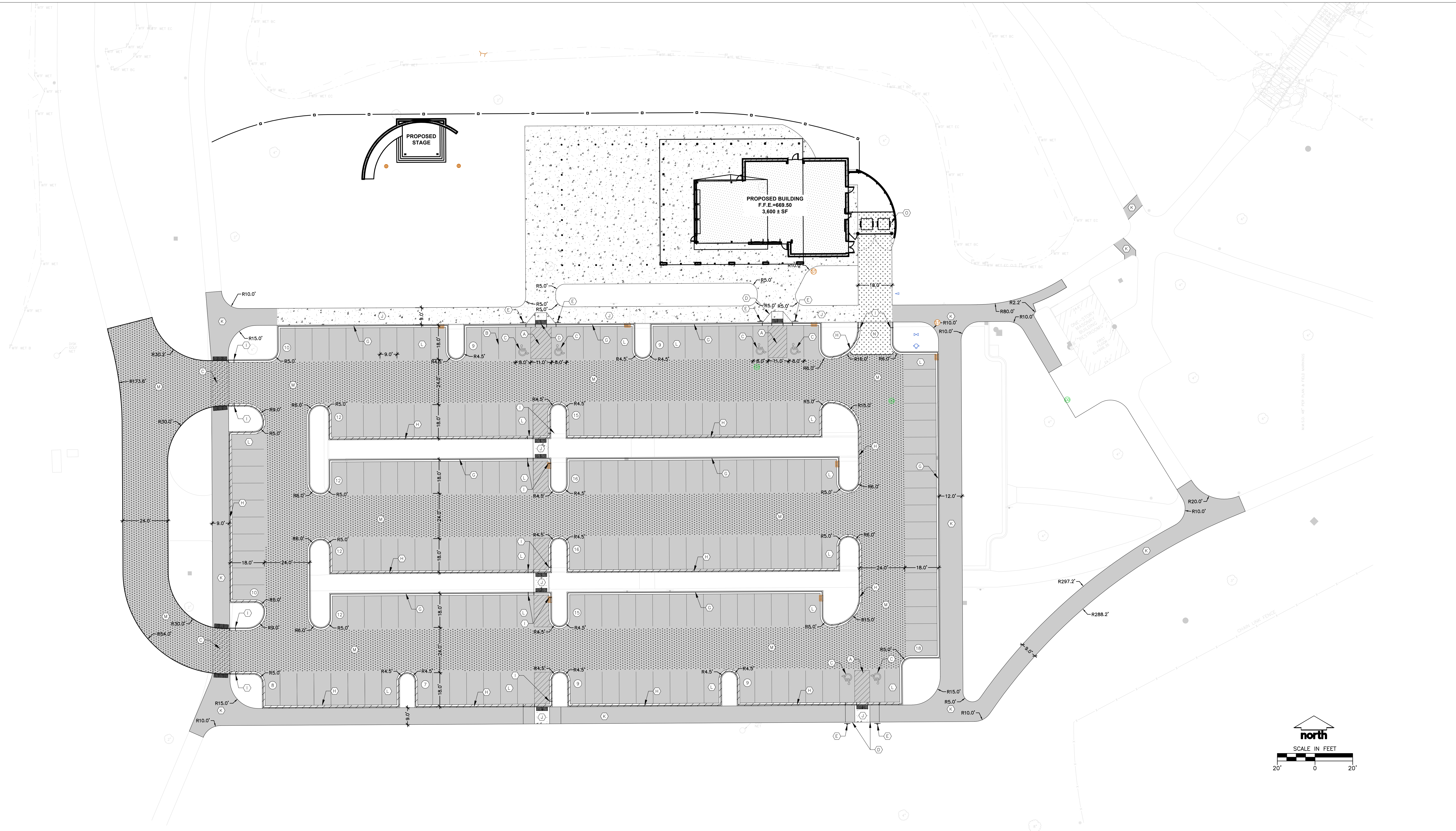


This map is not a survey of the actual boundary of the property this map depicts



Legend

- Zoning
- Flood Fringe
- Official Street Map
- Floodway
- 1321 E. Drexel Ave.
- Parcels



SITE LEGEND

- (A) DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
- (B) PARKING STALLS - 18'-0" SWSL/4" @ 9'-0" O.C.
- (C) ADA PARKING MARKING (SEE DETAIL)
- (D) ADA ACCESSIBLE RAMP W/ DETECTABLE WARNING FIELD (SEE DETAIL)
- (E) ADA PARKING SIGN
- (F) VAN ACCESSIBLE SIGN
- (G) 18" STANDARD CURB AND GUTTER
- (H) 18" REJECT CURB AND GUTTER
- (I) 3" CURB TAPER
- (J) CONCRETE SIDEWALK
- (K) ASPHALT SIDEWALK
- (L) STANDARD DUTY ASPHALT PAVEMENT
- (M) HEAVY DUTY ASPALT PAVEMENT
- (N) HEAVY DUTY CONCRETE PAVEMENT
- (O) TRASH DUMPSTER/ RECYCLING

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING OUTLINE
- - - BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- - - FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- PARKING STALL COUNT

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DESIGN DEVELOPMENT
 BID PACKAGE
 PLAN COMMISSION SET
 DATE: 05-16-22
 JOB NO: 210180-01
 SHEET NO:

C2.0

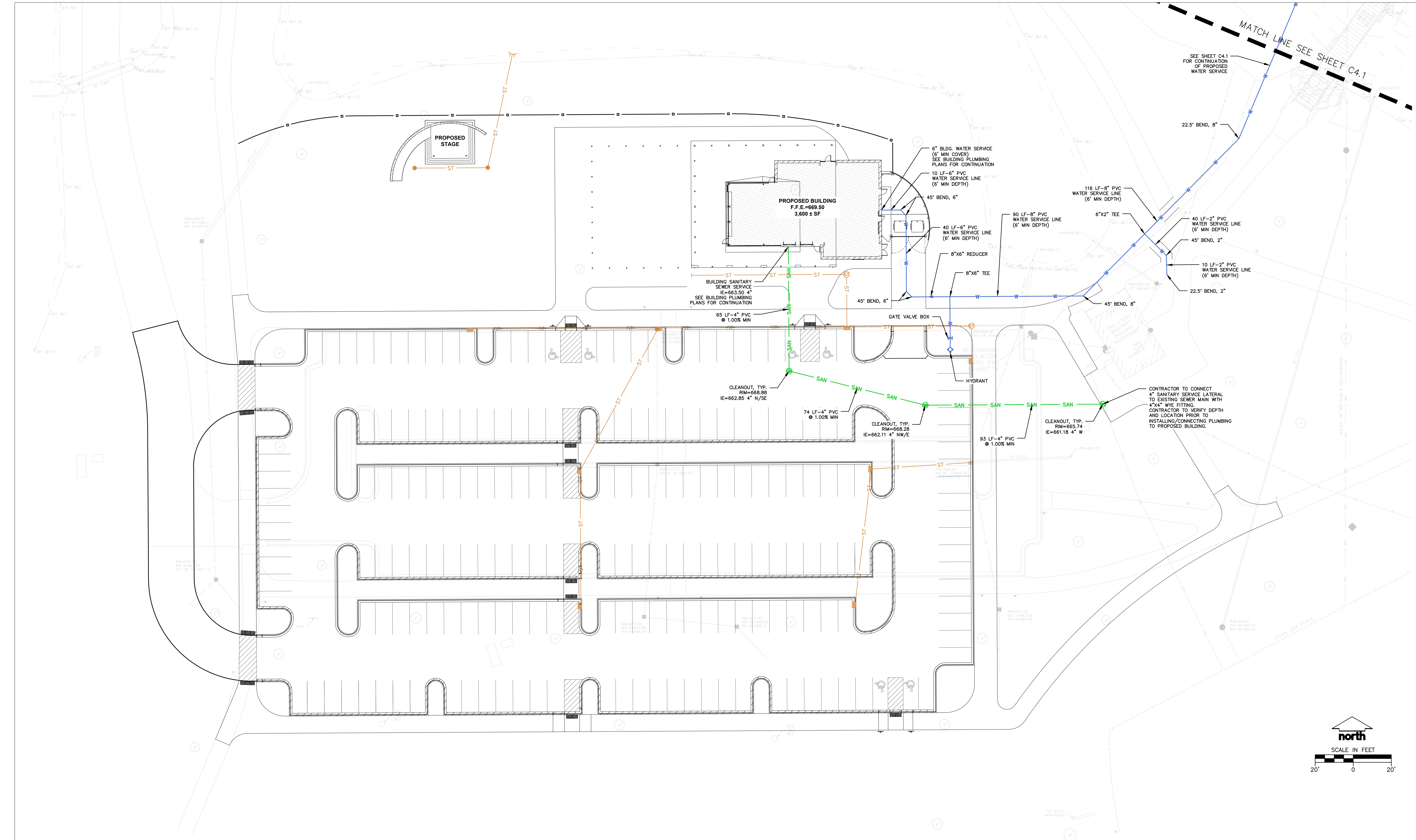
CITY OF OAK CREEK
 ABENDSCHEIN PARK PAVILION
 1311 E Drexel Ave, Oak Creek, WI 53154

JSD

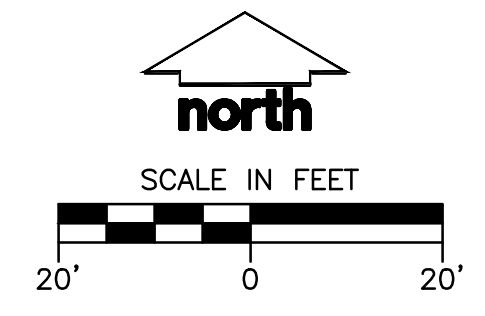
MILWAUKEE REGIONAL OFFICE
 1000 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WISCONSIN 53108
 P. 262.513.0666

pra
 PLUNKETT TRAVIS
 ARCHITECTS, LLP

200 Park Avenue East, Suite 200, Oak Creek, WI 53154
 2010 Commonwealth Drive, Suite 200, Madison, Wisconsin 53718
 1937 Main Street, Suite 201, Menomonie, WI 54751
 211 Englewood Drive, Suite 100, Oshkosh, WI 54901



MATCH LINE SEE SHEET C4.1
 SEE SHEET C4.1 FOR CONTINUATION OF PROPOSED WATER SERVICE



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▭ BUILDING OUTLINE
- ▭ STANDARD CURB AND GUTTER
- ▭ REJECT CURB AND GUTTER
- SF - SF SILT FENCE
- DRAINAGE DIRECTION
- ⊕ INLET PROTECTION
- SAN — SANITARY SERVICE
- ⊕ SANITARY CLEANOUT
- W — WATER SERVICE
- ⊕ WATER VALVE
- ST — STORM SEWER
- ⊕ ⊕ STORM STRUCTURES

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 SHEET NO:

C4.0

CITY OF OAK CREEK
 ABENDSCHEIN PARK PAVILION
 1311 E Drexel Ave, Oak Creek, WI 53154

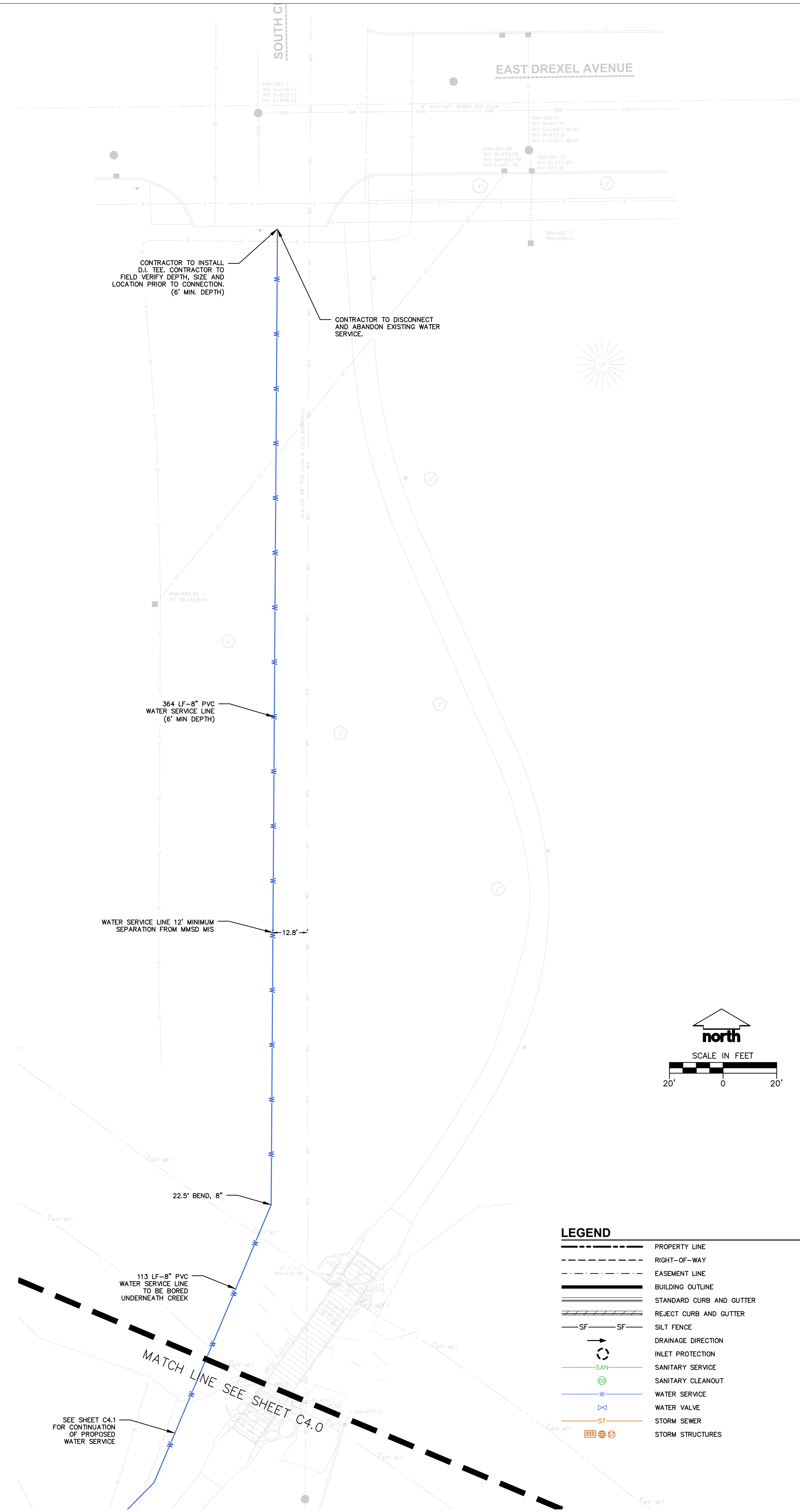


MILWAUKEE REGIONAL OFFICE
 1225 W. WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WISCONSIN 53104
 P. 262.513.0666

prad
 PLUNKETT TRAVIS
 ARCHITECTS, LLP

2022 PLUNKETT TRAVIS ARCHITECTS, LLP
 1515 WEST WISCONSIN AVENUE, SUITE 100
 MILWAUKEE, WISCONSIN 53104
 1800 240 8800
 1800 444 8800
 1800 444 8800
 210180-01

DRAWING BY: JT 4/5/2022 2:56:41 PM



CONTRACTOR TO INSTALL
8" TEE. CONTRACTOR TO
FIELD VERIFY DEPTH, SIZE AND
LOCATION PRIOR TO CONNECTION.
(6' MIN. DEPTH)

CONTRACTOR TO DISCONNECT
AND ABANDON EXISTING WATER
SERVICE.

364 LF-8" PVC
WATER SERVICE LINE
(6' MIN. DEPTH)

WATER SERVICE LINE 12' MINIMUM
SEPARATION FROM MMSD MIS

22.5' BEND, 8"

113 LF-8" PVC
WATER SERVICE LINE
TO BE BORED
UNDERNEATH CREEK

SEE SHEET C4.1
FOR CONTINUATION
OF PROPOSED
WATER SERVICE

MATCH LINE SEE SHEET C4.0

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▭ BUILDING OUTLINE
- ▬ STANDARD CURB AND GUTTER
- ▬ REJECT CURB AND GUTTER
- SF- SF- SILT FENCE
- DRAINAGE DIRECTION
- ⊕ INLET PROTECTION
- SAN— SANITARY SERVICE
- ⊕ SANITARY CLEANOUT
- W— WATER SERVICE
- ⊕ WATER VALVE
- ST— STORM SEWER
- ⊕ STORM STRUCTURES

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BID PACKAGE
PLAN COMMISSION SET
DATE: 05-16-22
JOB NO.: 210180-01
SHEET NO.:

C4.1

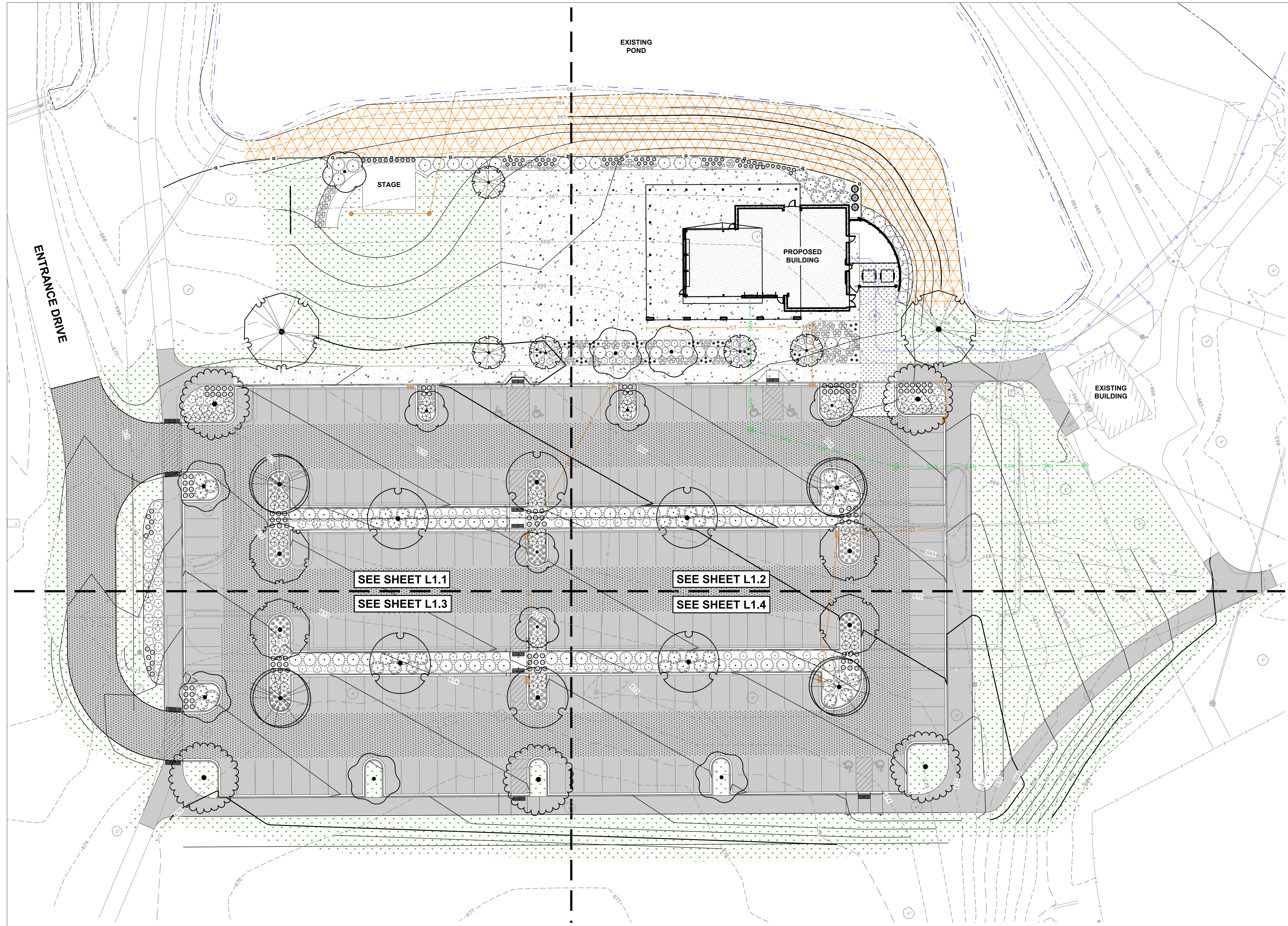
CITY OF OAK CREEK
ABENDSCHEIN PARK PAVILION
1311 E Drexel Ave, Oak Creek, WI 53154



MILWAUKEE REGIONAL OFFICE
1220 W. WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53102
P. 262.513.0666



2700 West Lake Street, Suite 200, Wauwatosa, WI 53190
1500 2nd Street, Suite 200, Madison, WI 53703
1977 Main Street, Suite 201, Menomonie, WI 54751
2111 Regent Street, Suite 200, Neenah, WI 54956



EXISTING POND

STAGE

PROPOSED BUILDING

EXISTING BUILDING

ENTRANCE DRIVE

SEE SHEET L1.1

SEE SHEET L1.2

SEE SHEET L1.3

SEE SHEET L1.4

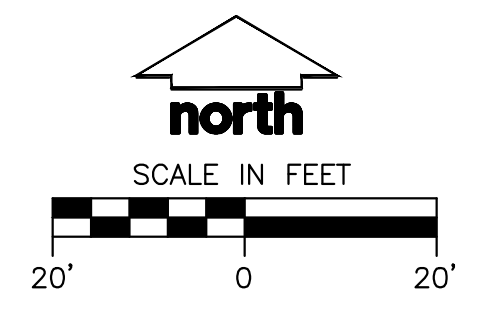
PLANT SCHEDULE		
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME
	AF2	Acer rubrum 'Franksred' TM Red Sunset Maple
	CO	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry
	GB	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree
	GS	Gleditsia triacanthos inermis 'Shademaster' TM Shademaster Locust
	GD	Gymnocladus dioica 'Espresso' Kentucky Coffeetree
	QB	Quercus bicolor Swamp White Oak
	TG	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	AS2	Amelanchier laevis 'JFS-Arb' TM Spring Flurry Allegheny Serviceberry
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME
	TO	Thuja occidentalis 'Emerald' Emerald Arborvitae
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	AB	Aronia melanocarpa 'Morton' TM Spring Beauty Black Chokeberry
	SL	Diervilla lonicera 'Jewel' Jewell Bush Honeysuckle
	HQ	Hydrangea paniculata 'Little Quick Fire' Little Quick Fire Hydrangea
	IV	Ilex verticillata 'Jim Dandy' Jim Dandy Winterberry
	IR	Ilex verticillata 'Red Sprite' Red Sprite Winterberry
	PJ	Physocarpus opulifolius 'Jefam' TM Amber Jubilee Ninebark
	PD2	Potentilla fruticosa 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil
	RC2	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	RR	Rosa rugosa 'Dwarf Pavement' Dwarf Pavement Rose
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME
	JF	Juniperus chinensis 'Sea Green' Sea Green Juniper
	JS	Juniperus sabiniana 'Mini-Arcadia' Mini Arcadia Juniper
	JO	Juniperus virginiana 'Grey Owl' Grey Owl Eastern Redcedar
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME
	AS	Allium x 'Summer Beauty' Summer Beauty Allium
	CO2	Calamagrostis x acutiflora 'Overdam' Overdam Feather Reed Grass
	MW	Monarda didyma 'Petite Wonder' Petite Wonder Bee Balm
	PV	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass
	RG	Rudbeckia hirta 'Goldlocks' Goldlocks Black-eyed Susan
	SH	Sporobolus heterolepis 'Tara' Prairie Dropseed

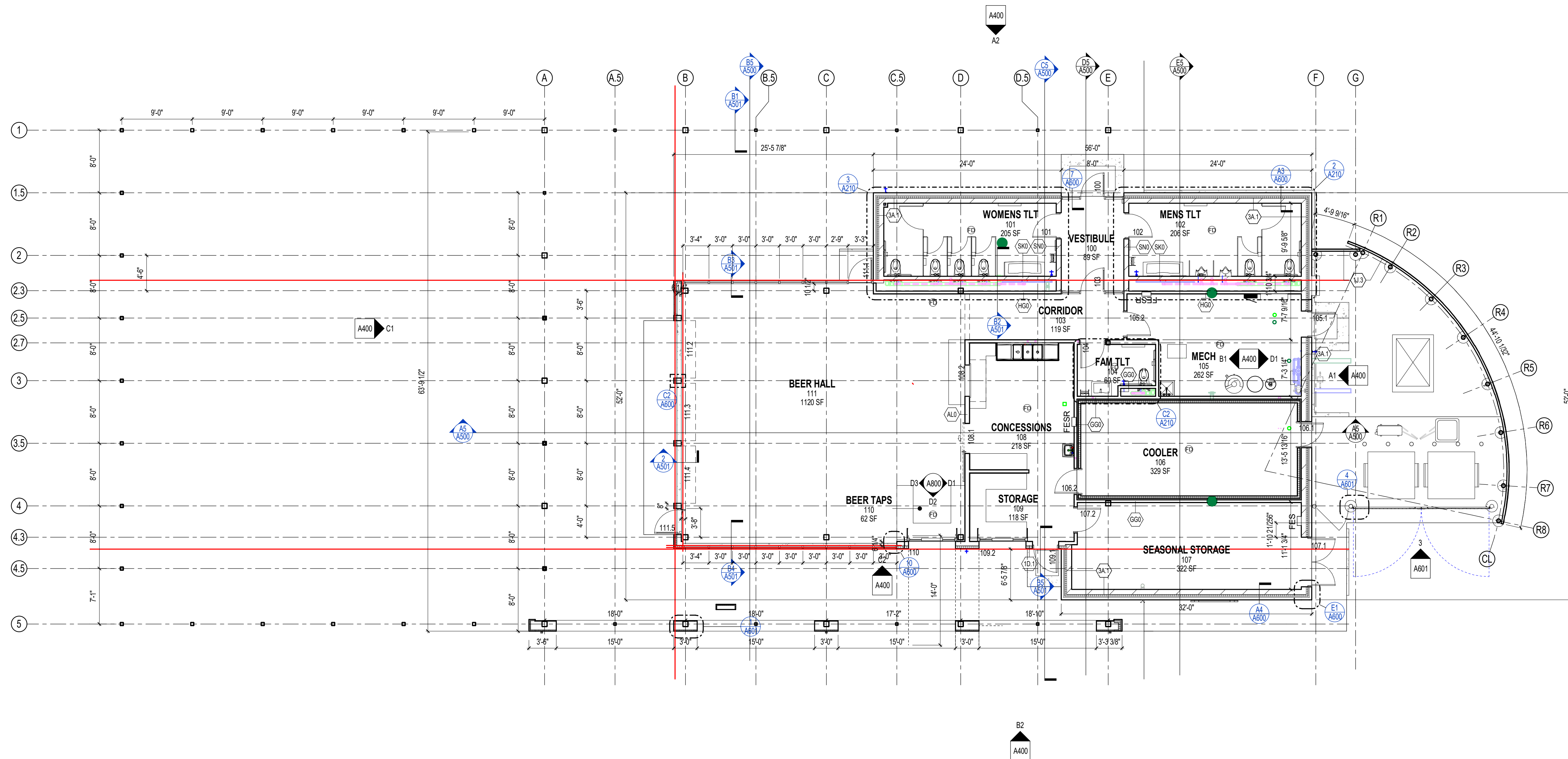
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- FENCE
- ADA PARKING SIGN
- POLYETHYLENE EDGING
- MEADOW SEED MIX
- SEED FERTILIZER AND MULCH

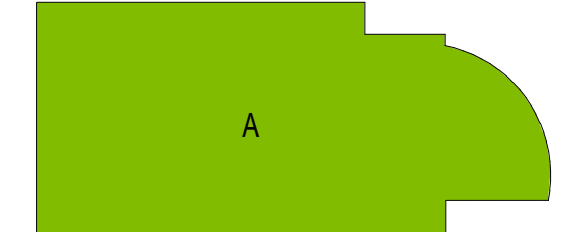
GENERAL NOTES

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





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



KEY PLAN

FLOOR PLAN SYMBOLS LEGEND

- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEM-RECESSED FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MOOIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

- A. ALL GYPSUM BOARD PARTITIONS SHALL BE (ACG) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- D. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL.
- E. EXTEND GYPSUM BOARD PARTITIONS X" ABOVE FINISH CEILING. REFER TO REFLECTED CEILING PLAN FOR PARTITIONS THAT EXTEND TO UNDERSIDE OF DECK ABOVE INDICATED WITH SHARED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL.

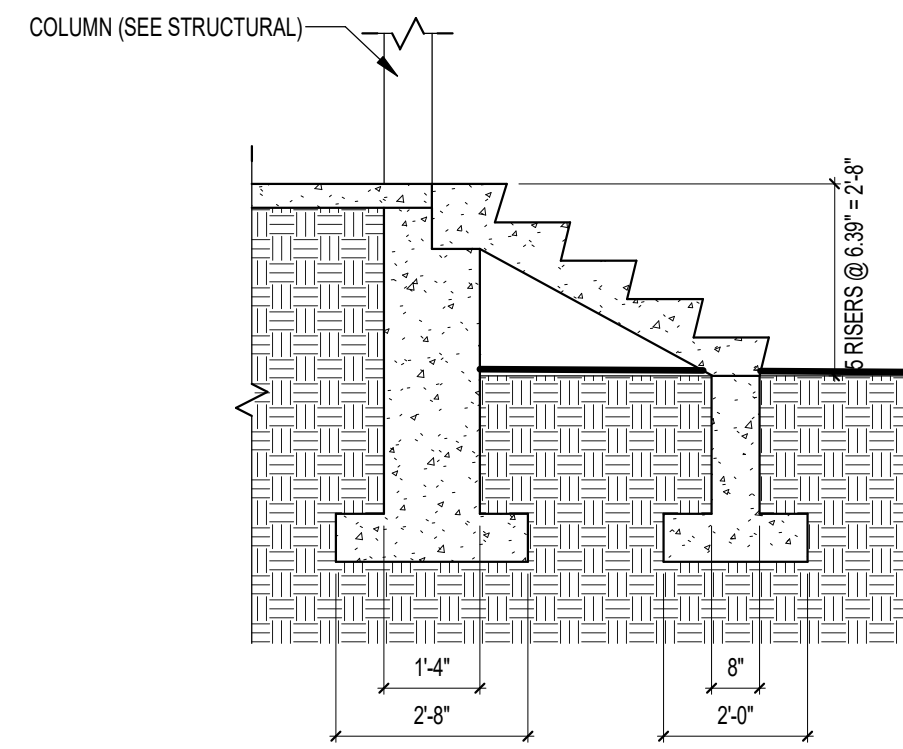
MASONRY PARTITIONS GENERAL NOTES

- A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- C. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

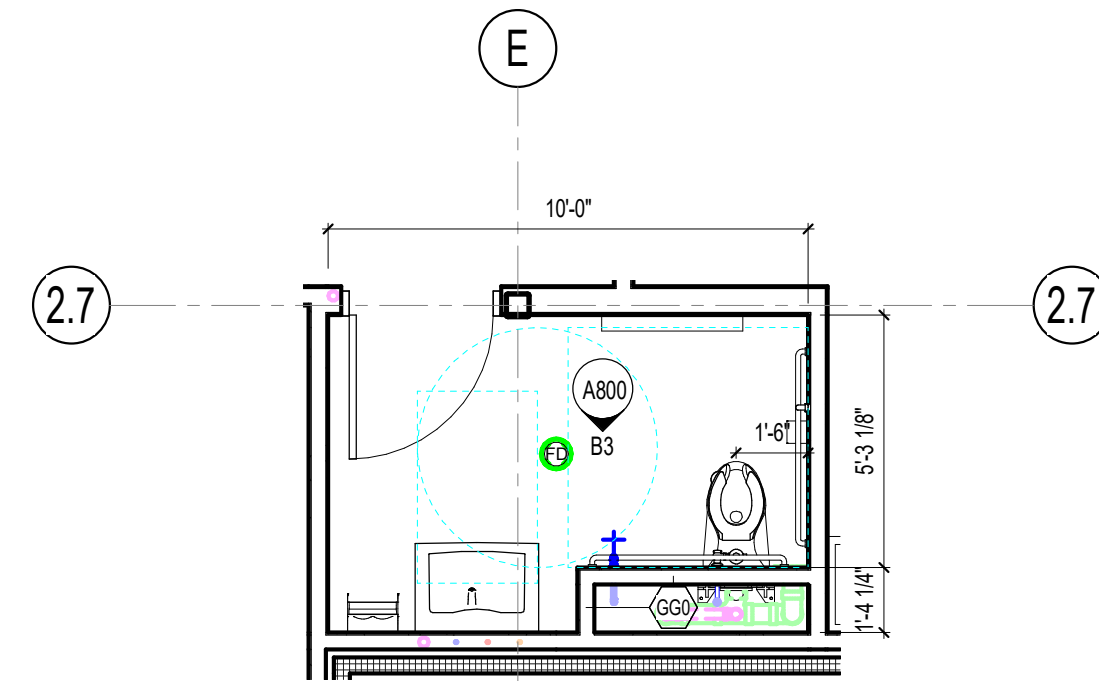
EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
	METAL PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
10.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING PANEL, 7/8" METAL HAT CHANNELS, WEATHER BARRIER, 3" NAJ BASE INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
11.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
11.3	COLD FORMED GALVANIZED STEEL C-CHANNEL CLAD WITH ARCHITECTURAL METAL PANEL.
11.3	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
20.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING PANEL, 7/8" METAL HAT CHANNELS, WEATHER BARRIER, 3" NAJ BASE INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY WEEPERS @ 24" OC AND MASONRY EXPANSION AND CONTRACTION JOINTS @ 16" OC AND PROVIDE CAVITY WEEPERS AT THE BOTTOM OF CAVITY. REFER TO DETAIL XXXXXX. FIRE.
3B.WK	FIBER CEMENT CLAD WALL SYSTEMS OF FIBER CEMENT LAP SIDING EDG FOR OTHER MATERIALS (WOOD FLOORING @ 16" OC, WEATHER BARRIER ON XX" CONCRETE MASONRY UNIT WALL, EDIT FOR OTHER MATERIALS) PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).
A00	ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
AL0	6" STEEL STUDS @ 16" OC.
	ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.
GG0	3/8" STEEL STUDS @ 16" OC.
	ONE LAYER 5/8" GYPSUM BOARD.
HE0	2-1/2" STEEL STUDS @ 16" OC.
	ONE LAYER 5/8" GYPSUM BOARD.
HQ0	3/8" STEEL STUDS @ 16" OC.
	ONE LAYER 5/8" GYPSUM BOARD.
	INSULATION SUPPORT WIRE (ON CHASE SIDE)
SNO	6" CONCRETE MASONRY UNITS.
SNO	8" CONCRETE MASONRY UNITS.

FLOOR PLAN NOTES

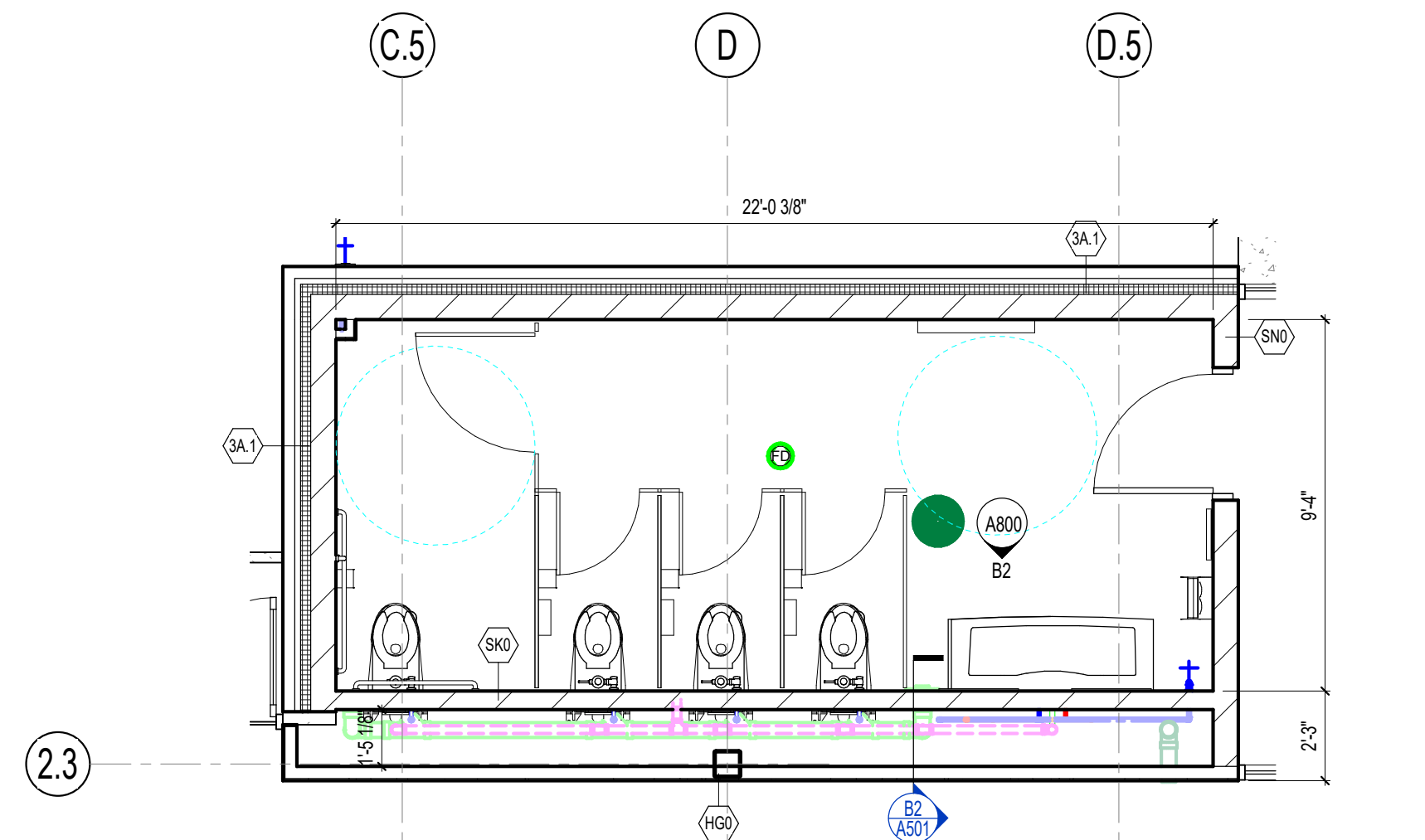
MARK	DESCRIPTION
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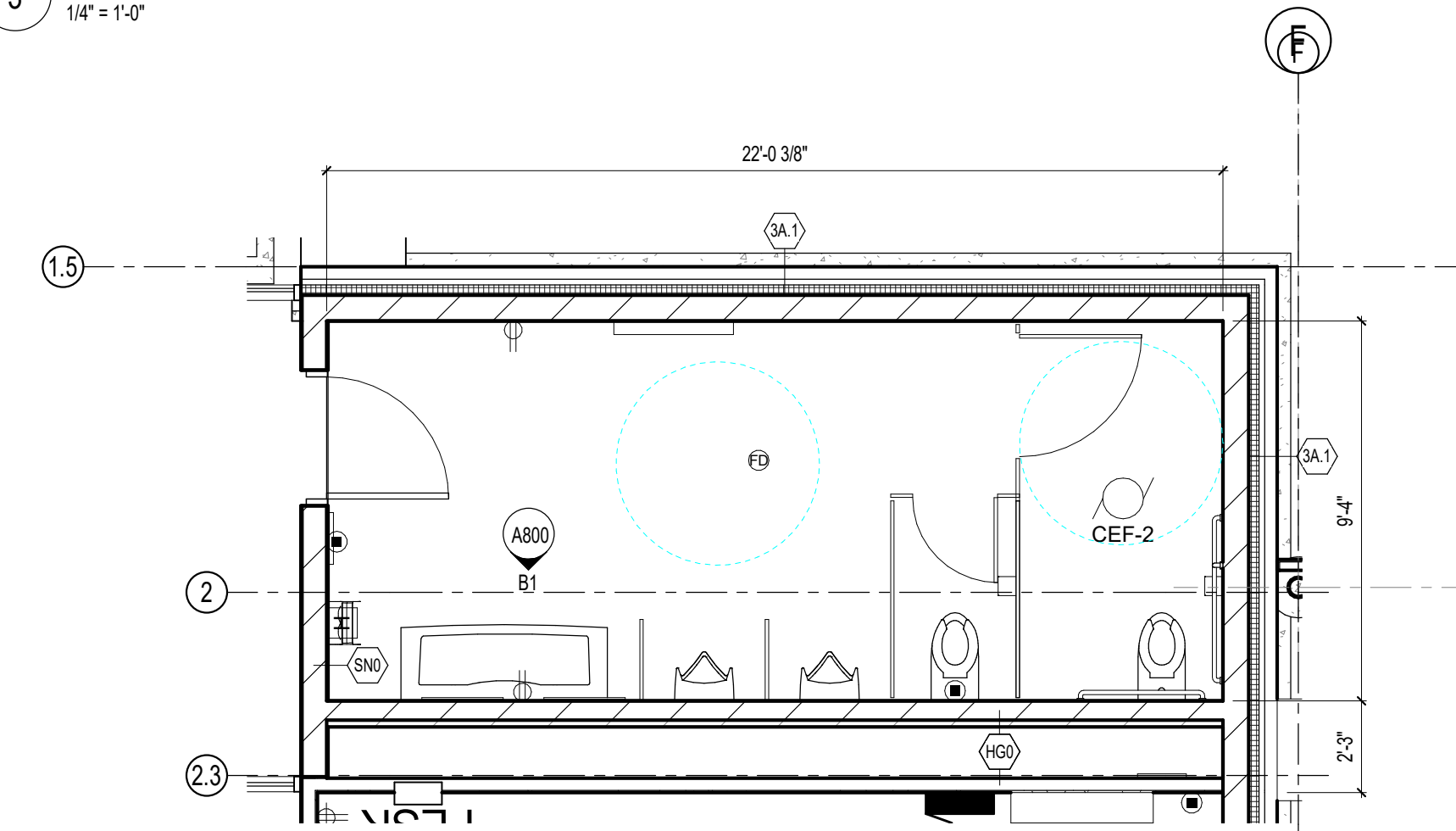
1 STAGE STAIR SECTION
3/8" = 1'-0"



C2 FAMILY TOILET ROOM - ENLARGED PLAN
1/4" = 1'-0"



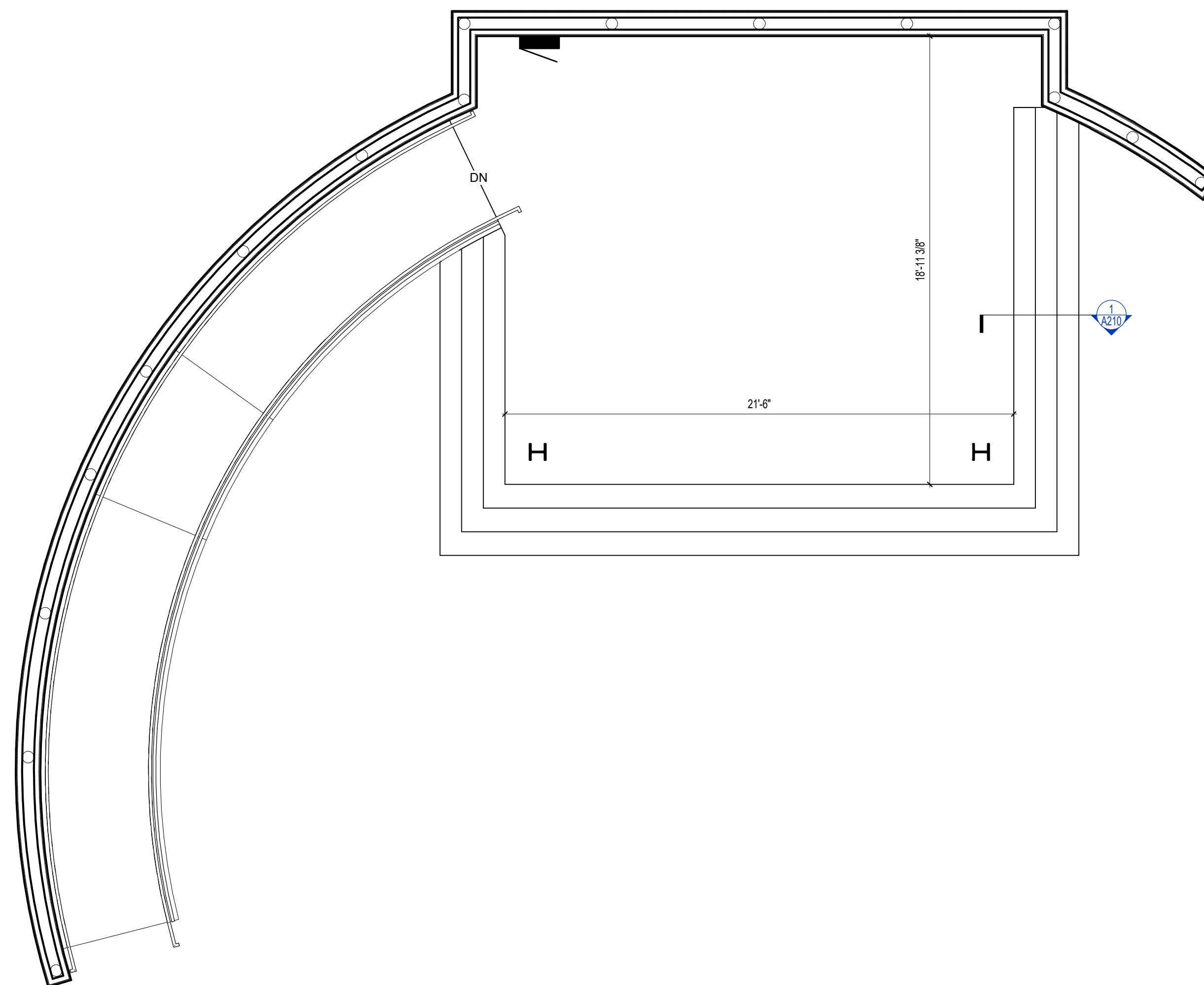
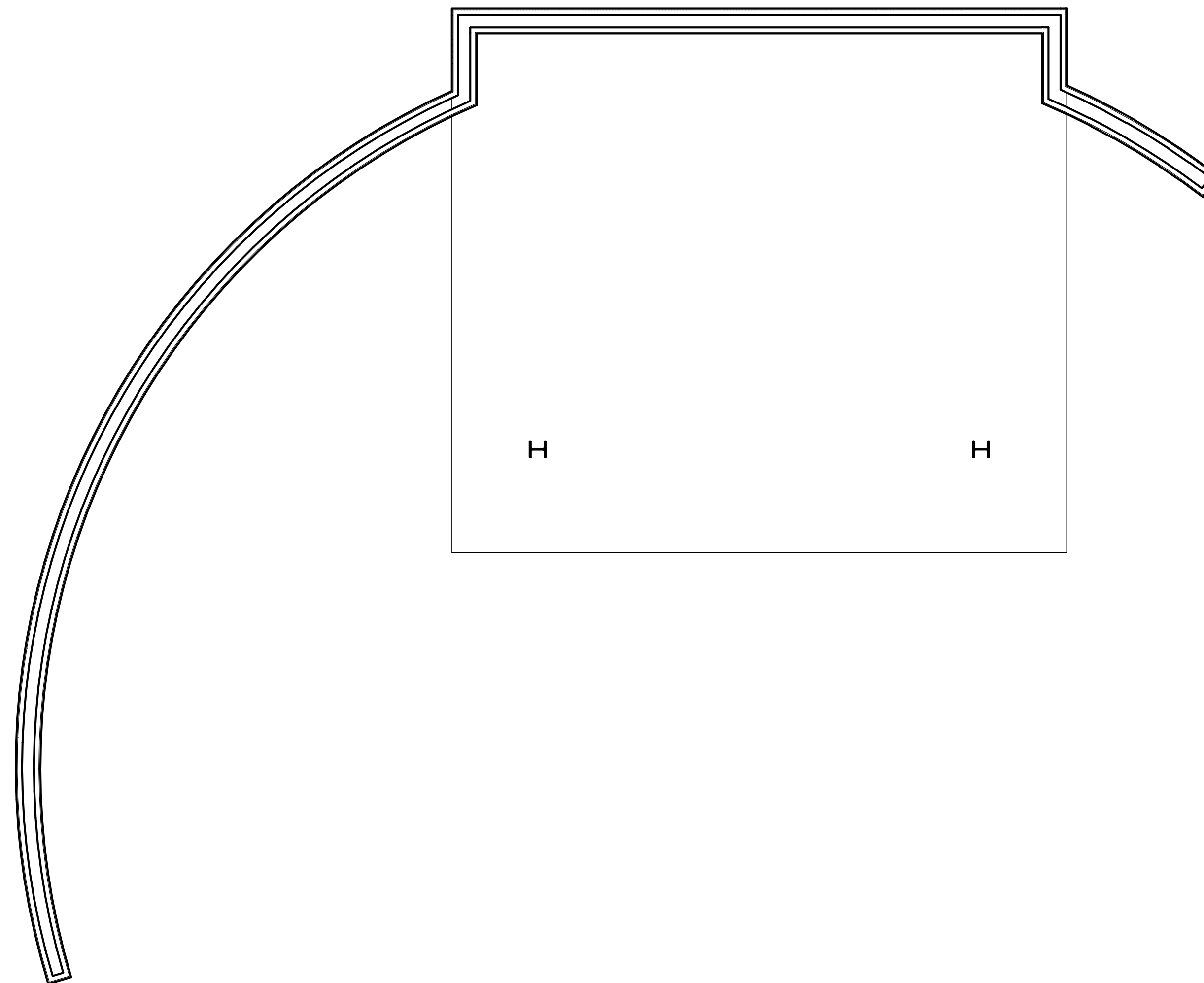
3 WOMEN'S TOILET ROOM - ENLARGED PLAN
1/4" = 1'-0"



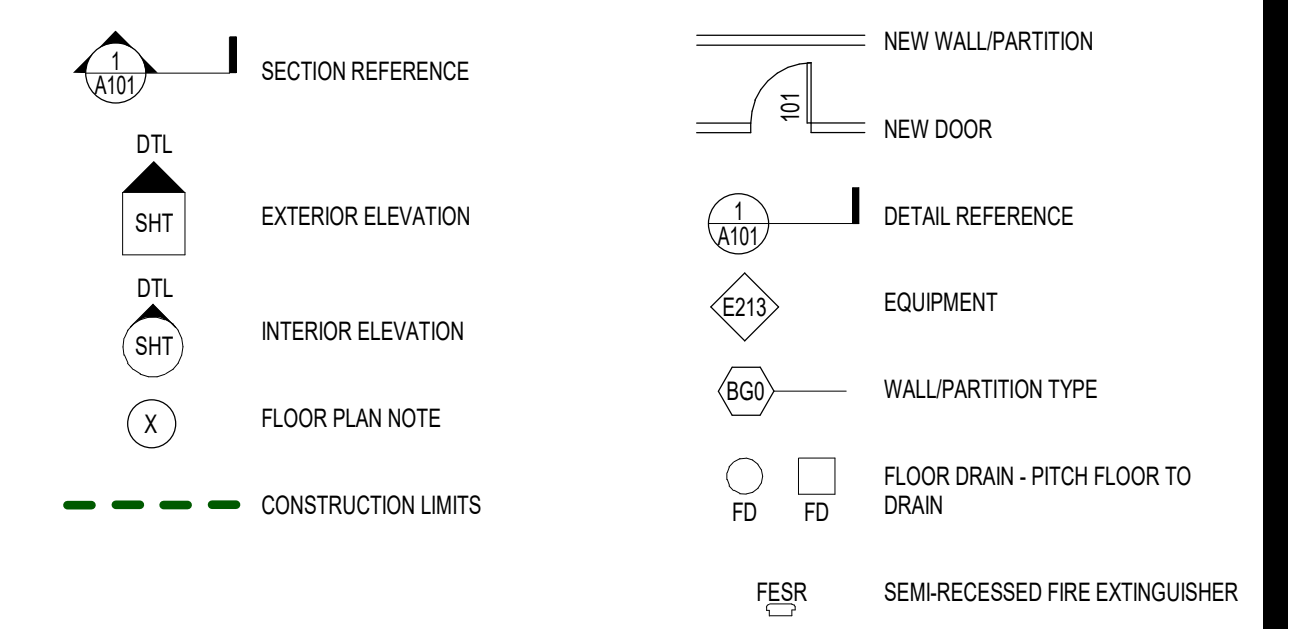
2 MEN'S TOILET ROOM - ENLARGED PLAN
1/4" = 1'-0"

NORTH
LARGE STAGE - REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH
LARGE STAGE - ENLARGED PLAN
1/4" = 1'-0"



FLOOR PLAN SYMBOLS LEGEND



FLOOR PLAN GENERAL NOTES

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

GYPSUM BOARD PARTITIONS GENERAL NOTES

- A. ALL GYPSUM BOARD PARTITIONS SHALL BE (A00) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- D. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK/ STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL - / - -
- E. EXTEND GYPSUM BOARD PARTITIONS X" ABOVE FINISH CEILING. REFER TO REFLECTED CEILING PLAN FOR PARTITIONS THAT EXTEND TO UNDERSIDE OF DECK ABOVE INDICATED WITH SHADDED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK/ STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL - / - -

MASONRY PARTITIONS GENERAL NOTES

- A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN: [Hatch Pattern]
- B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- C. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST BLANK ABOVE IF APPLICABLE). REFER TO DETAIL - / - - PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

EXTERIOR WALL TYPES	
MARK	ASSEMBLY DESCRIPTION
	METAL PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
10.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SIDING PANEL, 7/8" HAT CHANNELS, WEATHER BARRIER, 3" MIN. BASE INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
11.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
11.3	COLD FORMED GALVANIZED STEEL C-CHANNEL CLAD WITH ARCHITECTURAL METAL PANEL.
11.3	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
20.1	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT SHINGLES (EDIT FOR OTHER MATERIAL), 1" RIGID INSULATION, BUILDING WRAP ON 1/2" EXTERIOR GRADE PL WOOD/OBS SHEATHING (EDIT FOR THICKNESS, VERIFY SHEATHING TYPE W/STRUCTURAL), 2 X 6 WOOD STUDS @ 16" OC WITH FULL THICKNESS BATT INSULATION, VAPOR RETARDER AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPSVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPSVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XXAXXX.
3D.5	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT LAP SIDING (EDIT FOR OTHER MATERIAL) ON 2x4 WOOD FLOORING @ 16" OC, WEATHER BARRIER ON 8" CONCRETE MASONRY UNIT WALL, (EDIT FOR OTHER MATERIAL) PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).

INTERIOR PARTITION TYPES				
MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
AG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--
AL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	--	--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	--
HE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	--	--	FULL WIDTH SOUND
HG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD INSULATION SUPPORT WIRE (ON CHASE SIDE).	--	--	3-1/2" THERMAL
SK0	8" CONCRETE MASONRY UNITS	--	--	--
SN0	8" CONCRETE MASONRY UNITS	--	--	--

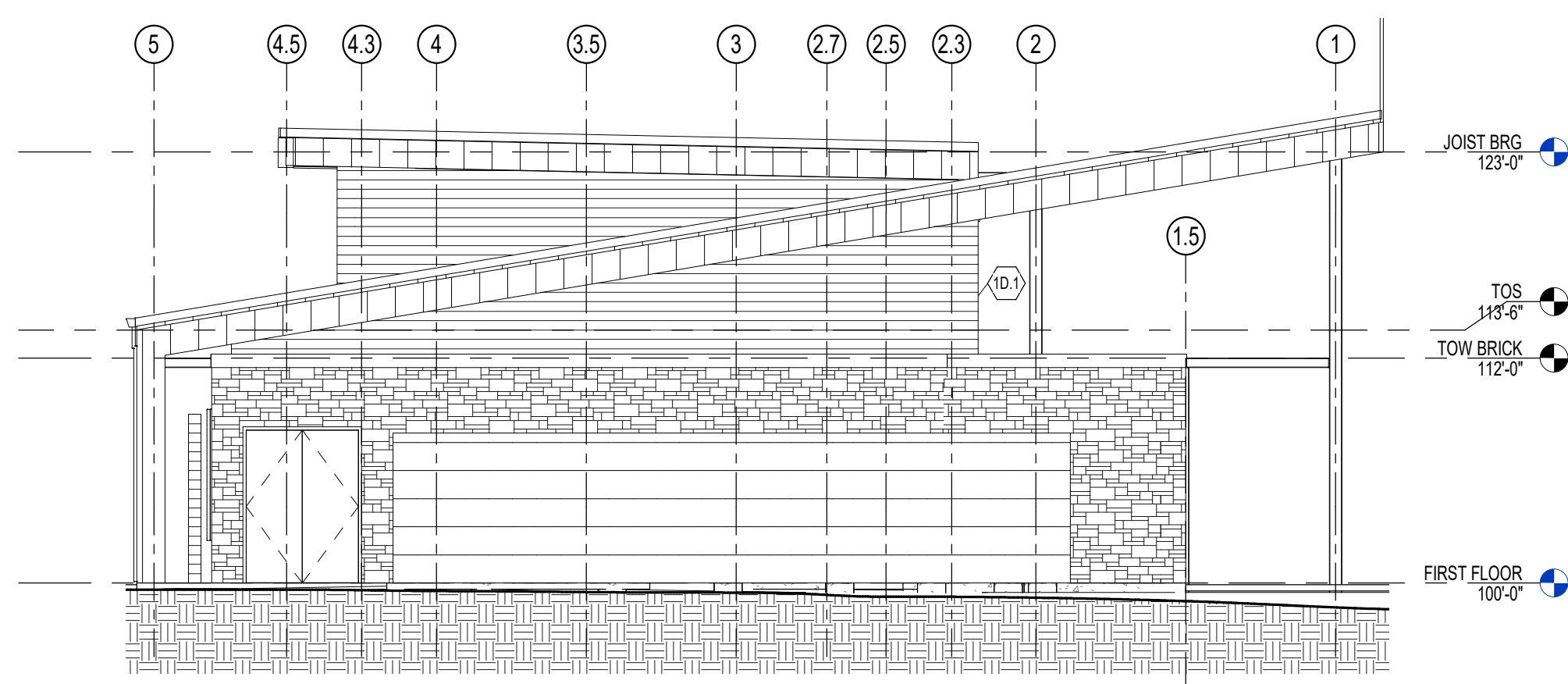
FLOOR PLAN NOTES	
MARK	DESCRIPTION

REVISIONS:

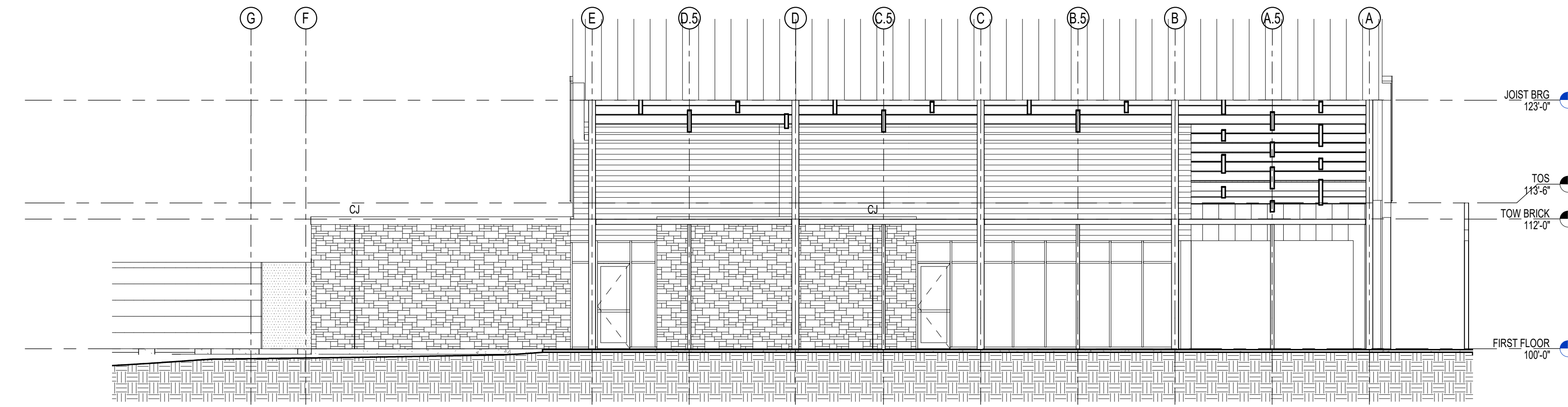




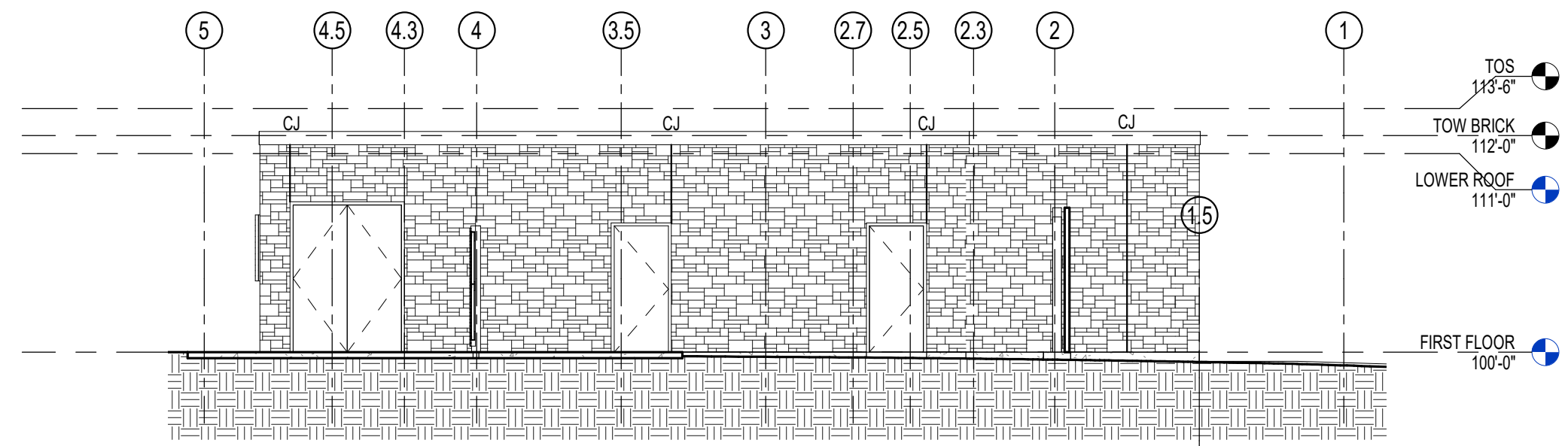
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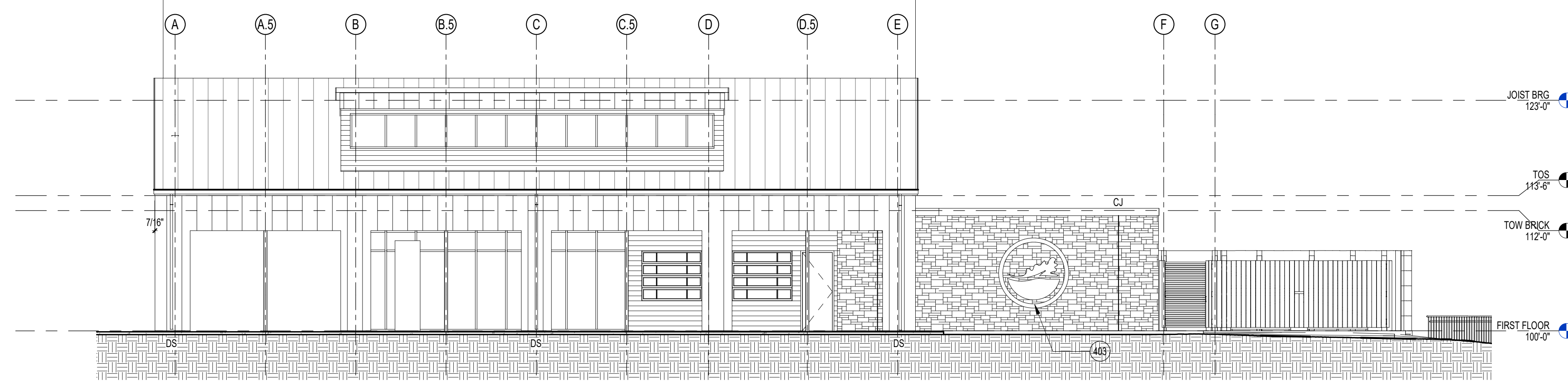
A1 EAST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



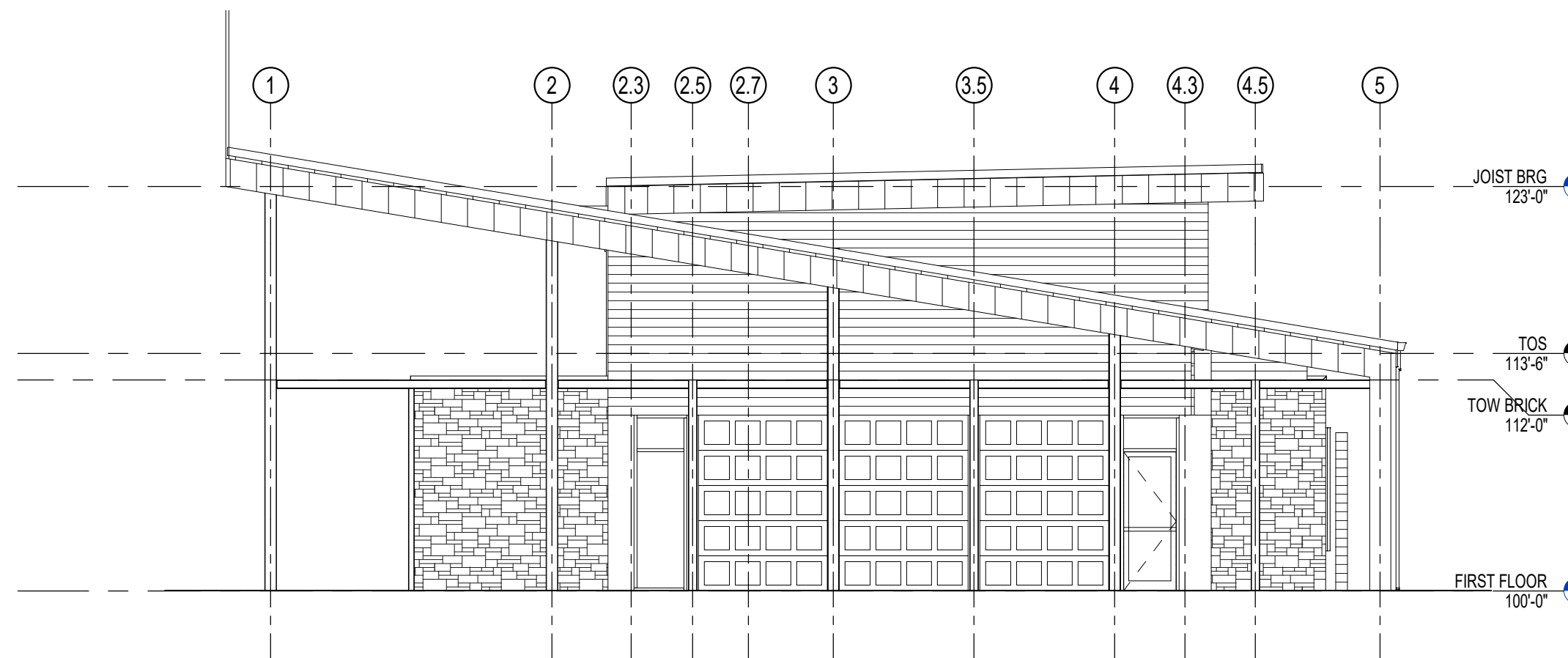
A2 NORTH ELEVATION
1/8" = 1'-0"



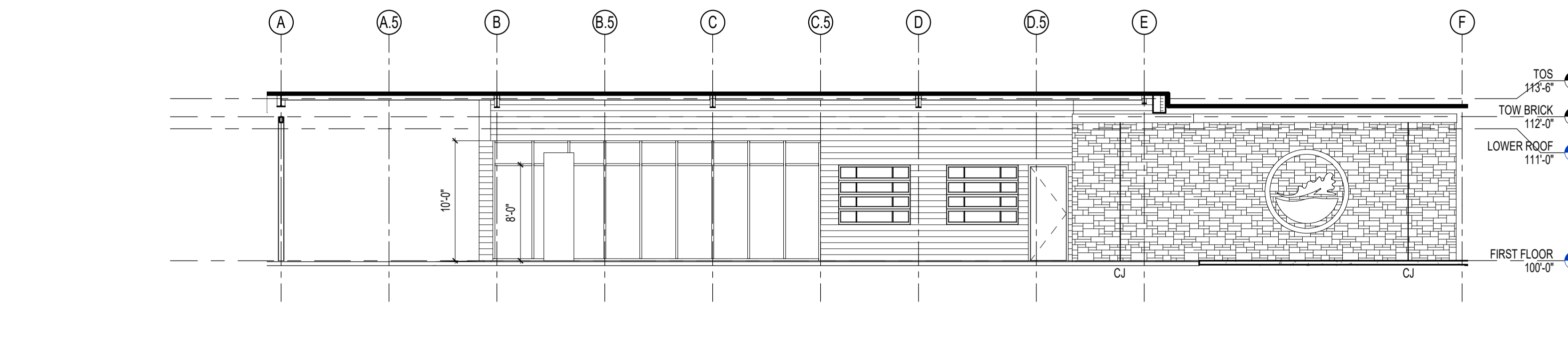
B1 EAST ELEVATION BUILDING
1/8" = 1'-0"



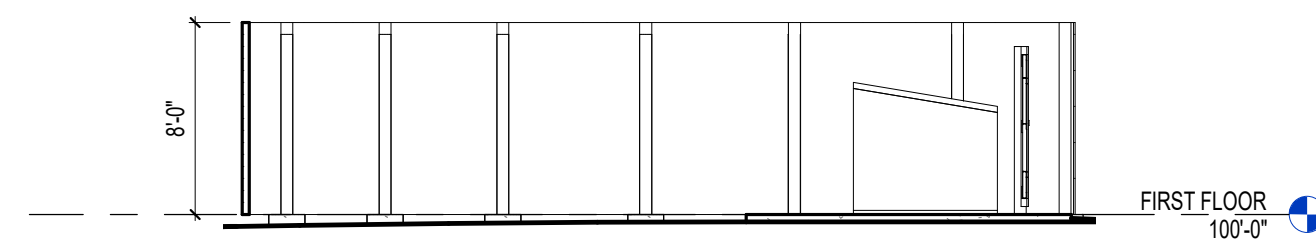
B2 SOUTH ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"



C2 SOUTH ELEVATION BELOW OVERHANG
1/8" = 1'-0"



D1 TRASH ENCLOSURE METAL PANEL WALL
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

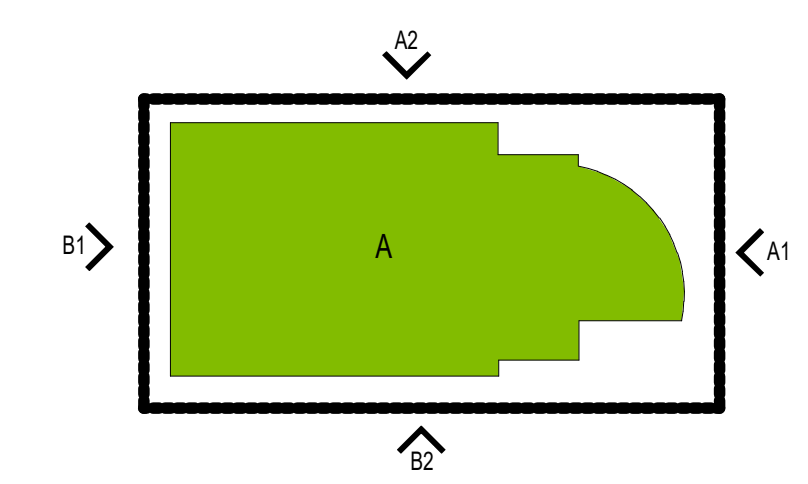
- STONE
- METAL PANEL
- SIDING

EXTERIOR ELEVATIONS GENERAL NOTES

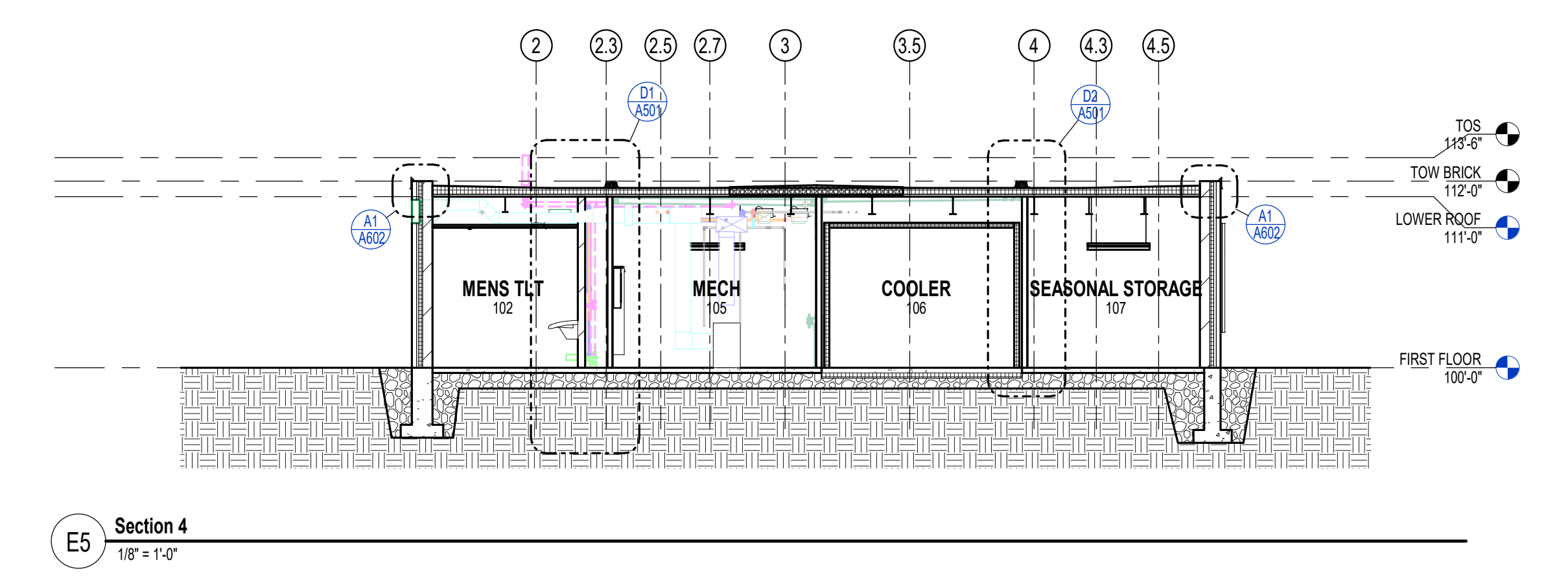
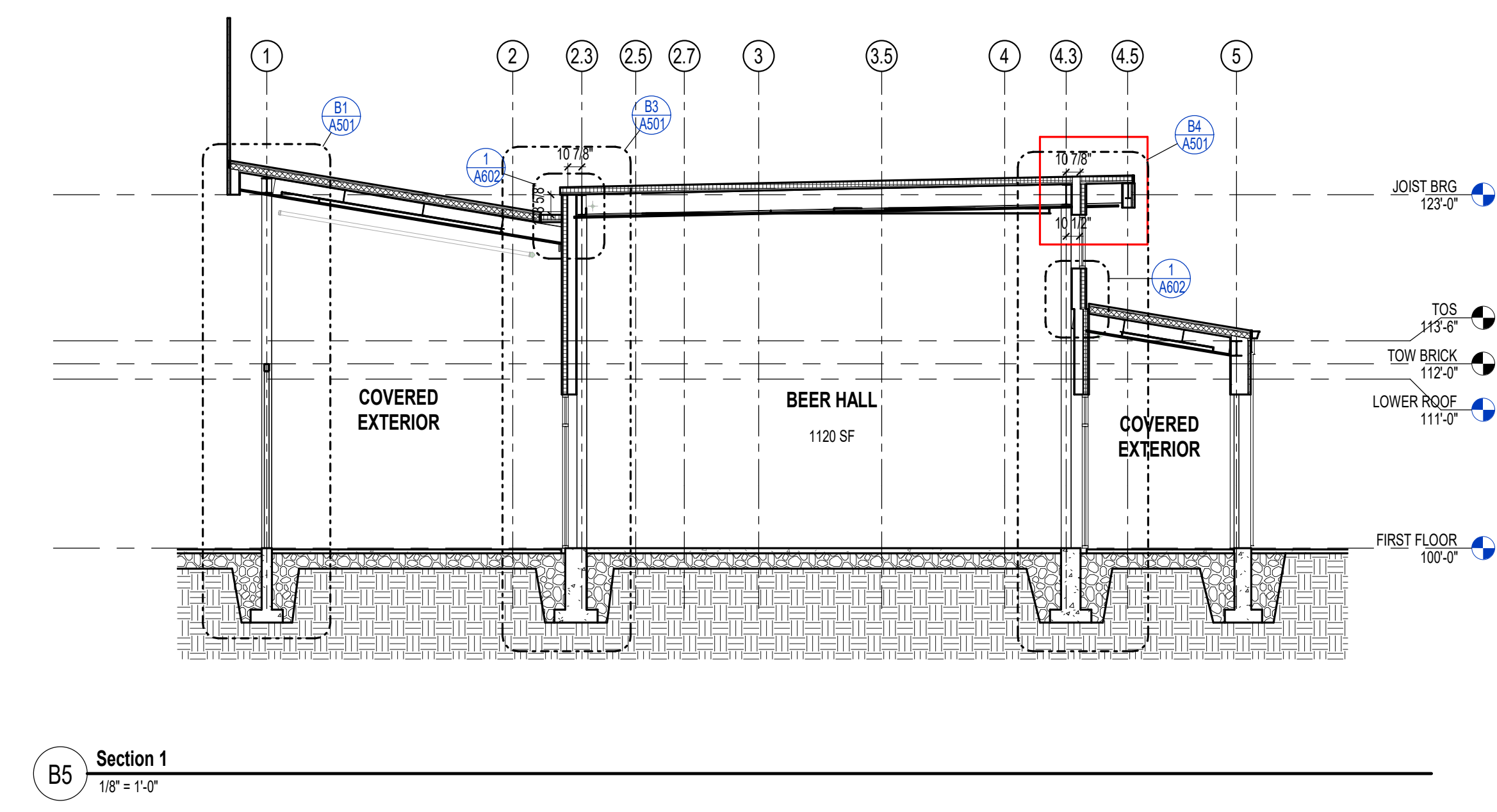
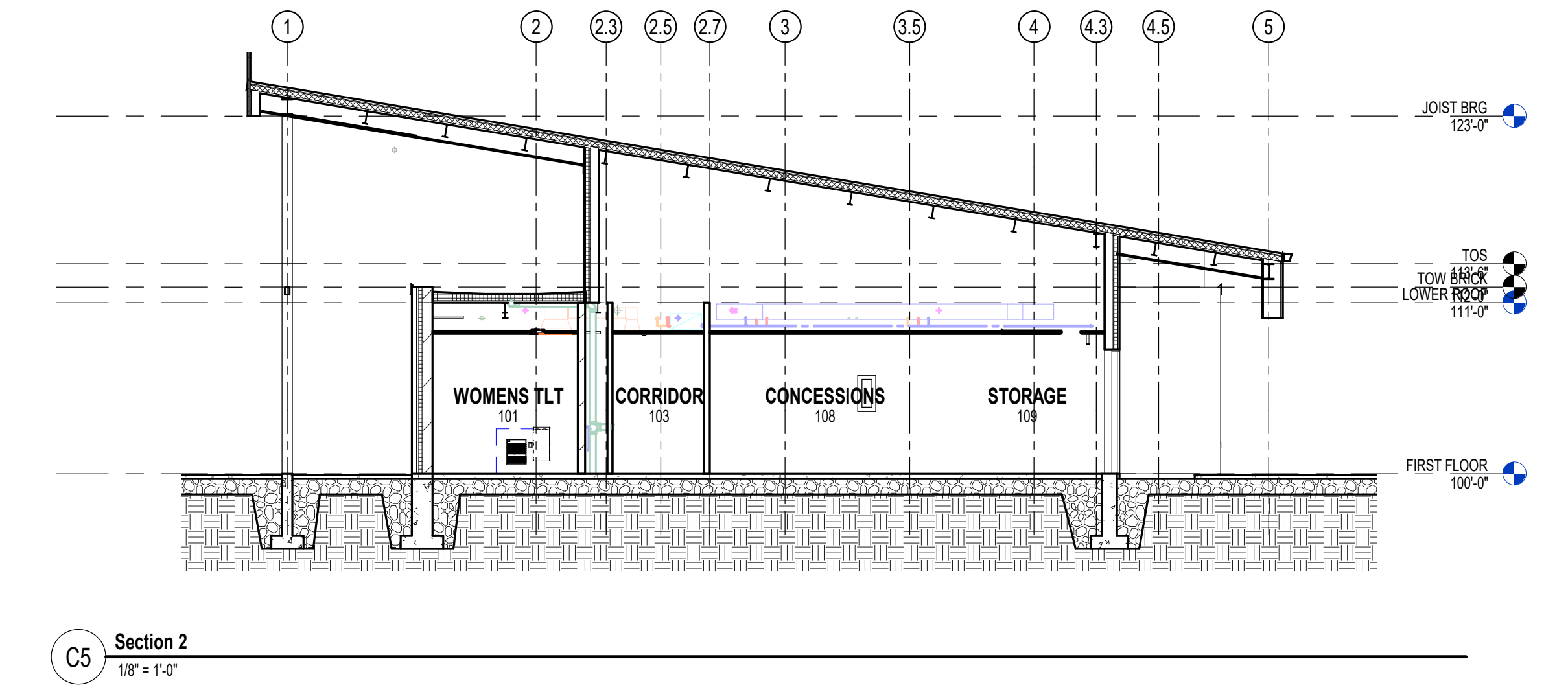
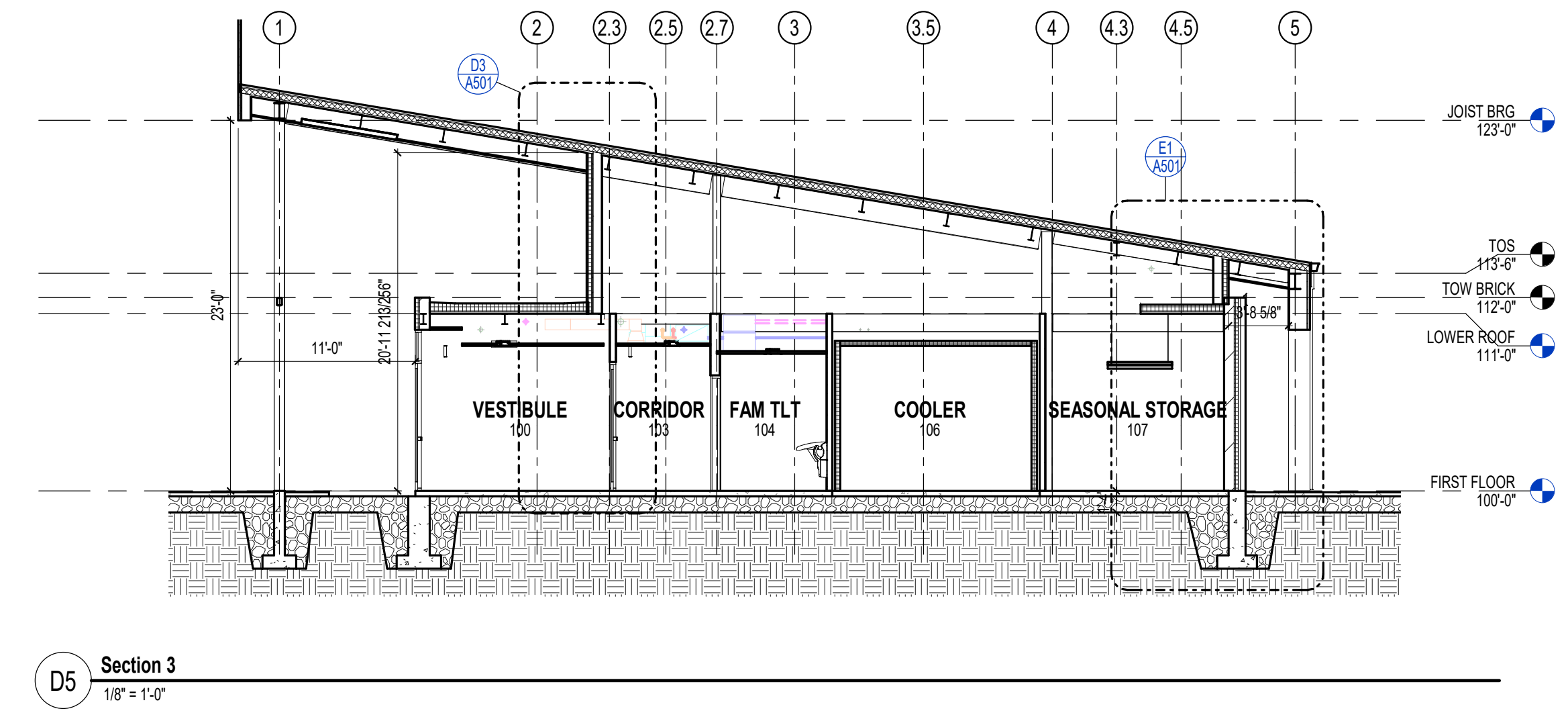
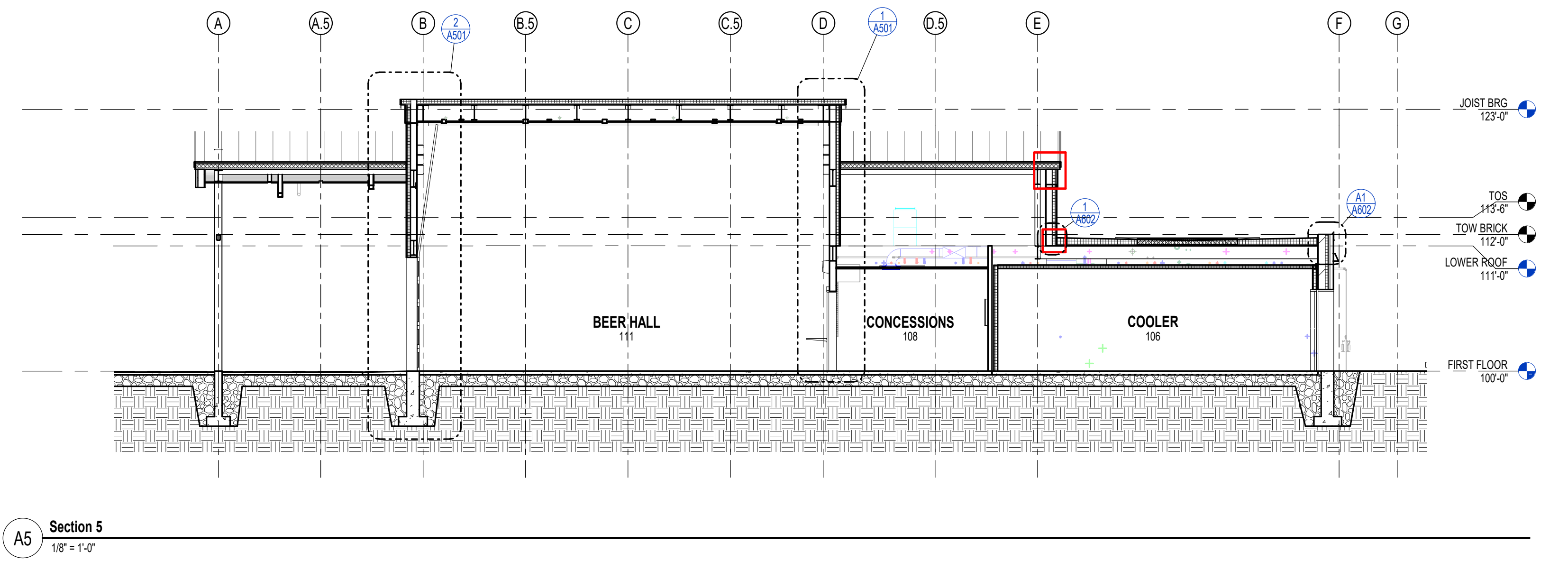
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
- B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)
- C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS
- D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- E. FIBER CEMENT COLOR TO BE ...

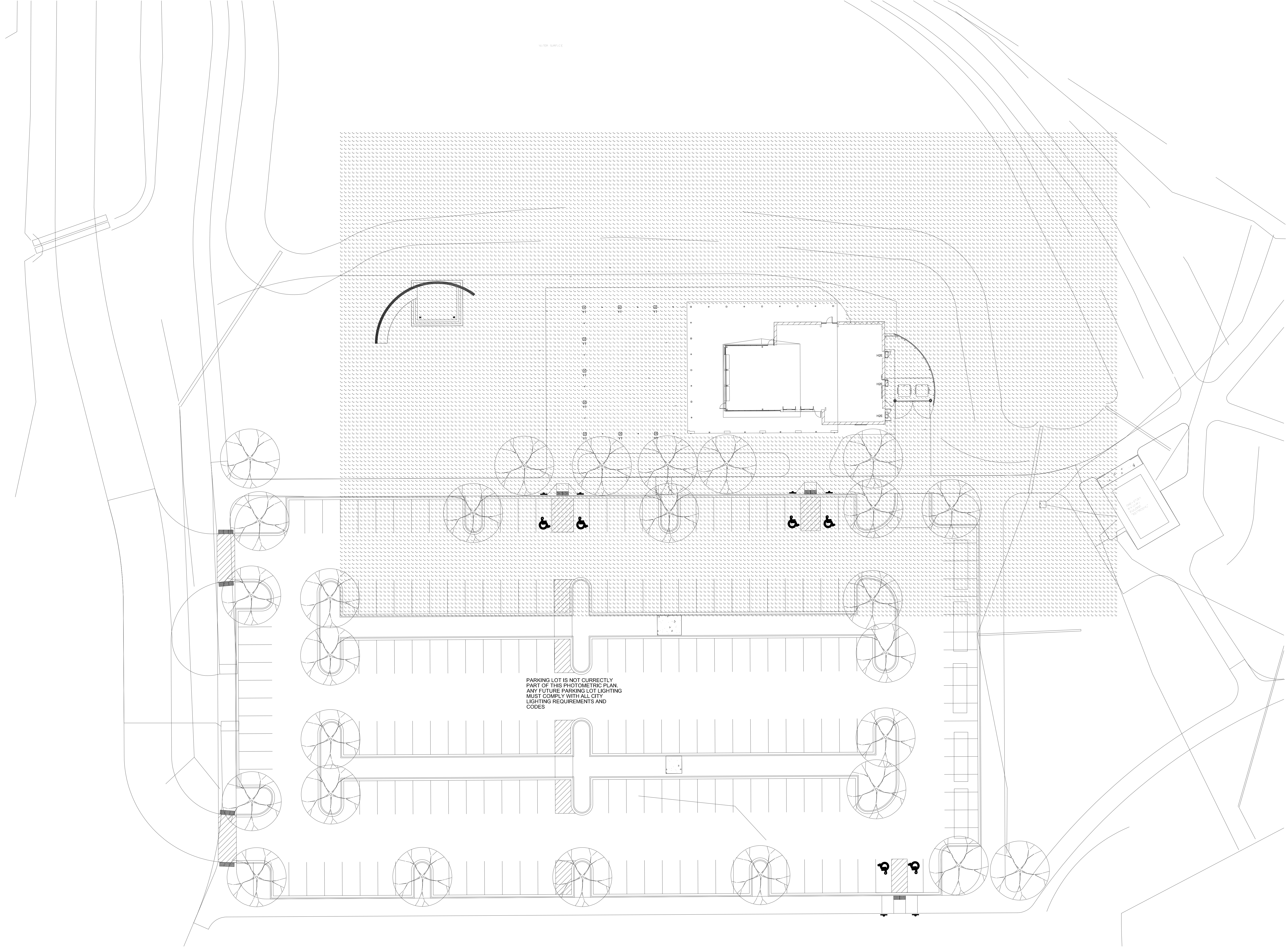
EXTERIOR ELEVATION NOTES

MARK	DESCRIPTION
403	BACKLIT SIGN. CONFIRM DESIGN WITH OWNER

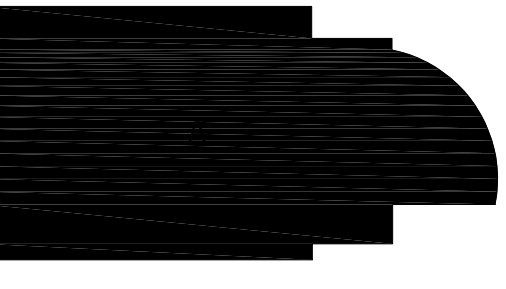


KEY PLAN





NORTH
 SITE PLAN LIGHTING PHOTOMETRIC
 1" = 20'-0"



KEY PLAN

NOT FOR CONSTRUCTION
 © 2022 PLUNKETT RAYSICH ARCHITECTS, LLP

PROGRESS SET	
BID PACKAGE:	
DATE:	05-13-2022
JOB NO:	210180-01
SHEET NO:	

E100

CITY OF OAK CREEK
 ABENDSCHEIN PARK PAVILION
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