



PLAN COMMISSION

June 14, 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.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – May 24, 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. Public Hearing
 - a. SIGN APPEAL – Hold a public hearing on a proposed sign appeal submitted by Bubba Jensen, Peak, Inc., that would allow the applicant to install one (1) 7'-8" x 10'-7" (81.14 sq. ft.) wall sign, one (1) 1'-6" x 10'-7" (15.88 sq. ft.) wall sign, and one (1) 1'-6" x 15'-4" (23 sq. ft.) wall sign on the north elevation of the proposed building; and one (1) 7'-8" x 10'-7" (81.14 sq. ft.) wall sign on the east elevation of the proposed building on the property at 140 W. Puetz Rd. (Tax Key No. 828-8016-000; 6th Aldermanic District).
ZoningHub: <https://s.zoninghub.com/0WCBIJXFZL>; Twitter @OakCreekPC#OCPCPeakSigns
8. Old Business
 - a. PLAN REVIEW – Review site, building, landscaping, and related plans submitted by Tracey Erickson, Erickson Enterprises LLC, for a car wash facility on the property at 140 W. Puetz Rd. (Tax Key No. 828-8016-000; 6th Aldermanic District).
ZoningHub: <https://s.zoninghub.com/AMXPAJM349>; Twitter @OakCreekPC#OCPCPeakCarWash
9. New Business
 - a. SIGN APPEAL - Consider a request for a sign appeal submitted by Bubba Jensen, Peak, Inc., that would allow the applicant to install one (1) 7'-8" x 10'-7" (81.14 sq. ft.) wall sign, one (1) 1'-6" x 10'-7" (15.88 sq. ft.) wall sign, and one (1) 1'-6" x 15'-4" (23 sq. ft.) wall sign on the north elevation of the

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proposed building; and one (1) 7'-8" x 10'-7" (81.14 sq. ft.) wall sign on the east elevation of the proposed building on the property at 140 W. Puetz Rd. (Tax Key No. 828-8016-000; *6th Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/0WCBIJXFZL>; Twitter @OakCreekPC#OCPCPeakSigns

- b. SIGN PLAN REVIEW – Review a sign plan submitted by Tracey Erickson, Erickson Enterprises LLC, for the proposed car wash facility on the property at 140 W. Puetz Rd. (Tax Key No. 828-8016-000; *6th Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/0WCBIJXFZL>; Twitter @OakCreekPC#OCPCPeakSigns

- c. CONDITIONAL USE PERMIT – Review a request submitted by Matt Kurucz, CHI/ACQUISITIONS, L.P., for a Conditional Use Permit for a warehouse and distribution facility in excess of 200,000 square feet on the properties at 6365, 6349, 6377, & 6475 S. Howell Ave. (Tax Key Nos. 718-9972-000, 718-9970-000, 718-9969-000, 718-9962-000; *1st Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/P8N4V6N73J>; Twitter @OakCreekPC#OCPCCHI

- d. REZONE/CONDITIONAL USE PERMIT – Review a request submitted by Abdul Jawad, United Auto Leasing DBA Prestige Motors, to rezone the property at 150 W. Ryan Rd. to B-4, Highway Business with a Conditional Use Permit for vehicle sales on the property at 150 W. Ryan Rd. (Tax Key No. 875-9004-002; *3rd Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/AE0CYU1MD1>; Twitter @OakCreekPC#OCPCPrestige

- e. PLAN REVIEW – Review site, building, landscaping, and related plans submitted by Matt Kohls, Global Schoolwear, for a single-tenant office and warehouse building at 200 W. Oakview Pkwy. (Tax Key No. 955-1045-000; *5th Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/5L74U8HL46>; Twitter @OakCreekPC#OCPCGlobal

- f. PLAN REVIEW – Review site, building, landscaping, and related plans submitted by Steve Pape, Revel Investments, for revisions to the clubhouse and site at 441 W. Ryan Rd. (Tax Key No. 906-9028-001; *5th Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/AOLOKTX57U>; Twitter @OakCreekPC#OCPCBroadacre

- g. PLAN REVIEW – Review site, building, and related plans submitted by Adam Kastl, Aldi, Inc., for site access, guard house, and parking lot modifications on the properties at 9210, 9342, and 9440 W. 13th St. (Tax Key Nos. 876-9997-002, 876-9996-000, and 876-9995-003; *2nd Aldermanic District*).

ZoningHub: <https://s.zoninghub.com/BCCVNIGJY0>; Twitter @OakCreekPC#OCPCAlldi

Announcements & Adjournment.

Dated this 10th day of June, 2022

Posted 6/10/2022 ad

Public Notice

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

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

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 24, 2022**

Alderman Loreck called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siefert, and Commissioner Chandler. Also present: Doug Seymour, Director of Community Development, Laurie Miller, Zoning Administrator and Mike Havey, Assistant Fire Chief. Alderman Loreck was excused.

Minutes of the May 10, 2022 meeting

Commissioner Siefert moved to approve the minutes of the May 10, 2022 meeting. Alderman Guzikowski seconded. Mayor Bukiewicz abstained, all others on roll call: voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

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

Director Seymour provided an overview of the conditions and restrictions for a Planned Unit Development (see staff report for details).

The proposed conditions and restrictions are:

- Section 1
 - o PUD includes only Lot 1 of CSM to be recorded
- Section 2
 - o Site & Building Plan review required
 - o Development Agreement Required
 - o CSM shall be recorded prior to permitting
 - o Tree preservation & removal plan & Master Landscape Plan required
- Section 3
 - o Max. 22 buildings, 134 units, attached garages
 - o Garages per new Zoning Code
 - o Exterior building materials per new Zoning Code & include vinyl (see modification request for brick)
 - o Max. 2 monument signs, separate frontages
- Section 4
 - o Garage & parking apron requirements
 - o Parking shall not obstruct pathways, roads, etc.
 - o Min. 20-foot buffer between road & west property
 - o Min. clear area, parking restriction, no connection to Greys Lane, 20th Street. Access restricted
- Section 5
 - o Lighting per new Zoning Code
- Section 6
 - o Impact fees assessed
- Section 7
 - o Bulk & Dimensional Requirements, Setbacks

The applicant stated they would wait for questions from the Commission.

Commissioner Hannah asked if the request to replace some of the larger trees will be reflected in the Landscape Plan. Director Seymour answered that, per the conditions and restrictions proposed, the Tree preservation & removal plan & Master Landscape Plan will be required and is currently being developed for final approval at a future meeting. Commissioner Hannah then asked why the applicants are requesting vinyl and brick modifications. Director Seymour answered that there have been many requests to use thinner brick than what the Code specifies and the brick depth requirement originally came from quality concerns with some commercial products on the market.

Josh Wohlreich, 313 Surrey Lane, Lake Forest IL, 60045, representing CR Devco, stated the proposed thin brick is a thinner version of a standard three (3) to three and a half (3.5) inch face brick. It is a much less environmentally impactful material that would comply with National Green Building Standards (NGBS) to help CR Devco achieve a bronze certification. Mr. Wohlreich said that while the thinner brick does lose some insulation value, the proposed designs make up those values to meet Code with the wall itself. To conclude, Mr. Wohlreich stated the thin brick is a more economic choice of material while maintaining a high-quality design.

Commissioner Hannah then asked what the maintenance plan would be for this material, as after time the vinyl may look dusty and not like traditional brick. Mr. Wohlreich clarified that the proposed material in discussion is real brick and would cover the bottom three (3) feet of the buildings' elevation with vinyl siding covering the rest of the elevations. Director Seymour also confirmed that the installation of this thin brick material would be individual; there will not be sheets of bricks installed at once. Commissioner Hannah asked for further clarification on why the applicant is requesting the vinyl material. Mr. Wohlreich answered by stating the Code currently allows a cementitious board for residential exteriors, yet the proposed vinyl siding is durable and degradation of the material over time is minimal.

Ryan Swingruber, 228 Raymond Ave., Barrington IL, 60010, representing CR Devco, then stated plans, specifications and samples can be shared going forward. The requested materials are high-end products that will meet the NGBS quality while being low-maintenance.

Alderman Guzikowski stated his acceptance for the thin brick and vinyl materials.

Commissioner Chandler requested further clarification on whether the choice to use the thin brick was one made of cost or safety. Director Seymour answered the choice has been made based on durability and installation. Commissioner Chandler then asked how the thin brick would meet the established building standard. Mr. Wohlreich stated the current Code stands for a face brick that has a minimum of three (3) inches for a depth; and what is being asked for is that ordinance be waived to allow a brick that is thinner than three (3) inches. Commissioner Chandler then asked how the thin brick can meet the durability standards and Mr. Wohlreich answered that, although installation may be different, there is no difference in durability between the two, as they are made of the same material. Commissioner Chandler then asked Director Seymour to explain the fire safety of the proposed thin brick. Director Seymour agreed the thin brick may have additional fire prevention benefits and stated the material is fire resistant and restated the requested material is individual bricks, not sheets of masonry-like material being applied to building facades.

Commissioner Chandler then asked if the plans have changed as the report states that one (1) brick will be used for the upper floors and three (3) inch brick will be used on the lower floors. Director Seymour answered that the standard was written with a multi-story building in mind, but what is being proposed is single-story buildings so the thin, one (1) inch brick would be applied along the base of the buildings.

Mayor Bukiewicz asked if the brick will stick out farther than the siding with an end cap on top, adding approximately three (3) inches of depth to the exterior surfaces. Mr. Wohlreich answered in the affirmative. Mayor Bukiewicz then asked Director Seymour where, in the City, has the thin brick and vinyl have been allowed in the recent past. Director Seymour answered that a current hotel project allowed the thin brick and the Code currently allows vinyl as an accent material. Mayor Bukiewicz then asked the applicant if vinyl will be used in the gables / dormers. Mr. Wohlreich answered in the affirmative; that one of two patterns will be used, a 'shake' or a 'board and baton' look.

Commissioner Oldani asked if the vinyl material is accepted and approved in the upcoming motion, will a new precedent be set for future residential exterior projects? Director Seymour answered in the negative, explaining the Plan Commission can continue to make these changes on an individual project basis.

Commissioner Chandler then asked if standards should be created so developers know what they may need an exception for. Director Seymour answered that the Plan Commission can vote, with three quarters (3/4) majority, to waive requirements provided additional features are incorporated on the site to offset the vinyl request. He then asked the applicant what those additional features would be? Mr. Wohlreich stated the NGBS certification and the low-density, open design of the project would be those features. Mr. Swingruber added that the garden courtyards designed to fill the 60 feet of space between the buildings, with extensive landscaping and greenspace, would be a highlight of those features.

Commissioner Chandler then asked what NGBS is, what is the certification and how is that linked to the thin brick and vinyl request. Mr. Swingruber explained that NGBS stands for National Green Building Standards which CR Devco can achieve a certification through if the company meets all four (4) tiers. By working with thin brick, a requirement would be met to help achieve the first of tier. Mr. Wohlreich followed up by commenting that the City's Comprehensive Plan supports environmentally friendly developments. In regards to vinyl siding, Mr. Wohlreich stated the proposed design, masonry 'water table' around the base of the home with a secondary material above, is seen on many single-story homes and the proportion of vinyl used is appropriate.

Commissioner Chandler asked Director Seymour if there is an amount of vinyl that should be accepted. Director Seymour explained there is no standard amount and it would be difficult to set that standard, he also reminded the Commission the vinyl that has been allowed in the past has been used for accents on large commercial buildings, and suggesting the Commission use the metrics of quality appearance and durability to make their decision.

Mayor Bukiewicz then stated the greenspace features were going to be designed whether vinyl was used as a siding or not and asked if the NGBS materials would translate to cost effectiveness to the residents of the development. Mr. Wohlreich answered that the thin brick material would not, however the planned installation of energy efficient appliances, like HVAC systems and water usage items will be reflected in lower utility bills for the residents. Mayor Bukiewicz and Director Seymour then commented on seeing these materials only on larger commercial projects and briefly discussed previously approved roofing materials in the City.

Discussion over the proposed gable patterns was then had between the applicant, Director Seymour, Mayor Bukiewicz and Commissioners with an agreement to see renderings and samples of the vinyl in the 'board and baton' pattern. Director Seymour commented that site and building plans for the development will come before the Plan Commission for final approval as well. Discussion was then had amongst the Commission on how to modify the motion to include the thin brick and vinyl material.

Alderman Guzikowski moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions, including thin brick, as part of Planned Unit Development request submitted by CR Devco, LLC, for portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St.

Commissioner Siefert seconded. Commissioner Chandler: voted no. All others on roll call: voted aye. Motion carried.

**REZONE
C.W. PURPERO
7030 S 13TH ST.
TAX KEY NO. 735-9000-000**

Director Seymour provided an overview 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 (see staff report for details).

The Commission had no questions.

Commissioner Siefert moved 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.

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

**REZONE
C.W. PURPERO
1190 W RAWSON AVE.
TAX KEY NO. 735-9041-000**

Director Seymour provided an overview 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 (see staff report for details).

The Commission had no questions.

Commissioner Oldani moved 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.

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

**TEMPORARY SIGN PLAN REVIEW
PARADIGM REAL ESTATE CORP
10523 S. HOWELL AVE. AND 10304 S. OAKVIEW PKWY
TAX KEY NO. 955-9998-000 & 955-1028-000**

Zoning Administrator Miller and Director Seymour provided an overview of a request for the approval to display one temporary sign on each property located at 10523 S. Howell Avenue & 10304 S. Oakview Parkway (see staff report for details).

The Commission had no questions.

Commissioner Siepert moved 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.

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

**PLAN REVIEW
OAK CREEK PUBLIC LIBRARY
8040 S. 6TH ST.
TAX KEY NO. 813-9064-000**

Director Seymour provided an overview of site and related plan review for a proposed exterior locker system for pickup and return of library materials (see staff report for details).

Jill Lininger, Oak Creek Public Library (OCPL) Director explained the library had received a grant from the Milwaukee County Federated Library System to install the exterior lockers. The lockers would further support providing accessibility for patrons who are unable to access the library during normal business hours.

Commissioner Hannah asked if there is anyway to prevent the lockers from being vandalized. OCPL Director Lininger answered that the City's IT Department has been contacted about installing an additional camera to monitor the lockers for extra security.

Commissioner Oldani asked if any thought was had to the lighting of the lockers. OCPL Director Lininger answered the exterior lighting from the buildings overhang would provide the light.

Commissioner Chandler asked if there would be a way to make the lockers blend into the building's façade more. Director Seymour answered that as part of the City's public art initiative, discussion has been had in possibly wrapping the lockers with local art; not making the structure blend in, but stand out as a public art piece. Commission members voiced their approval for this concept.

Mayor Bukiewicz then asked for confirmation that the lockers needed electric power and a data cable. OCPL Director Lininger stated there is already an existing exterior electrical outlet and interior data access in the proposed location already.

Commissioner Siepert then asked how the lockers would be loaded; from the inside of the building, through the back of the lockers, or from the exterior front doors. OCPL Director Lininger answered the lockers will be loaded from the front and briefly explained the process of using the locker system.

Mayor Bukiewicz took time to commend and thank OCPL Director Lininger on her service to the Library and City.

Commissioner Oldani moved 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.

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

PLAN REVIEW
PLUNKETT RAYSICH ARCHITECTS (PRA), LLP
1321 E. DREXEL AVE.
TAX KEY NO. 815-9997-000

Director Seymour provided an overview of the site and building plans for the Abendschein Park Pavilion (see staff report for details).

Mayor Bukiewicz invited Parks Commission Chair Leah Schreiber-Johnson to speak at this time. Chair Schreiber-Johnson declined.

Commissioner Hannah asked if the traffic along Drexel Ave has been evaluated yet, as there is a residential subdivision directly north of the project location. Director Seymour answered that improvements to traffic flow on Drexel Ave. have been seriously discussed by Staff, along with options for overflow parking as needed, and a secondary access road to the park will be created with the future condominium development directly west of the park. Commissioner Hannah then asked Commissioner Kiepczynski if there will be a traffic signal planned for the entrance to the park on Drexel Ave. Commissioner Kiepczynski answered that a traffic signal, various turn lane configurations and road pattern layouts are all being considered. Commissioner Kiepczynski also mentioned the City has been actively applying for grants through WisDOT to increase safety along Drexel Ave. Commissioner Hannah then commented on the importance surrounding the pedestrian crossings and suggested they be included with the improvement plans. Commissioner Kiepczynski agreed.

Commissioner Hannah then asked if the noise during the summer time will be causing issues for the residents north of the property. Director Seymour answered that, as a resident of that area, the activities happening at the park can be heard currently but wouldn't consider the sound a nuisance; going on to explain the proposed future stage has been oriented to face the south and is set off of Drexel Ave by quite some distance. Mayor Bukiewicz added that the noise would be subject to the park hours as well.

Commissioner Carrillo asked why gravel was chosen instead of pavement for the area west of the Pavilion, not covered by the buildings large overhang. Director Seymour answered that the potential vendor suggested the material due to its success at their other location(s). Commissioner Carrillo stated, assuming the location is handicap accessible, gravel is hard to navigate for strollers, etc. Director Seymour explained the area under the large overhang is concrete. Commissioner Carrillo then asked whether or not the majority of the total seating area would be gravel. Director Seymour answered in the negative, the majority of the seating capacity would be on the proposed concrete area. Commissioner Carrillo then asked if the Pavilion would be rentable. Director Seymour answered in the affirmative and the building is being designed to be rentable and used for the public.

Commissioner Kiepczynski stated the plans reflect concrete covering the whole outdoor seating area, not gravel for the previously referred-to seating areas. Director Seymour stated he will clarify with the architect what material will be used in those areas.

Commissioner Oldani also stated his interest to know what the proposed material will be, voicing his disapproval for the gravel option. Zoning Administrator Miller commented that gravel was an option as the area will have high traffic and replacing and reseeding grass wouldn't be an effective solution. Mayor Bukiewicz added gravel does provide traction that concrete doesn't, it's very easy to maintain, and the vendor prefers that material.

Commissioner Hannah then asked if the rocks could go into the drainage system, causing a significant issue. Zoning Administrator Miller answered it has not been an issue at the locations that had been visited. Commissioner Hannah stated her concern for the gravel, and suggested red brick as a ground covering.

Commissioner Oldani asked what the plan is for the existing concession/ restroom building on the property. Director Seymour answered that currently the building will remain for facilities and use for the baseball diamond, additional restrooms, and storage. However, it may be removed for a possible playground, future splashpad, or other anticipated projects as part of the Abendschein Park Master Plan. Commissioner Oldani then stated his approval for retaining the existing building especially in regards to overflow restrooms, and suggested renovating the exterior building to match the proposed pavilion and to approve the proposed stage.

Commissioner Siepert asked how the existing disc-golf course will be affected with extending the parking lot to the south. Director Seymour answered that the affected holes will be reconfigured and not displaced. Commissioner Siepert then asked who will be responsible for the operation of the pavilion. Director Seymour answered that the Recreation Department will be involved in renting the space. Commissioner Siepert asked if there will issues with liquor licenses at the beer garden, to which Director Seymour answered that there are no anticipated problems regarding the liquor license. Commissioner Siepert then asked what will happen if excess water comes to

the area, in regards to the established retention pond on the property. Director Seymour explained the pond has already been built to accommodate the stormwater for a fully developed park. Commissioner Siepert then summarized by asking if the pond was designed to hold a 100-year flood. Commissioner Kiepczynski answered in the affirmative.

Mayor Bukiewicz asked if the proposed kitchen is a full kitchen or a prep space like the Pavilion at Lake Vista. Director Seymour answered in the negative, but could be considered a warming kitchen. Mayor Bukiewicz voiced his concern for having possible renters grilling outside of the space. Zoning Administrator Miller explained the vendor was looking for a warming kitchen with a dishrack, dishwasher and a pass-through area.

Parks and Recreations Commission Chair Leah Schrieber-Johnson, 9024 S. York Ct., Oak Creek WI, 53154, asked about grease traps in the proposed kitchen. Director Seymour stated he believes they have been included. Chair Schrieber-Johnson then explained grease traps had been requested so renters had the option to bring in the appliances they need with a way to properly dispose of food waste. Director Seymour further explained cost considerations were a factor for not building a full commercial kitchen.

Mayor Bukiewicz agreed a full kitchen is not needed but more kitchen options should be provided than what was built at Lake Vista Pavilion. Mayor Bukiewicz then asked if there are enough restrooms planned for the development. Director Seymour explained there may be events in which portable facilities may have to be brought in, but as the space has been designed for more year-round use, the expected population should not be so high as to have to bring in temporary facilities.

Mayor Bukiewicz then asked if the proposed storage space may be able to be removed for extra seating, with the beer garden furniture then being stored at the Department of Public Works building. Zoning Administrator Miller explained the vendor prefers the storage space for extra furniture and the large amount of beer and glassware that is ordered at the beginning of the season. Chair Schrieber-Johnson added that the mentioned glassware would be a retail component for the vendor to which Mayor Bukiewicz asked if that retail option would be available to any vendor. Director Seymour voiced his approval for the storage space, suggesting it can be used for and by many different individuals.

Mayor Bukiewicz then asked if the 1,110 square feet of space would be adequate for activities or events during the winter, i.e. the Warming House event or a winter market. Director Seymour answered in the affirmative, explaining the building will be climate controlled, have a gas fireplace, and garage doors that can close off the interior space to hold 75 – 160 people. Commissioner Carrillo and Mayor Bukiewicz agreed a winter market would not fit in that space.

Per Chair Schrieber-Johnson, Director Seymour also described the outdoor transaction window, which would be a secondary point of sale location to the indoor transaction counter. Zoning Administrator Miller clarified that there are actually two (2) outdoor transaction windows planned on the south wall of the building; the first window, located next to the storage area, will be designated for the purchase of the glassware and additional merchandise, and the second window will be designated for filling the glassware. This design should alleviate long wait times for the patrons. Mayor Bukiewicz commended the Parks and Recreation Commission on the versatility of the design of the building and spoke again to the vendors request for gravel as a ground covering.

Commissioner Oldani reiterated his concern for having enough restrooms, and strongly suggested adding more into the building plans. Chair Schrieber-Johnson asked if there would be a recommended number of toilets to add. Director Seymour answered in the negative and stated the proposed number of restrooms meets Code. Chair Schrieber-Johnson added that the beer garden is intended to be open six (6) to seven (7) days a week, making the anticipated peak attendance much lower. More discussion regarding having enough restrooms was had amongst the Commissioners, with mention of the existing building being used for overflow restrooms and Chair Schrieber-Johnson suggesting expanding that building to include more facilities, if needed.

Mayor Bukiewicz then commented on the simple fence proposed in the design and suggested natural rock options in lieu of tradition benches, if benches were to be added in future plans.

Assistant Fire Chief Havey mentioned the trash enclosure will be constructed with fire-resistant materials and the building will have a full sprinkler system attached to the additional hydrant and water service that will be built to support the future developments in the area.

Commissioner Oldani moved 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.

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

Director Seymour and Mayor Bukiewicz then commended and congratulated Zoning Administrator Miller on her service to the City, as she will be moving on to a position within a different municipality.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Hannah seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:55 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

Date

Summary of Significant Common Council Actions

June 7, 2022

- **APPROVED** – Ordinance No. 3044, amending the conditions and restrictions in Ordinance No. 2708 for the Planned Unit Development (PUD) for the Oakview Business Park (5th District).
- **APPROVED** – The construction of a sand volleyball court at Willow Heights Park, at a cost not to exceed \$28,000 (held 4/19/22, 5/17/22) (2nd District).



Kari Papelbon, CFM, AICP
Senior Planner



PLAN COMMISSION REPORT

Proposal: Sign Appeal – Car Wash

Description: Request for variances allowing the applicant to install three (3) wall signs on the north elevation and one (1) wall sign on the east elevation for a proposed car wash to be located at 140 W. Puetz Rd.

Applicant(s): Tracey Erickson, Erickson Enterprises, LLC

Address(es): 140 W. Puetz Road (6th Aldermanic District)

Suggested Motion: Staff does not provide recommendations for sign appeals. See staff report for options.

Owner(s): Oak Creek 140 Puetz LLC

Tax Key(s): 828-8016-000

Lot Size(s): 1.775 ac

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

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Appellant is requesting variances from Section 17.0604(a)(4)(1) to install one (1) 7'-8" x 10'-7" (81.14 sq. ft.) logo with channel letters wall sign, one (1) 1'-6" x 10'-7" (15.88 sq. ft.) channel letters wall sign, and one (1) 1'-6" x 15'-4" (23 sq. ft.) channel letters wall sign on the north elevation of the proposed building, and one (1) 7'-8" x 10'-7" (81.14 sq. ft.) logo with channel letters wall sign on the east elevation of the proposed building on the property at 140 W. Puetz Rd. Section 17.0604(a)(4) states: "A maximum of one primary wall sign shall be permitted per lot frontage of a single-tenant building." The total square footage of these wall signs is equivalent to 120.02 sq ft. on the north elevation and 81.14 sq ft on the east elevation. The applicant did not provide detailed dimensions for the proposed building and therefore it is undetermined if the signs meet sign area regulations per Code Section 17.0604(a)(1). Plan Commission is to determine whether or not these signs will be granted variances and subsequently part of the Sign Plan Review in the next agenda item. In addition to these signs requesting variances, a logo with channel letters wall sign on

the south elevation is proposed. This sign meets code requirements and will be reviewed as part of the Sign Plan Review in the next agenda item.

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

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

Staff does not make recommendations regarding sign appeals.

Motion for consideration: That the Plan Commission approves sign variances allowing the installation of one (1) 7'-8" x 10'-7" (81.14 sq. ft.) logo with channel letters wall sign, one (1) 1'-6" x 10'-7" (15.88 sq. ft.) channel letters wall sign, and one (1) 1'-6" x 15'-4" (23 sq. ft.) channel letters wall sign on the north elevation of the proposed building, and one (1) 7'-8" x 10'-7" (81.14 sq. ft.) logo with channel letters wall sign on the east elevation of the proposed building on the property at 140 W. Puetz Rd. (Note: if the Plan Commission does not determine that the variances are acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based.)

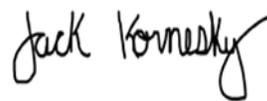
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the request. Should the variances not be granted, the Appellant must comply with limitation of one (1) wall sign on the west elevation.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Jack Kovnesky
Planning Intern

Attachments:

Hearing Notice

Location Map

Narrative

Elevations and Sign Plans (3 pages)

Publish May 25, 2022

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

IMPORTANT NOTICE

A public hearing for a sign appeal will be held:

Date: June 14, 2022
Time: 6:00 p.m.
Place: Common Council Chambers
Appellant: Bubba Jensen, Peak, Inc.
Tax Key No. 828-9016-000
Property location: 140 W. Puetz Road

To Request:

Variances from Section 17.0604(a)(4)(1) which states, in part: *A maximum of one primary wall sign shall be permitted per lot frontage of a single-tenant building.*

If granted, the variances would allow the applicant to install three walls signs with the dimensions of 7'-8" x 10'-7" (81.14 sq. ft.), 1'-6" x 10'-7" (15.88 sq. ft.), and 1'-6" x 15'-4" (23 sq. ft.) on the north elevation and one 7'-8" x 10'-7" (81.14 sq. ft.) wall sign on the east elevation.

Zoning of Property:

B-4 PUD CUP, Business Highway District, Planned Unit Development, Conditional Use Permit

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

Dated this 18th day of May, 2022.

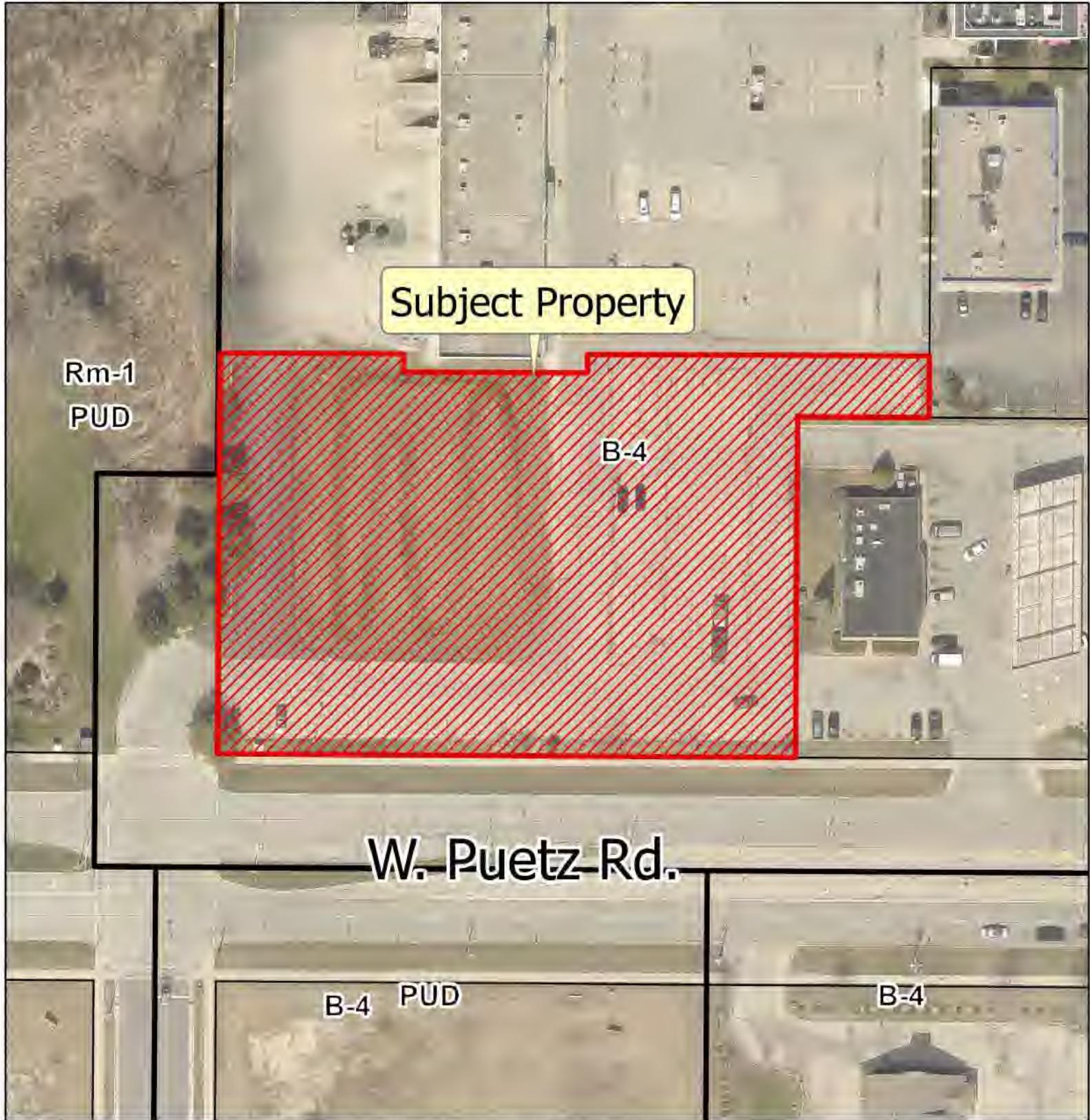
PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN
/s/ Mayor Dan Bukiewicz, Chairman

Public Notice

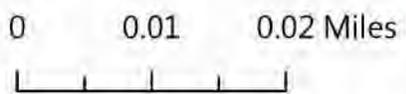
PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should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

Location Map 140 W. Puetz. Rd.



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



Legend

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



Request for Variance

Oak Creek Express Wash
140 W. Puetz Road
Oak Creek WI 53154

1. Variance requested: We are proposing that the number of allowable signs to be increased. The south elevation fronts Puetz Road but it is the back of the building. The north elevation is the front of the building but does not have any street frontage. We are proposing that the \$5 medallion and CAR WASH channel letters be allowed to be added to the south and east elevations. We are also proposing that the SELF SERVE PET WASH and FREE VACUUMS channel letters be allowed to be added to the north elevation.
2. The proposed elevations matches the company branding that has been duplicated at their 7 other locations throughout northern Illinois, northeastern Indiana, and southern Wisconsin. The owner of the property, Tsunami Express Wash, plans to open up to 10 additional locations in the next year throughout the above mentioned areas.
3. The variance requested is not contrary to the public interest and will not endanger public safety and welfare. The additional signs will notify people passing by what the purpose is of the building and to notify them of the services rendered.
4. The variance requested is in accord with the spirit of the zoning ordinance because it is compatible with the surrounding land use in that it is a part of the standard branding of a Tsunami Express Wash. The signs will be well maintained and used for an essential function of the car wash.
5. The requested variance will enable the owner and employees of this location to benefit from potential customers noticing what the business is and what services are offered. As stated previously, the proposed sign package has been the standard for Tsunami Express Wash and has proven to be effective in getting the necessary traffic flow to support the business.

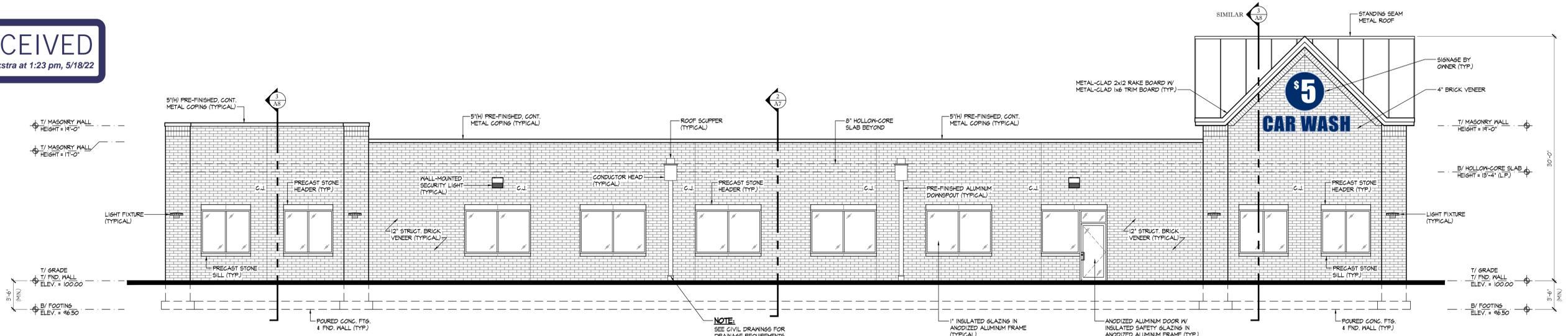
Thank you,
Dave Comer
FASTSIGNS of Kankakee
601 N. 5th Ave. Suite A
Kankakee, IL 60901

dave.comer@fastsigns.com

P: 815-937-1855

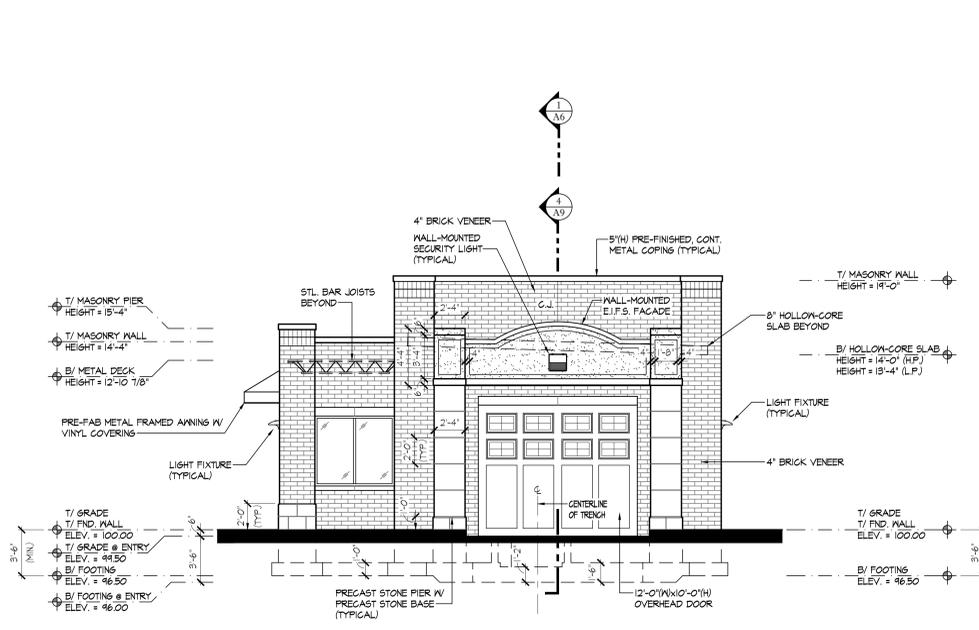
C: 815-954-2276

RECEIVED
By adykra at 1:23 pm, 5/18/22



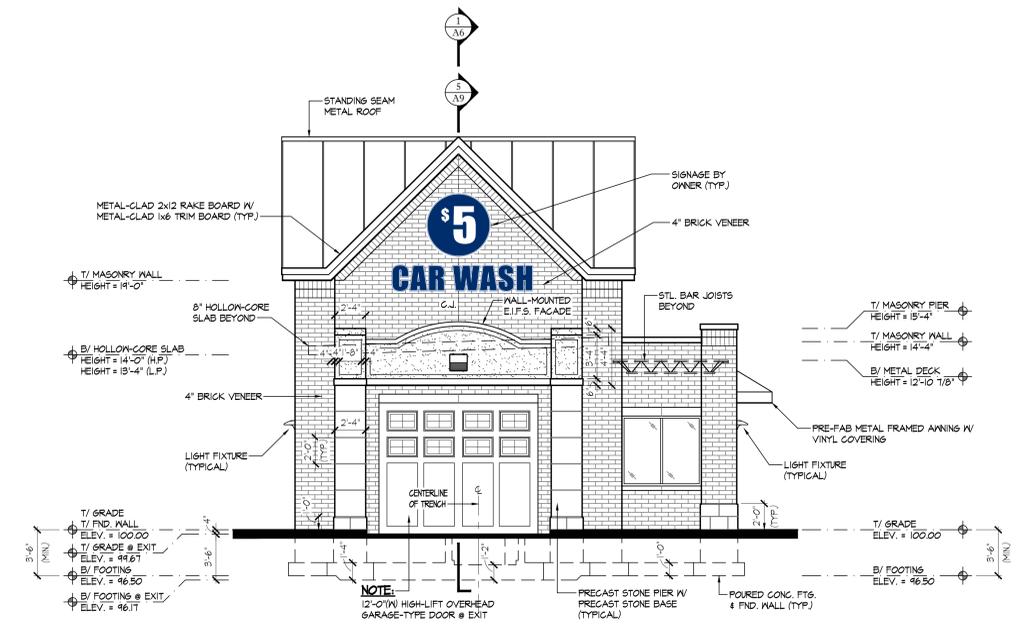
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



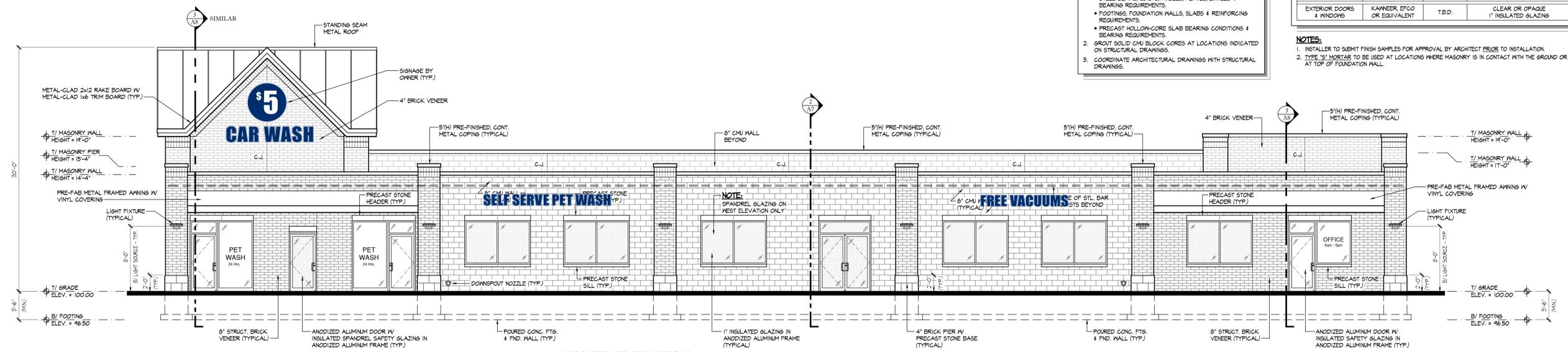
WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH NOTES

THERMAL AND MOISTURE
WEATHER BARRIER: TYVEK DRAINWRAP®
DUPONT: (800) 448-8935
RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO. (877) 271-4661
FLEXIBLE RUBBERIZED FLASHING
DUPONT: (800) 448-8935

EXTERIOR METALS AND FLASHING
SHEET METAL FLASHINGS: PRE-FINISHED METALLIC-COATED STEEL SHEET AT EXPOSED AREAS
ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH
PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR
SELECTED FROM STANDARD RANGE.
- BASE FLASHING: 26 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DRIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS
AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
PAC-GLAD BY PETERSEN ALUMINUM (OR EQUIVALENT). (800) 722-2523
GUTTERS AND DOWNSPOUTS: PRE-FINISHED ALUMINUM. COLOR AS SELECTED BY ARCHITECT
FROM MANUFACTURER'S STANDARD RANGE.
ROLLEX BY BEAUTYGARD BUILDING PRODUCTS (OR EQUIVALENT). (214) 322-5500

EXTERIOR FINISH SCHEDULE

MASONRY					
TYPE	MANUFACTURER	SIZE (NOMINAL)	COLOR	HORIZONTAL CORNER / TYPE	CTRL. JOINT CAULK
BRICK VENEER	ENDICOTT OR EQUAL	STRUCTURAL 4 1/4" x 8" or 2 1/2" x 12 1/2"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
BRICK VENEER	ENDICOTT OR EQUAL	NON-STRUCTURAL 4 1/4" x 8" or 2 1/2" x 12 1/2"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
CMU	T.B.D.	8 1/4" x 8" or 8 1/4" x 16"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
PRECAST STONE	T.B.D.	SEE EXTERIOR ELEV. & ENLARGED PLAN	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	N/A

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)					
LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	COMMENTS	
FAÇADE @ CAR ENTRY / EXIT	DRYIT, SENERBY OR EQUAL	T.B.D.	T.B.D.		

METALS					
LOCATION / I.D.	MANUFACTURER	FINISH	COLOR		
ROOF	PAC-GLAD PETERSON OR EQUAL	STANDING SEAM	PRE-FINISHED T.B.D.		
SOFFITS, EAVES & FASCIAS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED T.B.D.		
GUTTERS, RAIN COLLECTORS & DOWNSPOUTS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED T.B.D.		

STOREFRONT GLAZING			
LOCATION / I.D.	MANUFACTURER	COLOR / FINISH	DESCRIPTION
EXTERIOR DOORS & WINDOWS	KANNEER, EFCO OR EQUIVALENT	T.B.D.	CLEAR OR OPAQUE 1" INSULATED GLAZING

GENERAL STRUCTURAL NOTES

- SEE STRUCTURAL DRAWINGS FOR SIZE & LOCATION OF:
• STEEL BEAMS, JOISTS, ANGLES, PLATES, LINTELS & BEARING REQUIREMENTS.
• FOOTINGS, FOUNDATION WALLS, SLABS & REINFORCING REQUIREMENTS.
• PRECAST HOLLOW-CORE SLAB BEARING CONDITIONS & BEARING REQUIREMENTS.
- GROUT SOLID CMU BLOCK CORES AT LOCATIONS INDICATED ON STRUCTURAL DRAWINGS.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

NOTES:

- INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.

OAK CREEK EXPRESS WASH
140 W. PUETZ ROAD
OAK CREEK, WISCONSIN
53154

ROHN ASSOCIATES ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

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ISSUE FOR:
11/16/21 REVIEW
4/26/22 REVIEW
4/21/22 PERMIT

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 21-562

A2

FASTSIGNS
815.937.1855
 601 N 5th Ave. Suite A
 Kankakee, IL 60901
 www.fastsigns.com/590
 f: 815.937.1810

DESIGN PROOF

Rep: Dave Comer
 Designer: DRC

Client:
 Peak, Inc.

Project:
 140 W. Puetz Road
 Oak Creek, WI 53154

Orig. Proof: 05.06.22

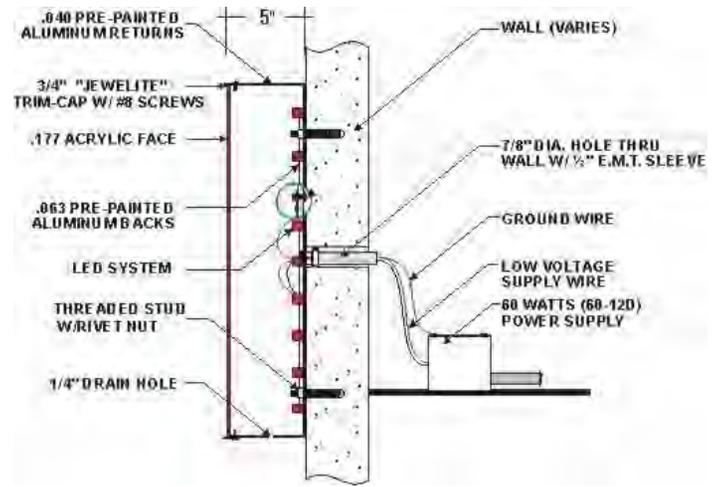
Quantity: 1
 Single-Sided
 Double-Sided
 N/A-Other

Additional Info:

PLEASE REVIEW THIS DESIGN PROOF CAREFULLY
 FASTSIGNS cannot be held liable for any errors (i.e. misspellings) once this design has been signed off as approved for production. Your signature is required to put this order into production.

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CLIENT SIGNATURE _____ DATE _____
 No signature required if approving artwork via online portal



Face lit channel letters



ONE SET OF PLEX FACE CHANNEL LETTERS & LOGO
 INTERNALLY ILLUMINATED W/ LEDs / MOUNTED FLUSH TO BUILDING
 LETTER FACES = WHITE PLEX W/ GERBER 230-97 DELFT BLUE TRANSLUCENT VINYL (W/ WHITE OUTLINE)
 TRIM CAP = 1" WHITE
 4" RETURNS = CHEVRON BLUE
 ILLUMINATION = WHITE LEDs

FASTSIGNS
815.937.1855
 601 N 5th Ave. Suite A
 Kankakee, IL 60901
 www.fastsigns.com/590
 f: 815.937.1810

DESIGN PROOF

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Quantity: 1

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- Double-Sided
- N/A-Other

Additional Info:

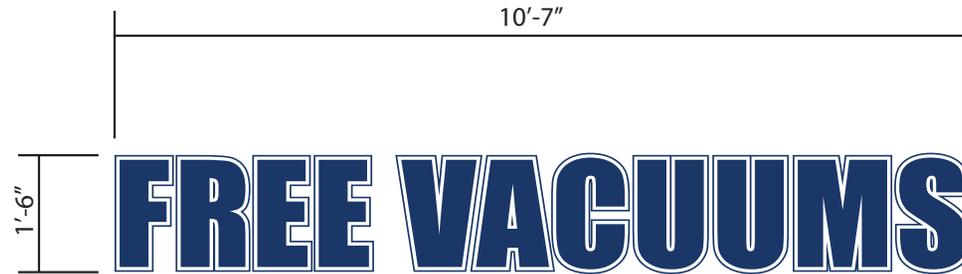
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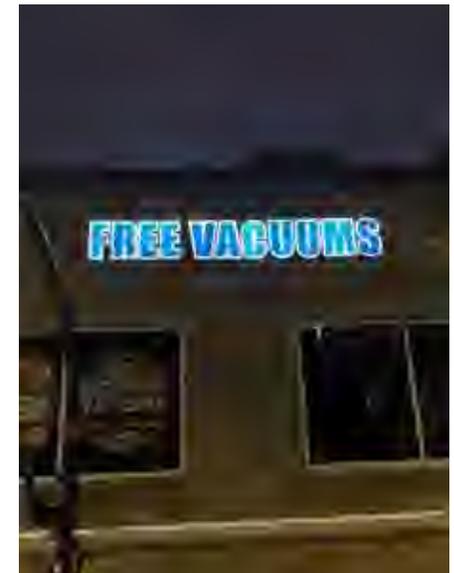
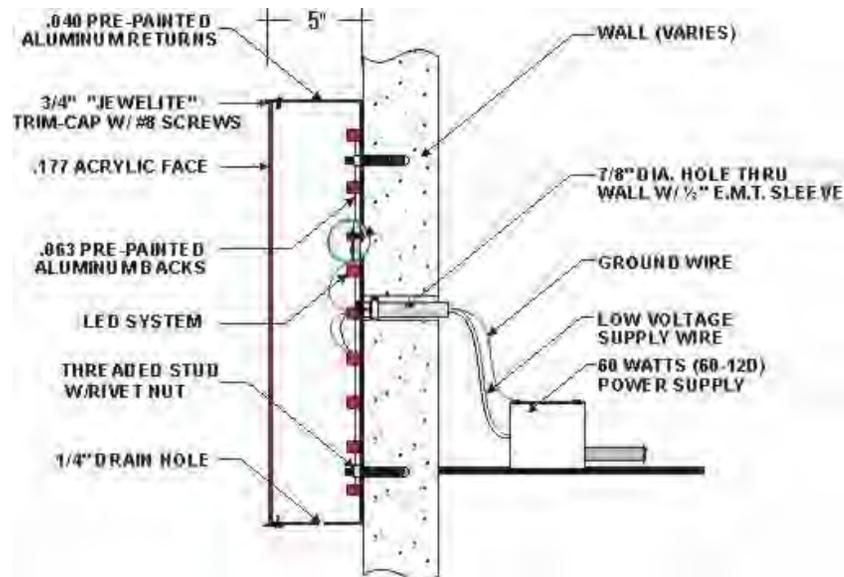
I, as a client or potential client, understand that any and all designs, drawings, schematics and mock-ups presented to me for my review are the exclusive property of FASTSIGNS. I further understand and acknowledge that any unauthorized use of the same by myself, my agents, or my employee(s), or conversation of said property shall constitute a theft and be grounds for legal action by FASTSIGNS. In the event that such action is filed, I also agree to all attorney fees and court costs incurred by FASTSIGNS in the prosecution of the same.

CLIENT SIGNATURE _____ DATE _____

No signature required if approving artwork via online portal



TWO SETS OF PLEX FACE CHANNEL LETTERS
 INTERNALLY ILLUMINATED W/ LEDs / MOUNTED FLUSH TO BUILDING
 LETTER FACES = WHITE PLEX W/ GERBER 230-97 DELFT BLUE TRANSLUCENT VINYL (W/ WHITE OUTLINE)
 TRIM CAP = 1" WHITE
 4" RETURNS = CHEVRON BLUE
 ILLUMINATION = WHITE LEDs



Face lit channel letters



PLAN COMMISSION REPORT

Proposal: Plan Review –Car Wash

Description: Site, building, landscaping, lighting and related plan review for a proposed car wash.

Applicant(s): Tracey Erickson, Erickson Enterprises, LLC.

Address(es): 140 W. Puetz Road (6th Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Tracey Erickson, Erickson Enterprises, LLC., for the property at 140 W. Puetz Road with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include awnings on the south elevation. All awnings shall be either metal or fabric (vinyl is not approved).
3. That the plans for the trash enclosure gates are revised to incorporate non-flammable material.
4. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins, and that light sources are shielded on the side of the fixture adjacent to residential properties.
5. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened per Code.
6. Water and sanitary sewer must be extended to serve the lot per the requirements of the Oak Creek Water and Sewer Utility, and a Development Agreement for the public infrastructure is required prior to submission of permit applications.
7. That copies of all executed cross-access and shared parking agreements shall be provided to the City prior to the submission of building permit applications.
8. That all revised plans (site, building, color elevations, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to submission of permit applications.

Owner(s): Oak Creek 140 Puetz LLC

Tax Key(s): 828-9016-000

Lot Size(s): 1.775 ac

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

Overlay District(s): PUD

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

At the May 10, 2022 meeting, the Plan Commission held action on the proposal as the Applicant was not present to answer questions during the meeting. Revised plans have been submitted since the meeting that propose the following:

- The majority of the south elevation is proposed to be CMU with the addition of three (3) brick piers to match the north elevation. While staff appreciate the inclusion of the additional architectural elements, Code states that “[w]indows, awnings, and arcades must be an integral part of the façade abutting a public street.” Awnings over the windows were also suggested as part of the May 10 staff report. Therefore, staff have included a suggested condition of approval for the inclusion of awnings on the south elevation.
- One (1) 24’-0” (l) x 8’-0” (w) x 7’0” (h) combined trash and pump-house enclosure constructed of CMU to match the building, with a standing seam metal roof over the pump house portion. While staff have no concerns for CMU or roof, the proposed gate for the trash enclosure is proposed to be vertical LP SmartSide siding. As with other trash enclosure proposals in the City, staff recommends the use of a durable non-combustible material, such as metal (not chain link), for the gate.
- One (1) galvanized metal canopy with aluminum posts anchored to concrete islands separating the pay station lanes.

Details for the parking lot poles and luminaires, canopy lights, wall photocells (emergency lights), and exterior wall lights were also submitted. Per Code, developments adjacent to residential properties are restricted to a maximum color temperature of 3,500 Kelvins, and fixtures must be directed downward and shielded on the side facing the residential property or properties.

Staff notes that the plans do not specify colors for any of the proposed building materials or architectural elements. While specific colors for materials can and do change, it is unusual to receive plans that do not even include a color scheme or palette. Without this information, it is difficult to get a sense of how the building will integrate with the surrounding developments. Additionally, staff have concerns for the use of

vinyl awnings on the building rather than a durable material such as metal or fabric. A condition for all awnings to be either metal or fabric has been included for Plan Commission consideration.

No revisions to the proposed landscape plan were received as of writing this report. Revisions for Code compliance, including the heights of the proposed plants at installation and maturity, will be required prior to submission of permit applications.

May 10, 2022

The applicant is requesting site, building, landscaping, lighting and related plan approval for a Peak Car Wash facility on the property at 140 W. Puetz Road. Plan Commission may recall reviewing a Conditional Use Permit to operate a car wash on this property on February 8, 2022, which was approved by Council on March 3, 2022 (attached). This property is also subject to a Planned Unit Development approved in 1975 by Ord. 620 (attached), and a Declaration of Restrictions with the property at 8867 S. Howell Avenue as part of CSM 5946 (both attached).

The proposal is for a 5,136 square-foot automatic car wash building, which includes an office on the southeast corner and a pet wash on the southwest corner. The plans show the building oriented south, with the existing access from Puetz Road on the southwest corner wrapping around the site on the east to access the three (3) aisles to payment kiosks. Parking and vacuums are centered on the property, and mostly hidden by the proposed building. As proposed, the lot and building meet all dimensional requirements and setbacks. The plan shows that that layout of the site will preserve cross access over the property at 140 W. Puetz Road for the benefit of 8581, 8645, and 8667 S. Howell Avenue to the median opening on Puetz as requested per WisDOT.

The narrative provided for Conditional Use Permit stated that a maximum of 8-10 employees are proposed to be onsite for any given shift. Operations are expected to be from 7:00 AM to 8:00 PM daily for the car wash, self-service pet wash, and the vacuums. Between 200 and 400 customers per day are anticipated.

As the Conditional Use Permit was recommended for approval prior to the adoption of the new Zoning Code, but the Conditions and Restrictions reference the Code "as amended," staff are reviewing the plans with a hybrid approach. Under the previous Code, minimum parking requirements for car washes were calculated at one (1) stall for each employee onsite during the largest shift, plus sufficient space for at least four (4) waiting vehicles at each washing stall and for drying two (2) vehicles after each washing stall. Based on this information, a minimum of 10-12 parking stalls would be required. Under the new Code, minimum parking requirements are calculated at one (1) per car wash stall, with a maximum allowance of 20% over the minimum requirement. Since this would limit the site to a single stall due to the single car wash bay, staff is recommending that the previous Code be utilized. The plan includes 28 total parking stalls, including those accessing vacuums. Neither the old nor the current Code specifies requirements for pet grooming/wash

facilities; however, since only two (2) self-service bays are available, the total onsite parking stalls shown in the plans exceeds requirements.

Three (3) drive-through lanes on the north provide controlled access to the single-lane car wash building. Per the current Code, minimum stacking requirements for car washes are five (5) per car wash stall. Each stacking lane shall have a minimum depth of 20 feet per stacking space, and each lane shall be a minimum of 10 feet wide. Plans do not include the depths for the stacking lanes; however, it appears that these requirements are met. There are no details for the kiosks, which will be required to be submitted with the revised plans prior to permit application submission.

The entire building is proposed to be constructed primarily with four-inch brick veneer, CMU, and precast stone. Per the old Code, brick must be a minimum of four inches. Current Code requires masonry in specific percentages for front/exterior side, interior side, and rear elevations; however, a minimum depth of 3 inches for masonry and stone veneer systems is acceptable. EIFS as accent materials are shown at the bay entrance and exit on the building. A standing seam metal roof is proposed on the southeast tower. Pre-fab metal framed awnings with vinyl coverings are proposed on the north elevation above the dog wash and office entryways. Staff recommends additional articulation and/or awnings over the windows on the south façade as that faces Puetz Rd.

No mechanical equipment outside of the vacuum pump house enclosure were identified on the plans. No details were provided for the enclosure. Staff has included a condition of approval for this information to be submitted prior to submission of building permit applications. All ground, building, and rooftop mechanical units, utility boxes, and transformers must be screened per Code. This has been included in the recommended conditions of approval above.

A proposed trash enclosure is located near the northeast corner of the parking lot. No details on size or construction materials for the trash enclosure were supplied in the proposal. Code requires a masonry enclosure to match the building. Staff has included a condition of approval for this information to be submitted prior to submission of building permit applications.

Signs are shown as placeholders and are not part of this review. Revisions and/or additional reviews may be required prior to permitting.

Stormwater will be addressed using an underground detention system to be placed under the parking lot. Staff recommend that the Applicant and their consultants continue to work closely with the Engineering Department for all requirements and permits.

Water and sanitary sewer must be extended to service the lot per the requirements of the Oak Creek Water and Sewer Utility. A Development Agreement for the public infrastructure is required prior to submission of permit applications.

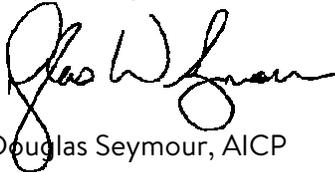
Lighting and landscaping plans have been submitted for review; however, lighting cut sheets for the fixtures and poles were not included in the plans and will be required prior to submission of permit applications. The landscaping plan shows existing plantings along Puetz and proposed plantings to be located around the building and parking lot. Revisions for Code compliance and conformance with the Conditional Use Permit may be required.

With the above in mind, and recognizing that City staff will continue to work with the Applicant's consultants on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

(Report prepared by former Zoning Administrator/Planner Laurie Miller)

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:



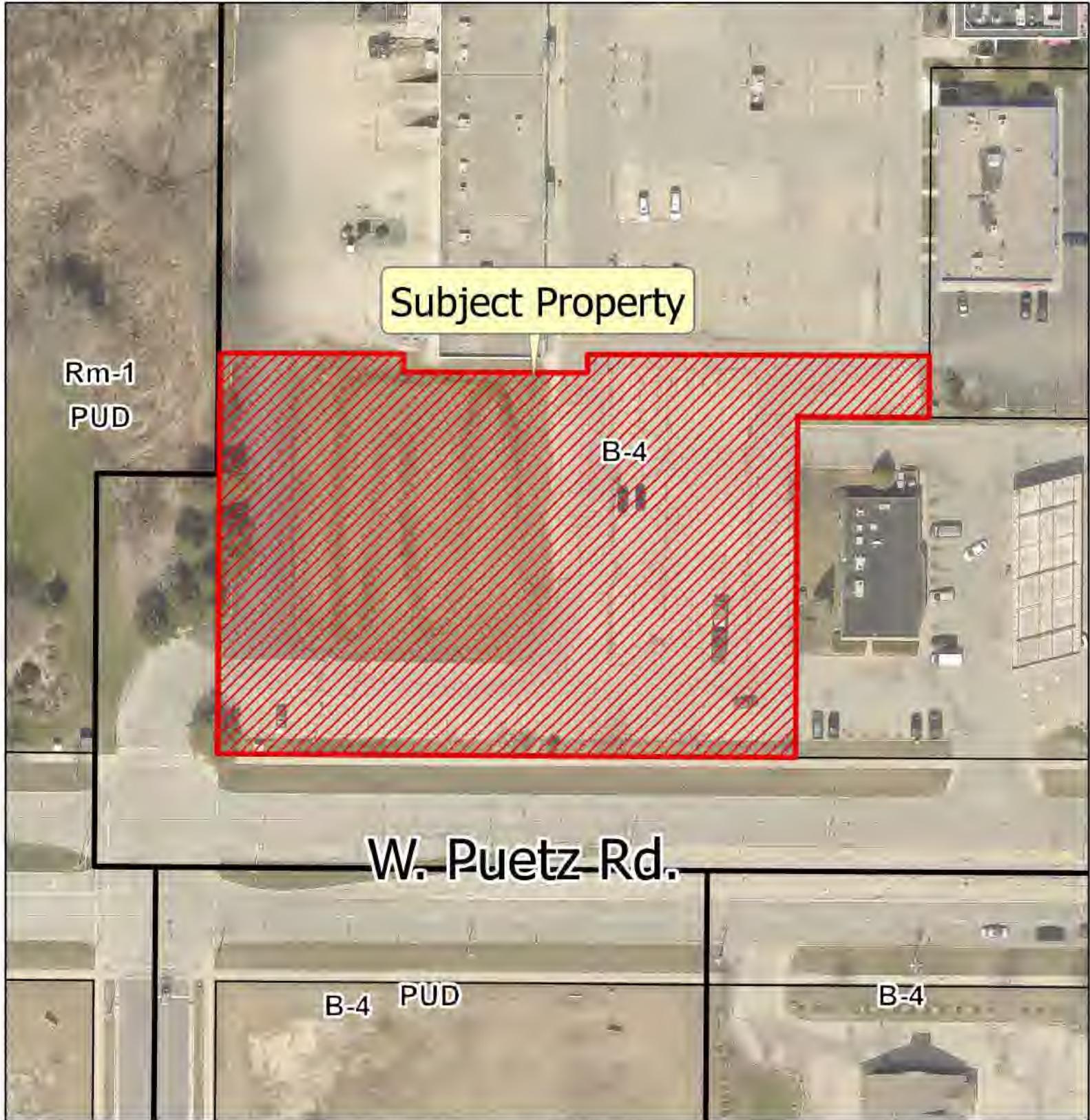
Douglas Seymour, AICP
Director of Community Development

Attachments:

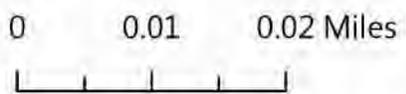
- Location Map
 - Conditions and Restrictions for CUP
 - Ord. 620
 - CSM 5946
 - Plans
 - Civil
 - Exterior building materials and elevations
 - Landscaping
 - Site lighting
-

Location Map

140 W. Puetz. Rd.



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



Legend

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

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

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

Approved by Plan Commission: 2-22-22
Approved by Common Council: 5-3-22
(Ord. 3032)

1. LEGAL DESCRIPTION

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

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. All requirements of Ord. 620, the Declaration of Restrictions as part of CSM 5946, and all easements are in effect.
- C. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

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

any building permits.

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

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed by the B-4, Highway Business zoning district, the existing PUD approved in Ord. 620, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. Hours of operation for all car wash, vacuum, and pet wash facilities shall be between 7:00 AM and 8:00 PM.
- C. There shall be no outdoor storage of vehicles, equipment, merchandise, parts, supplies, or any other materials on the property.
- D. All parking areas shall be striped and landscaped in accordance with approved site plans and applicable Codes.
- E. Landscaping in the median along Puetz Rd. shall be enhanced to meet Code requirements and included in the landscape plans to be reviewed and approved by the Plan Commission as part of Site and Building Plan Review.
- F. No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this Conditional Use Permit. No box/cabinet signs other than logos with accompanying channel letters in conformance with all applicable Code Sections shall be allowed on the building.
- G. The number, size, location and screening of appropriate solid waste collection units shall be in conformance with plans approved by the Plan Commission.
- H. Solid waste collection and recycling shall be the responsibility of the owner.
- I. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PARKING AND ACCESS

- A. Cross-access easements over the property at 140 W. Puetz Rd. for the benefit of 8581, 8645, and 8667 S. Howell Ave. to the median opening on Puetz Rd. per WisDOT comments shall be recorded and copies provided to the City prior to the submission of building permit applications.
- B. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended), these Conditions and Restrictions (see Section 3 above), and

plans approved by the Plan Commission.

5. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code (as amended), these Conditions and Restrictions, and plans approved by the Plan Commission.
- B. All light sources shall be shielded and directed downward, the color temperature of the fixtures shall be limited to a maximum of 3,500 Kelvins, and light sources adjacent to residential areas shall be shielded on the side of the fixture adjacent to the residential area(s).

6. BUILDING AND PARKING SETBACKS*

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

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

7. TIME OF COMPLIANCE

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

8. DURATION OF CONDITIONAL USE PERMIT

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

9. OTHER REGULATIONS

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

10. VIOLATIONS & PENALTIES

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

County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCAATION

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

12. ACKNOWLEDGEMENT

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

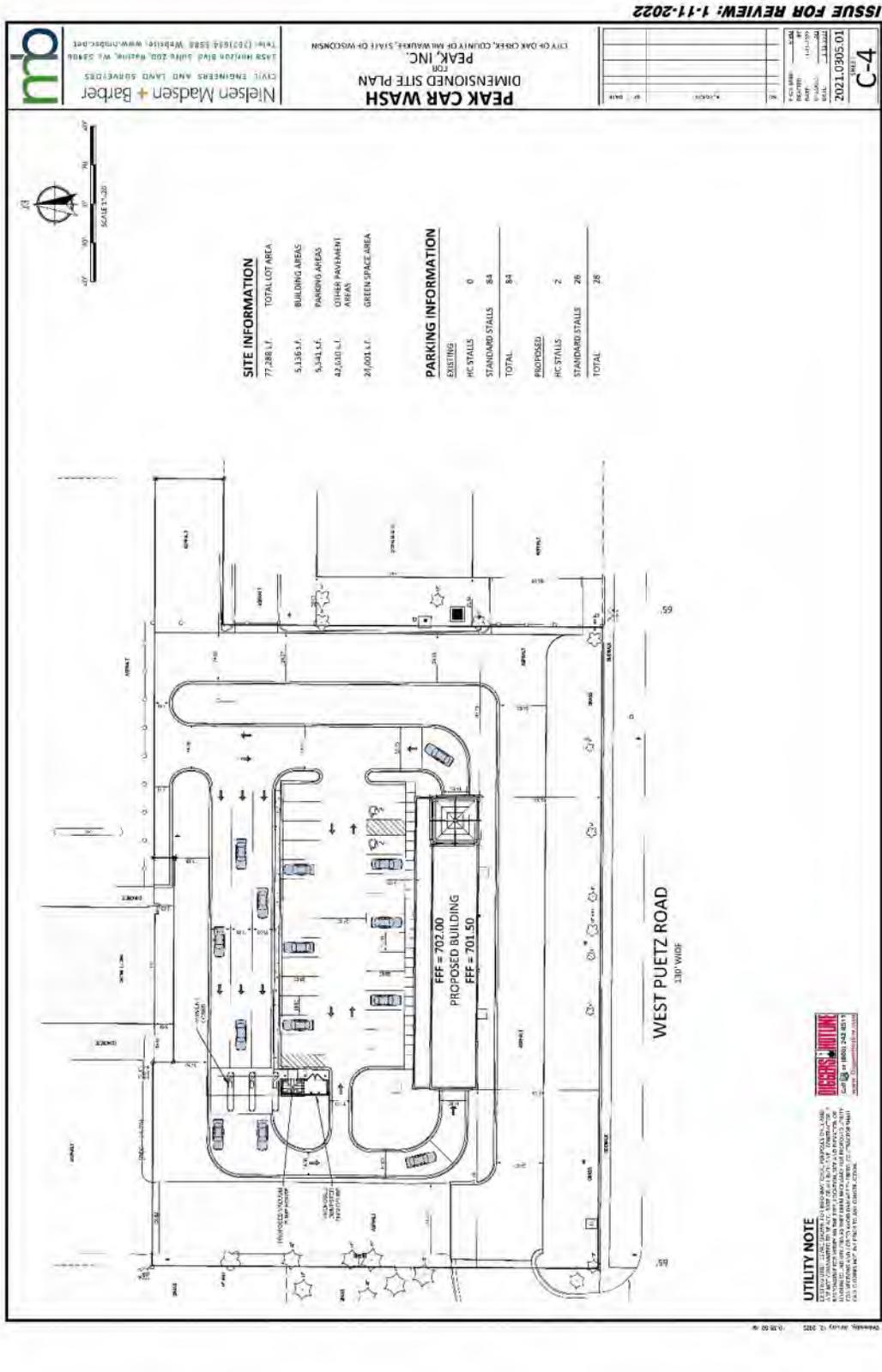
Owner / Authorized Representative Signature

Date

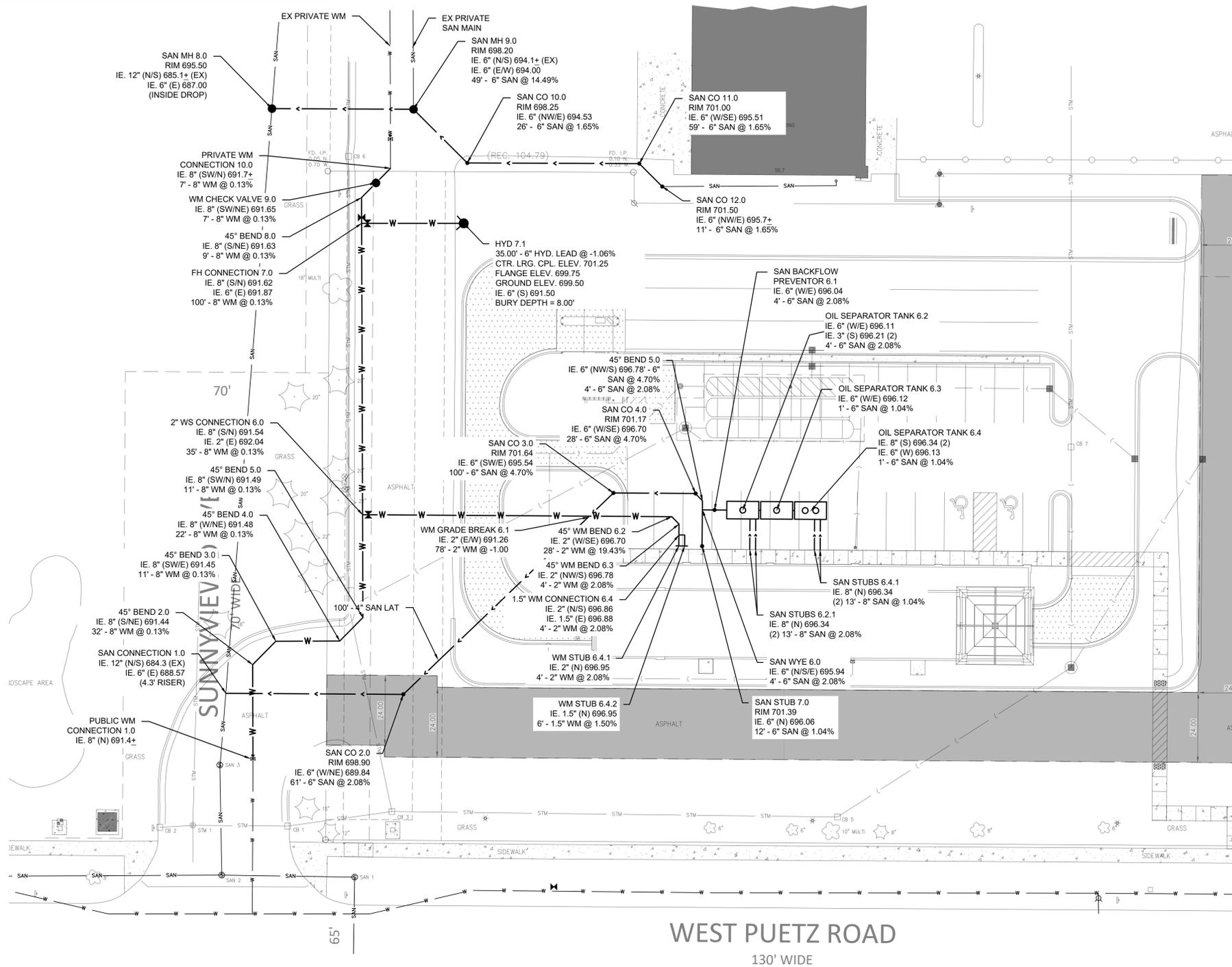
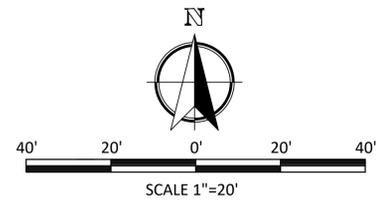
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EXHIBIT A: CONCEPTUAL SITE PLAN

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



PLANS FROM MAY 10 REVIEW



WEST PUETZ ROAD
130' WIDE

SITE UTILITY LEGEND

- ◊ — PROPOSED SANITARY SEWER
- W — PROPOSED WATER MAIN/SERVICE
- (— PROPOSED STORM SEWER

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

SEWER & WATERMAIN SPECIFICATIONS

THE CONTRACTOR SHALL CONTACT THE OWNER 24 HOURS PRIOR TO PROPOSED WATER MAIN SHUTDOWNS OR ANY WORK THAT MAY INTERFERE WITH EXISTING WATER SERVICE. ALL EXISTING VALVES, HYDRANTS, AND OTHER WATER INFRASTRUCTURE SHALL BE OPERATED BY THE CITY OF OAK CREEK PUBLIC WORKS DEPARTMENT ONLY.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE SANITARY SEWERS AND LATERALS PER SPS 382.30(11)(h). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE PROPOSED STRUCTURES. FOR THE SANITARY SEWER LATERALS, THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "SEWER" ON THE COVER.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "WATER" OR "FDC" ON THE COVER. THE TRACER WIRE SHALL BE CONNECTED TO THE TRACER WIRE ON THE WATER MAIN.

1. WIRE SPLICES SHALL BE IN ACCORDANCE WITH STANDARD ELECTRICAL PRACTICES. ACCEPTABLE WIRE SPLICES ARE BRASS SPLIT BOLTS, DRYCONN WATERPROOF CONNECTORS, SNAP-LOC MODEL LV 9500, OR APPROVED EQUAL. WIRE NUTS ARE NOT ACCEPTABLE
2. BRANCH CONNECTIONS UTILIZING SPLIT BOLTS - SPLICE BRANCH TRACER WIRE TO MAIN TRACER WIRE USING THE FOLLOWING PROCEDURE: BARE TRACER WIRE ON MAIN LINE (DO NOT CUT); CONNECT BRANCH WIRE TO MAIN LINE WITH BRASS SPLIT BOLT; AND SEAL CONNECTION WITH RUBBER ELECTRICAL TAPE AND OVER WRAP WITH TWO LAYER OF POLYETHYLENE ADHESIVE TAPE 1-1/2" WIDE AND 8MM THICK.
3. BRANCH CONNECTIONS UTILIZING OTHER APPROVED CONNECTORS - FOLLOW MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE FOUR-INCH (4") PVC CLASS SDR-35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS CONFORMING TO THE REQUIREMENTS OF ASTM D3034, ASTM D3212 AND F-789/P546 WITH RUBBER GASKETS. SANITARY LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. LATERAL CLEAN-OUT RISERS SHALL BE FOUR-INCH (4") DIAMETER WITH SIX-INCH (6") DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL. THE CLEANOUT RISERS SHALL TERMINATE FOUR INCHES (4") BELOW FINISHED GRADE WITH A SCREW ON CAP. THE FROST SLEEVE SHALL BE BROUGHT UP TO JUST BELOW FINISHED GRADE AND COVERED WITH A NEENAH R-3487 FRAME WITH A SOLID LID.

WATER MAIN AND LATERAL PIPE MATERIAL SHALL BE SIX INCH (6") PVC PIPE CLASS 150, DR 18 (AS SHOWN) MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, IN ACCORDANCE WITH THE "CITY SPECIFICATIONS".

RESILIENT WEDGE SEATED GATE VALVES CONFORMING TO AWWA C-515 SHALL BE USED FOR FOUR-INCH (4") TO EIGHT-INCH (8") APPLICATIONS. GATE VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500, CLOW F-6100, MUELLER A-2362, AND MANUFACTURES IN THE USA WITH A MINIMUM PRESSURE RATING OF 200 PSI. ALL VALVES SHALL BE MADE WITH STAINLESS STEEL BONNET NUTS AND BOLTS AND SHALL CLOSE CLOCKWISE WITH NON-RISING STEMS (GATE VALVE ONLY) AND A TWO-INCH (2") SQUARE TAPERED OPERATING NUT.

VALVE BOXES SHALL BE TWO (2) PIECE CAST IRON VALVE BOXES CONSISTING OF A BOTTOM (5-1/4" SHAFT DIAMETER) SECTION AND SCREW TYPE TOP SECTION WITH COVER MARKED "WATER". VALVE BOX SECTIONS MUST BE INSTALLED WITH THE BELL SECTION ABOVE THE SPIGOT SO THAT SOIL CANNOT DROP INTO THE THREADS.

1. VALVE BOXES SHALL BE MANUFACTURED IN THE USA. ACCEPTABLE MANUFACTURERS INCLUDE: TYLER 6850 SERIES AND BINGHAM AND TAYLOR 4905.
2. IF ADDITIONAL SECTIONS ARE REQUIRED TO ADJUST THE VALVE BOX TO GRADE THE TOP SECTION MUST BE REMOVED AND REPLACED WITH A TALLER SECTION. INTERNAL EXTENSIONS ARE NOT PERMITTED.
3. VALVE BOXES FOR GATE VALVES SHALL BE INSTALLED WITH THE VALVE BOX ADAPTOR II AND BUTTERFLY VALVES WITH THE BUTTERFLY VALVE ADAPTOR AS MANUFACTURED BY ADAPTOR, INC., OF OAK CREEK, WISCONSIN, OR EQUAL.

OAK CREEK WATER & SEWER UTILITY NOTES

ALL WATER TO BE INSTALLED IN ACCORDANCE WITH OAK CREEK WATER & SEWER (OCWS) UTILITY STANDARDS AND CHAPTER 7 OF THE OAK CREEK DESIGN MANUAL.

ALL APPLICATIONS AND FEES FOR WATER MUST BE COMPLETED AND PAID PRIOR TO CONNECTION TO WATER SYSTEM.

ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE COMPLETED UNDER THE SUPERVISION OF OCWS. CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO OCWS WHEN CONNECTION IS TO BE MADE.

THE WATER SERVICE CONNECTIONS WILL EACH REQUIRE A TAPPING SLEEVE AND VALVE IN ACCORDANCE WITH CHAPTER 7 OF THE OAK CREEK DESIGN MANUAL.

ANY UTILITY WORK IN THE RIGHT-OF-WAY TO BE INSPECTED BY OCWS. NOTIFY OCWS 48 HOURS IN ADVANCE OF ANY WORK IN THE RIGHT-OF-WAY.

WATER MAIN AND SERVICES SHALL BE FLUSHED AND BACTERIA TESTED IN ACCORDANCE WITH CHAPTER 4.15.0 AND SECTION 5.5.18 OF THE STANDARD SPECIFICATIONS. THE PRESSURE TEST ON THE WATER MAIN SHALL ONLY BE CONDUCTED AFTER THE BACTERIOLOGICAL SAMPLING IS COMPLETE AND CERTIFIED SAFE BY OCWS.

WATER SERVICES SHALL HAVE A MINIMUM OF SIX FEET (6') OF COVER TO FINISHED GRADE.

WATER MAINS AND SERVICES SHALL HAVE A BLUE 10 GAUGE LOCATOR WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATOR WIRE SHALL BE BROUGHT TO THE SURFACE BEHIND EACH HYDRANT AND AT THE BUILDING WALL IN A TRACER WIRE BOX AS WELL AS AT EACH VALVE BOX.

CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

PEAK CAR WASH
SITE UTILITY PLAN
FOR
PEAK, INC.
CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

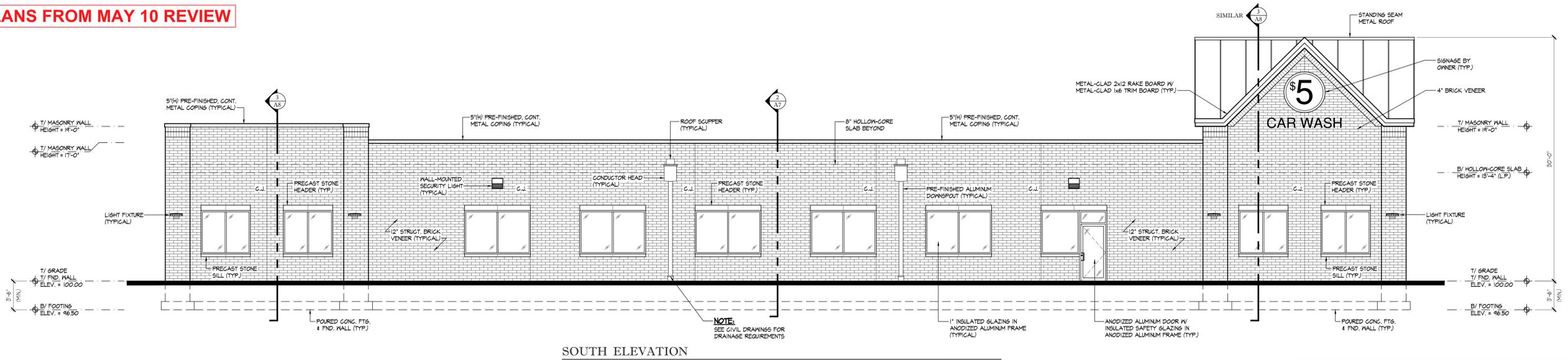
NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: JW/R
DATE: 3-14-2022
CHECKED: ALI
DATE: 4-28-2022

2021.0305.01

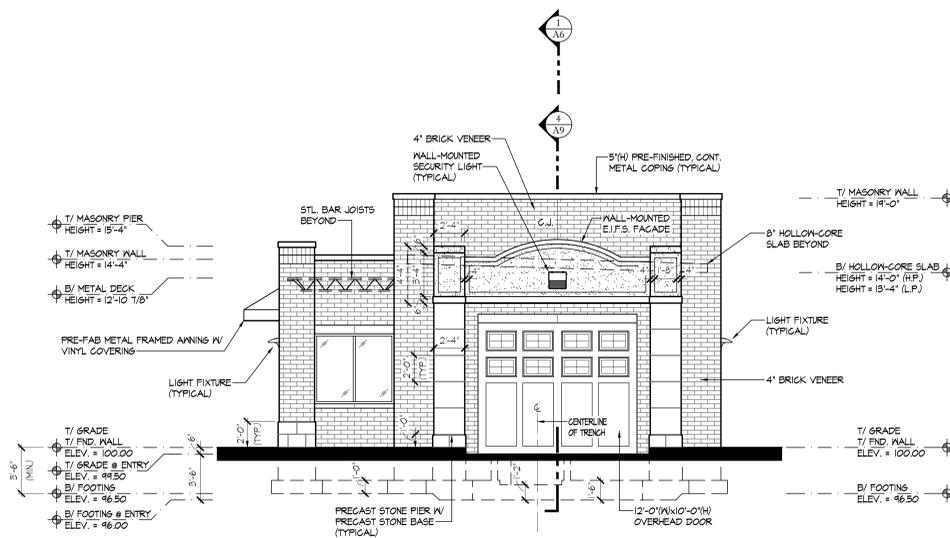
SHEET
C-8

ISSUE FOR REVIEW: 4-29-2022



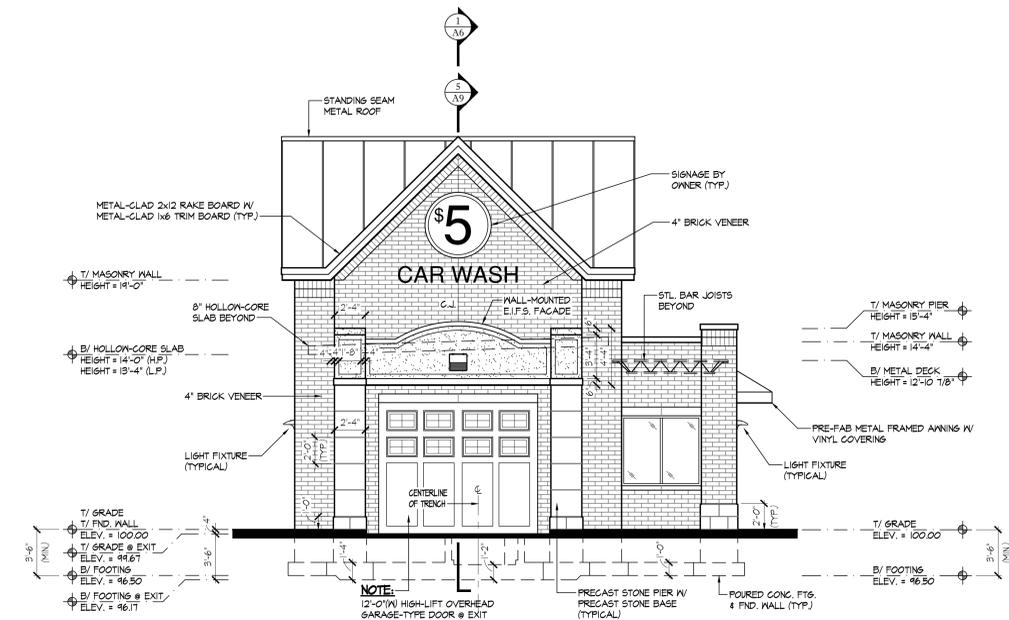
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL STRUCTURAL NOTES

- SEE STRUCTURAL DRAWINGS FOR SIZE & LOCATION OF:
 - STEEL BEAMS, JOISTS, ANGLES, PLATES, LITTELS & BEARING REQUIREMENTS.
 - FOOTINGS, FOUNDATION WALLS, SLABS & REINFORCING REQUIREMENTS.
 - PRECAST HOLLOW-CORE SLAB BEARING CONDITIONS & BEARING REQUIREMENTS.
- GROUT SOLID CMU BLOCK CORES AT LOCATIONS INDICATED ON STRUCTURAL DRAWINGS.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

EXTERIOR FINISH NOTES

THERMAL AND MOISTURE
WEATHER BARRIER: TYVEK DRAINWRAP®
DUPONT: (800) 448-8935
RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO.: (877) 271-4661
FLEXIBLE RUBBERIZED FLASHING
DUPONT: (800) 448-8935

EXTERIOR METALS AND FLASHING
SHEET METAL FLASHINGS: PRE-FINISHED, METALLIC-COATED STEEL SHEET AT EXPOSED AREAS.
ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR SELECTED FROM STANDARD RANGE.
- BASE FLASHING: 26 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DRIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
FAC-GLAD BY PETERSEN ALUMINUM (OR EQUIVALENT): (800) 722-2523
GUTTERS AND DOWNSPOUTS: PRE-FINISHED ALUMINUM. COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
ROLLEX BY BEAUTYGARD BUILDING PRODUCTS (OR EQUIVALENT): (214) 322-5500

EXTERIOR FINISH SCHEDULE

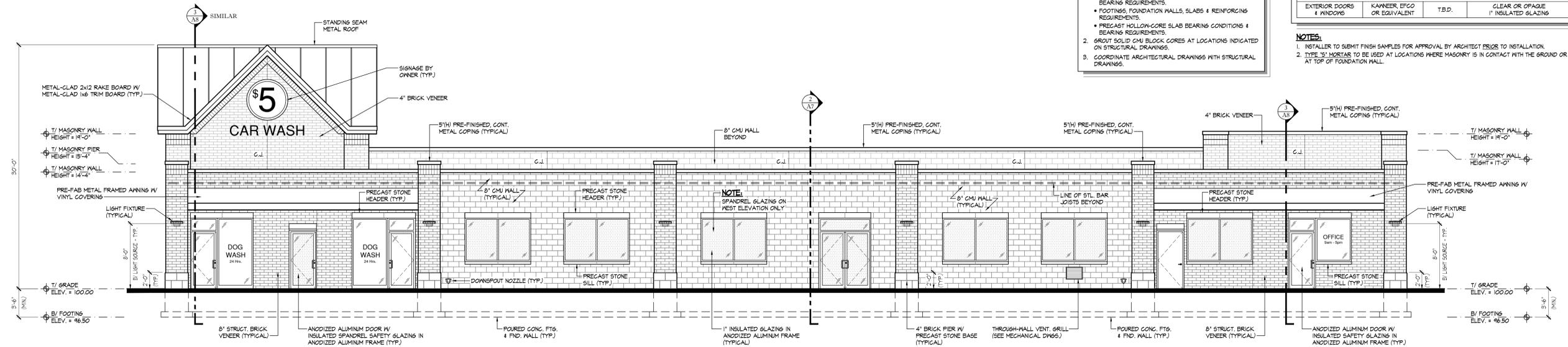
MASONRY					
TYPE	MANUFACTURER	SIZE (NOMINAL)	COLOR	HORIZONTAL COLOR / TYPE	CTRL. JOINT CAULK
BRICK VENEER	ENDICOTT OR EQUAL	STRUCTURAL 4 1/8" x 8" x 16" (N2/L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
BRICK VENEER	ENDICOTT OR EQUAL	NON-STRUCTURAL 4 1/8" x 4 1/8" x 16" (N2/L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
CMU	T.B.D.	8 1/4" x 8" x 16" (N2/L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
PRECAST STONE	T.B.D.	SEE EXTERIOR ELEV. & ENLARGED PLAN	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	N/A

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)				
LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	COMMENTS
FACADE @ CAR ENTRY / EXIT	DRYVIT, SERBERY OR EQUAL	T.B.D.	T.B.D.	

METALS				
LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	
ROOF	FAC-GLAD PETERSEN OR EQUAL	STANDING SEAM	PRE-FINISHED	T.B.D.
SOFFITS, EAVES & FASCIAS	FAC-GLAD PETERSEN OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.
GUTTERS, RAIN COLLECTORS & DOWNSPOUTS	FAC-GLAD PETERSEN OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.

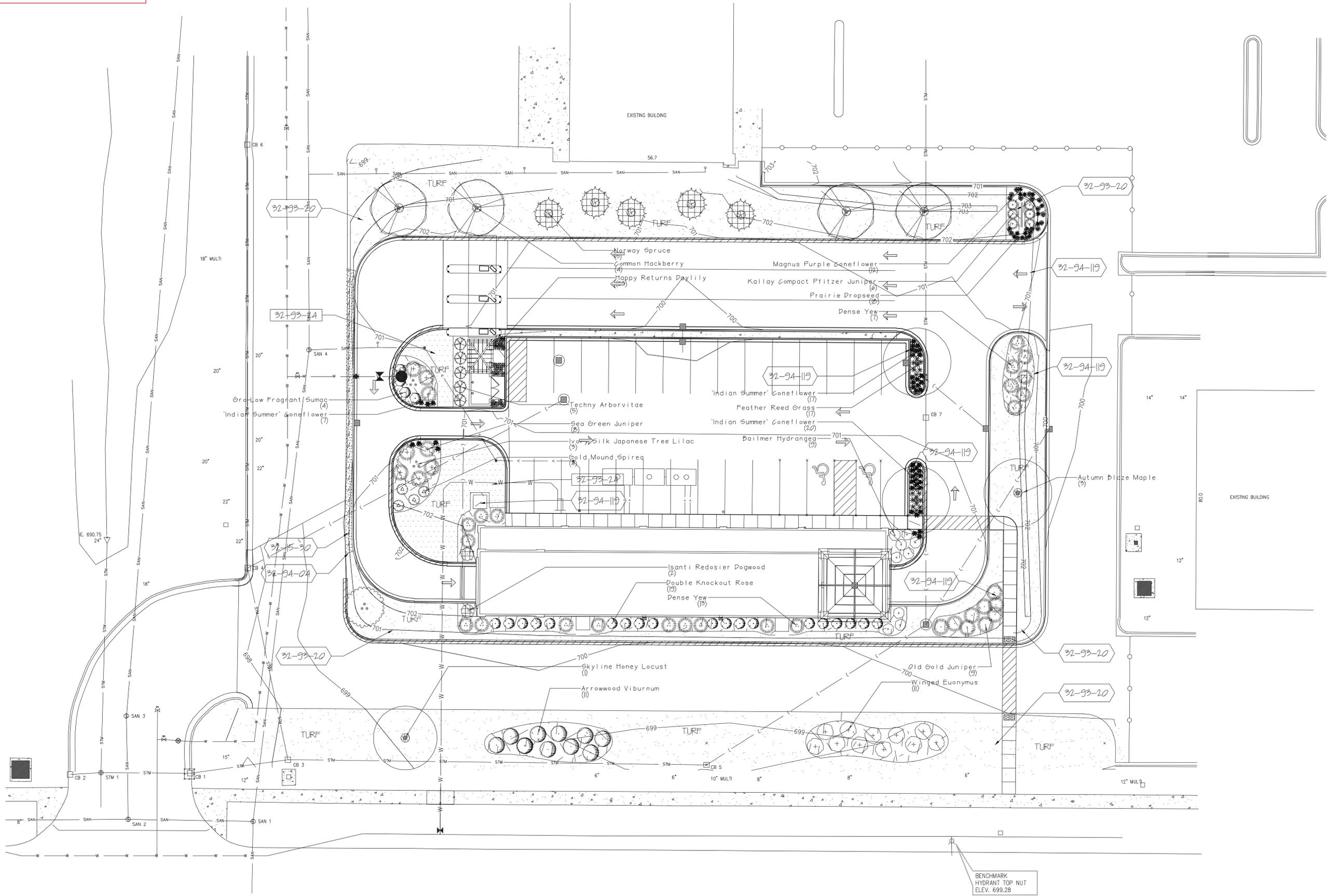
STOREFRONT GLAZING			
LOCATION / I.D.	MANUFACTURER	COLOR / FINISH	DESCRIPTION
EXTERIOR DOORS & WINDOWS	KANNEER, EFGO OR EQUIVALENT	T.B.D.	CLEAR OR OPAQUE 1" INSULATED GLAZING

- NOTES:**
- INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
 - TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000624

No.	Revision/Issue	Date
1	N	0
2		
3		
4		

PEAK CAR WASH
LANDSCAPE PLAN
FOR
PEAK, INC.
CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000624

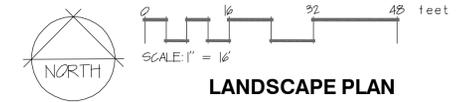
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Date: 4-28-22

Scale:

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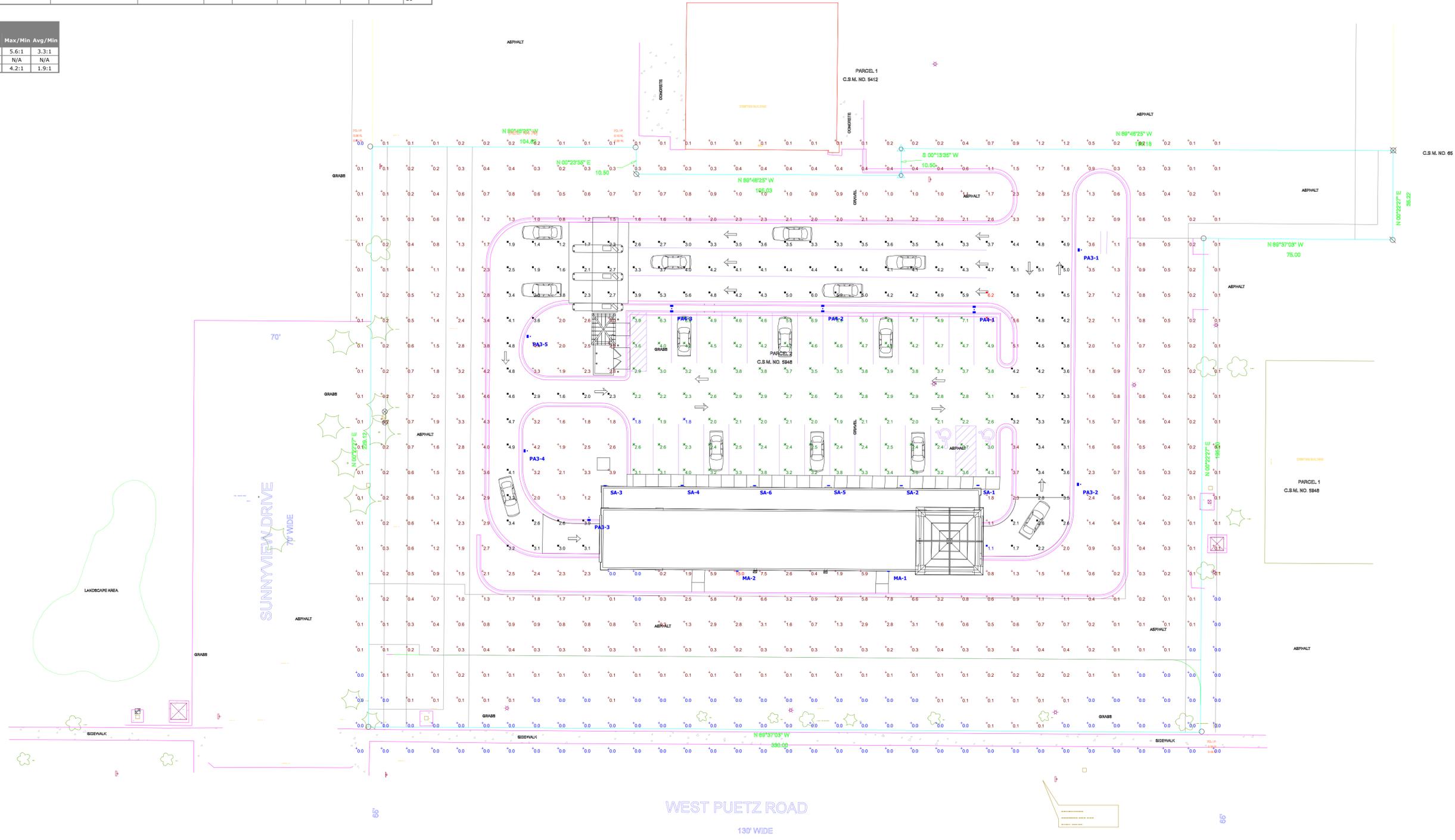
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution
	PA3	5	Lithonia Lighting	DSX0 LED P5 40K T3M MVOLT	DSX0 LED P5 40K T3M MVOLT	LED	1	DSX0_LED_P5_40K_T3M_MVOLT.ies	11346	0.95	89	100%	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
	PA4	3	Lithonia Lighting	DSX0 LED P5 40K T3M MVOLT	DSX0 LED P5 40K T3M MVOLT	LED	1	DSX0_LED_P5_40K_T3M_MVOLT.ies	11346	0.95	178	100%	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
	MA	2	Lithonia Lighting	DSXW2 LED 30C 700 40K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_700_40K_T4M_MVOLT.ies	8089	0.95	71	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
	SA	6	Lithonia Lighting	DSXW1 LED 10C 700 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 700mA.	LED	1	DSXW1_LED_10C_700_40K_T4M_MVOLT.ies	2701	0.95	26.2	100%	TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone Drive Lanes	■	3.6 fc	6.2 fc	1.1 fc	5.6:1	3.3:1
Calc. Zone Entire Site	+	3.6 fc	15.0 fc	0.0 fc	N/A	N/A
Calc. Zone Parking Area	X	3.5 fc	7.5 fc	1.8 fc	4.2:1	1.9:1

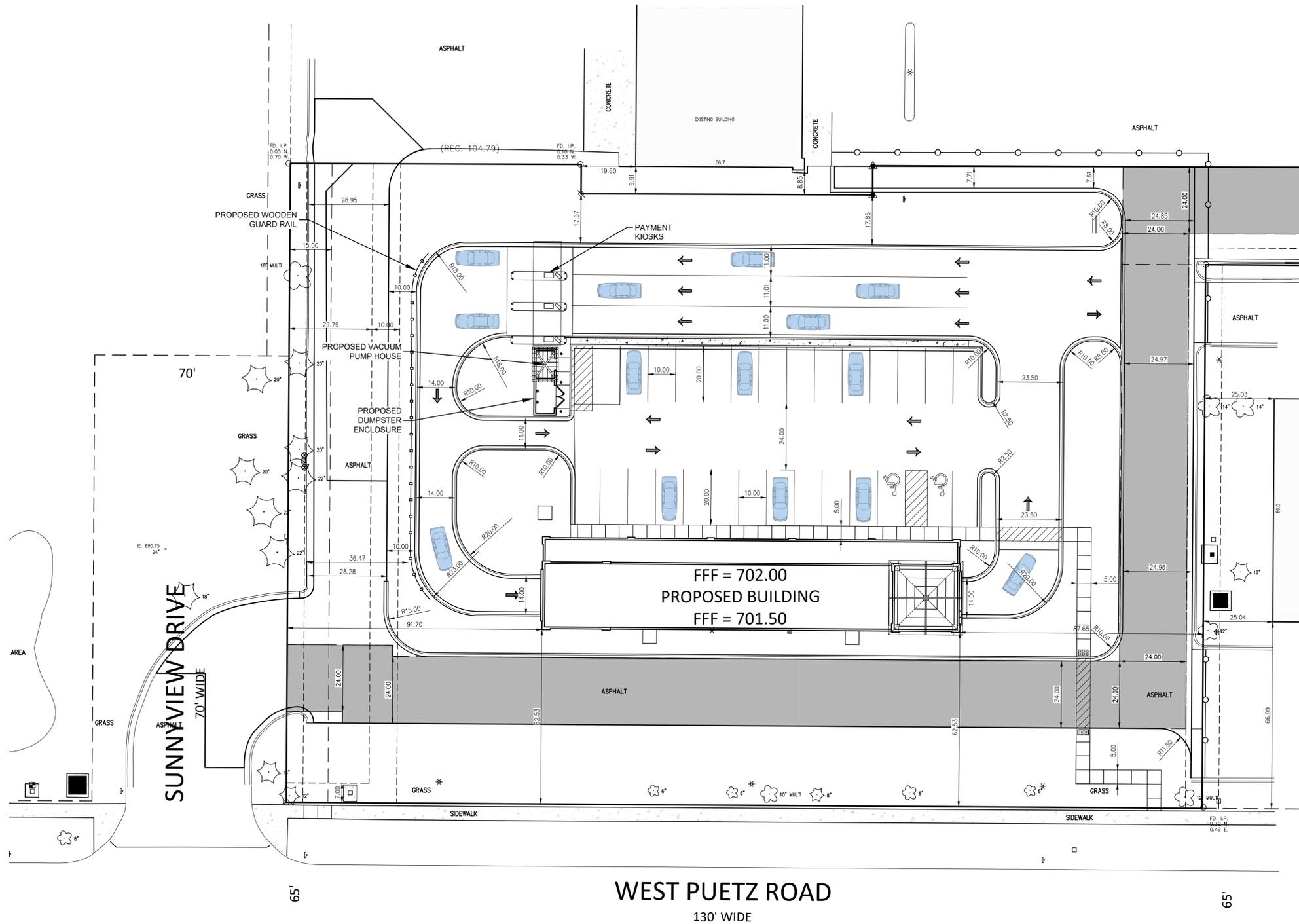
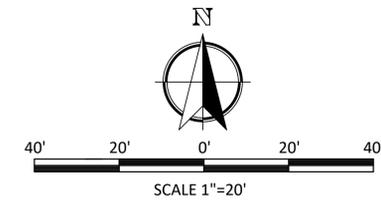
Luminaire Locations						
Location						
No.	Label	X	Y	MH	Orientation	Tilt
1	MA	216.00	74.90	8.00	180.00	0.00
2	MA	156.00	74.90	8.00	180.00	0.00
1	PA3	292.57	201.77	20.00	270.00	0.00
2	PA3	292.22	109.22	20.00	270.00	0.00
3	PA3	97.24	96.23	20.00	180.00	0.00
4	PA3	72.78	122.45	20.00	270.00	0.00
5	PA3	74.00	167.63	20.00	270.00	0.00
1	PA4	250.00	178.22	20.00	180.00	0.00
2	PA4	189.92	178.62	20.00	180.00	0.00
3	PA4	130.03	178.62	20.00	180.00	0.00
1	SA	251.50	108.80	8.00	0.00	0.00
2	SA	221.10	108.70	8.00	0.00	0.00
3	SA	103.60	108.70	8.00	0.00	0.00
4	SA	134.20	108.80	8.00	0.00	0.00
5	SA	192.25	108.75	8.00	0.00	0.00
6	SA	162.90	108.70	8.00	0.00	0.00



Plan View
Scale - 1" = 20'



CIVIL ENGINEERS AND LAND SURVEYORS
 1458 Horizon Blvd., Suite 200, Racine, WI. 53406
 Tele: (262)634-5588 Website: www.nmbssc.net



SITE INFORMATION

77,288 s.f.	TOTAL LOT AREA
5,136 s.f.	TOTAL BUILDING AREAS
5,070 s.f.	CAR WAS BUILDING
66 s.f.	PUMP HOUSE BUILDING
5,910 s.f.	PARKING AREAS
41,600 s.f.	OTHER PAVEMENT AREAS
24,642 s.f.	GREEN SPACE AREA

PARKING INFORMATION

<u>EXISTING</u>	
HC STALLS	0
STANDARD STALLS	84
TOTAL	84
<u>PROPOSED</u>	
HC STALLS	2
STANDARD STALLS	26
TOTAL	28

ZONING INFORMATION

<u>SETBACKS</u>			
PRINCIPLE BUILDING	FRONT/STREET 25'	REAR 25'	SIDE 15'
ACCESSORY BUILDING	25'	25'	15'
OFFSTREET PARKING	10'	5'	5'

LEGEND

PROPOSED ACCESS EASEMENT

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.



PEAK CAR WASH
 DIMENSIONED SITE PLAN
 FOR
PEAK, INC.
 CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

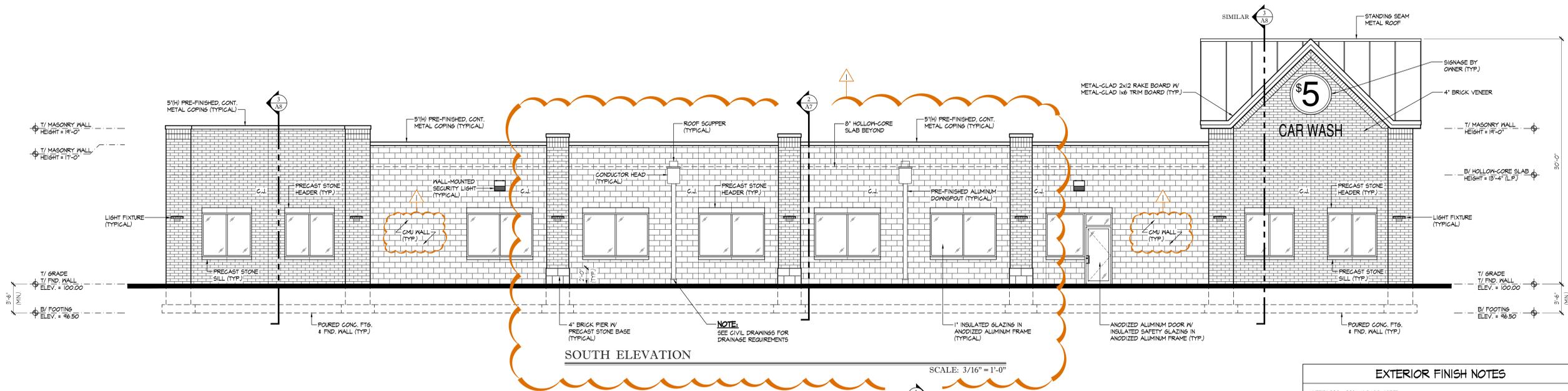
NO.	REVISION	BY	DATE

PROJ. MGR: MRM
 DRAFTED: JWR
 DATE: 3-14-2022
 CHECKED: ALJ
 DATE: 5-21-2022

2021.0305.01

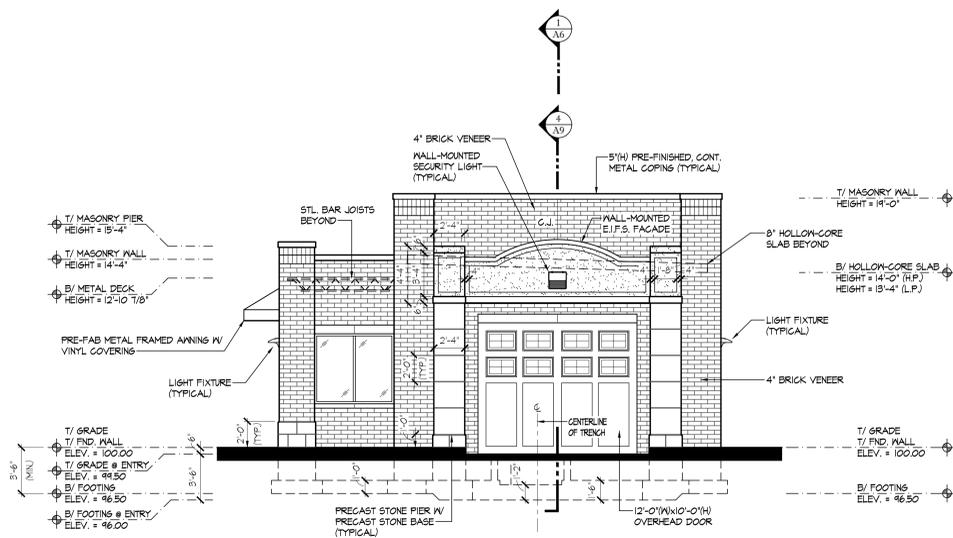
SHEET
C-4

ISSUE FOR APPROVAL: 5-26-2022



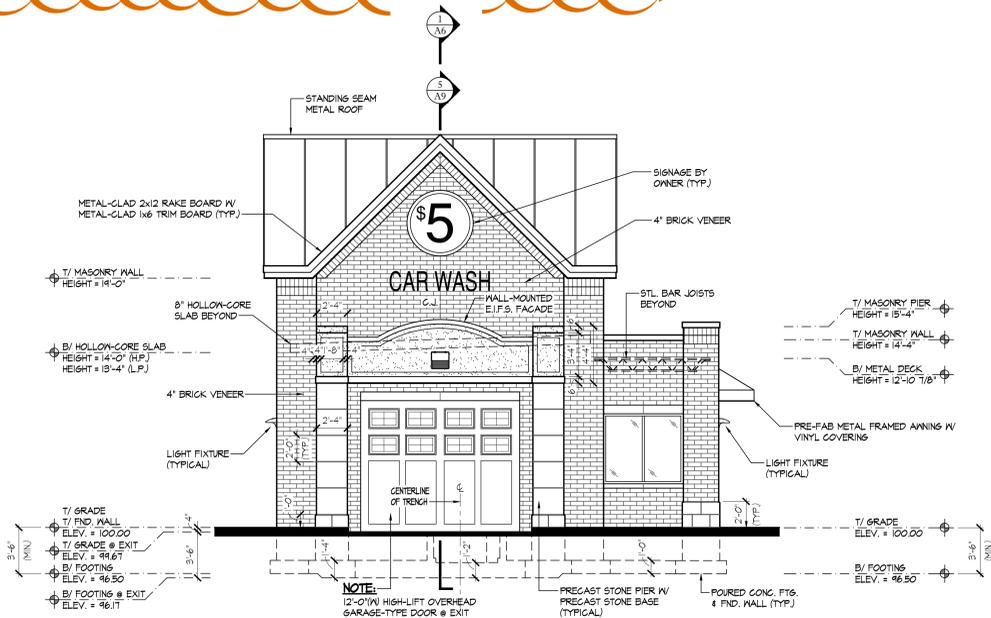
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL STRUCTURAL NOTES

- SEE STRUCTURAL DRAWINGS FOR SIZE & LOCATION OF:
 - STEEL BEAMS, JOISTS, ANGLES, PLATES, LINTELS & BEARING REQUIREMENTS.
 - FOOTINGS, FOUNDATION WALLS, SLABS & REINFORCING REQUIREMENTS.
 - PRECAST HOLLOW-CORE SLAB BEARING CONDITIONS & BEARING REQUIREMENTS.
- GROUT SOLID CMU BLOCK CORES AT LOCATIONS INDICATED ON STRUCTURAL DRAWINGS.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

EXTERIOR FINISH NOTES

THERMAL AND MOISTURE

WEATHER BARRIER: TYVEK DRAINWRAP®
DUPOINT: (800) 448-8935
RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO.: (877) 271-4661
FLEXIBLE RUBBERIZED FLASHING
DUPOINT: (800) 448-8935

EXTERIOR METALS AND FLASHING

SHEET METAL FLASHING: PRE-FINISHED METALLIC-COATED STEEL SHEET AT EXPOSED AREAS.
ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR SELECTED FROM STANDARD RANGE.
- BASE FLASHING: 26 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DRIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
FAC-GLAD BY PETERSEN ALUMINUM (OR EQUIVALENT): (800) 722-2523
GUTTERS AND DOWNSPOUTS: PRE-FINISHED ALUMINUM. COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
ROLLEX BY BEAUTYGARD BUILDING PRODUCTS (OR EQUIVALENT): (214) 322-5500

EXTERIOR FINISH SCHEDULE

MASONRY					
TYPE	MANUFACTURER	SIZE (NOMINAL)	COLOR	HORIZONTAL COLOR / TYPE	CTRL. JOINT CAULK
BRICK VENEER	ENDICOTT OR EQUAL	STRUCTURAL 4 1/2" x 8" or 2 1/2" x 12 1/2"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
BRICK VENEER	ENDICOTT OR EQUAL	NON-STRUCTURAL 4 1/2" x 4" x 12 1/2"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
CMU	T.B.D.	8 1/2" x 8" or 8 1/2" x 16"	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
PRECAST STONE	T.B.D.	SEE EXTERIOR ELEV. & ENLARGED PLAN	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	N/A

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)

LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	COMMENTS
FACADE @ CAR ENTRY / EXIT	DRYIT, SENERBY OR EQUAL	T.B.D.	T.B.D.	

METALS

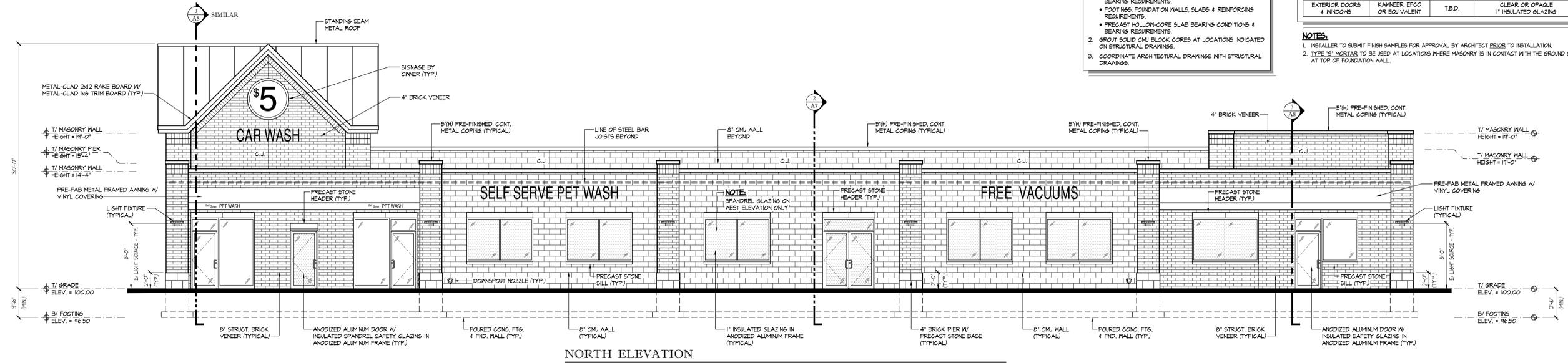
LOCATION / I.D.	MANUFACTURER	TYPE	FINISH	COLOR
ROOF	PAC-GLAD PETERSON OR EQUAL	STANDING SEAM	PRE-FINISHED	T.B.D.
SOFFITS, EAVES & FASCIAS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.
GUTTERS, RAIN COLLECTORS & DOWNSPOUTS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.

STOREFRONT GLAZING

LOCATION / I.D.	MANUFACTURER	COLOR / FINISH	DESCRIPTION
EXTERIOR DOORS & WINDOWS	KAWNEER, EFGO OR EQUIVALENT	T.B.D.	CLEAR OR OPAQUE 1" INSULATED GLAZING

NOTES:

- INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

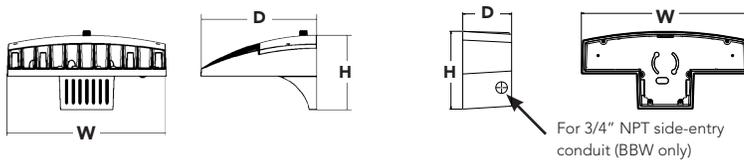
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBTDX

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 ² 480 ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht ⁵ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁵ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁵ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁵ ELCW Emergency battery backup (includes external component enclosure) ⁶

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ⁷
DF	Double fuse (208, 240 or 480V) ⁷
HS	House-side shield ⁸
SPD	Separate surge protection ⁹

Shipped separately⁸

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

DSSXD	Sandstone
DBTDX	Textured dark bronze
DBLBDX	Textured black
DNATDX	Textured natural aluminum

DWHGXD	Textured white
DSSTDX	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR and PIR1FC3V specifies the [Sensor Switch SBGR-10-ODP](#) control; PIRH specifies the [Sensor Switch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](#)
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are texturized powder coat paint for dark bronze, white, black and non-texturized for natural aluminum. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with L70 of 55,000 hours. Delivers 635 lumens in Normal-On and Emergency operation. Optional field configurable for wide and forward throw distribution (**US Patent Pending**). Outdoor wide throw distribution: 70' (3' path of egress) at a 7.5' mounting height with 1 FC Average.

4,000K correlated color temperature (CCT).

70 CRI.

ELECTRICAL — UVOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present. Photocell option (PEL) for normally on products allow the user to force lamp illumination by user control (external switch). When power is not connected to switched line, illumination will respond to internal daylight sensor. For switched line applications, no other types of products shall be connected on the switched leg.

Remote units (OELR) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. (For cold weather and cold temperature applications, the light may diminish though the discharge cycle). Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/LVD re-set allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory).

Manual testing: Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. 90 minute manual testing can be enabled by pressing the test switch again while in test mode.

INSTALLATION — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon j-box (wall mount) and accepts rigid or flex conduit.

LISTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CW battery (cold weather) listed for -22°F to 122°F (-30° to 50°C). Remote listed for -40°F to 122°F (-40° to 50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (W)(4), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago Code.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type

AFFINITY® Premium Die-Cast Architectural Emergency Light

AFF



without photocell (white)



without photocell (natural aluminum)



with photocell (white)



with photocell (dark bronze)

MOUNTING

All dimensions are inches (centimeters).

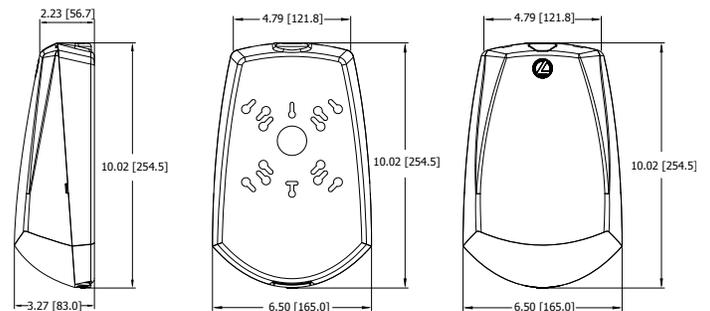
Shipping weight: 3.5 lbs. (1.59 kgs.)

Length: 6 1/2 (16.51)

Depth: 3 27/100 (8.30)

Height: 10 (25.45)

Weight: 3.5 lbs (1.59kg)



† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.





D-Series Size 0 LED Area Luminaire



Buy American

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

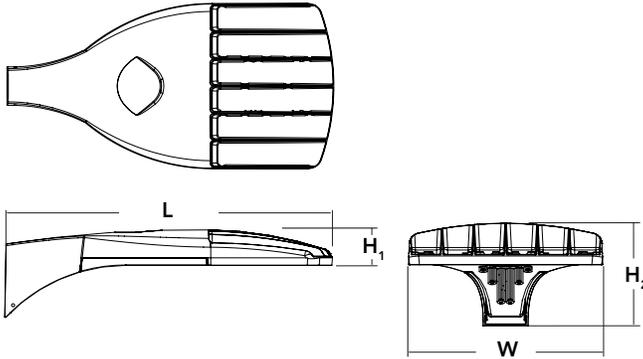
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.95 ft ² (.09 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height ₁ :	3" (7.62 cm)
Height ₂ :	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED		Color temperature		Distribution		Voltage		Mounting			
Series	LEDs	Color temperature		Distribution		Voltage		Mounting			
DSX0 LED	Forward optics	30K	3000 K	T1S	Type I short (Automotive)	T5S	Type V short ³	MVOLT	(120V-277V) ^{5,6}	Shipped included	
	P1 P5	40K	4000 K	T2S	Type II short	T5M	Type V medium ³	XVOLT	(277V-480V) ^{2,8,9}	SPA	Square pole mounting
	P2 P6	50K	5000 K	T2M	Type II medium	T5W	Type V wide ³	120 ⁶		RPA	Round pole mounting ¹⁰
	P3 P7 ¹			T3S	Type III short	BLC	Backlight control ⁴	208 ⁶		WBA	Wall bracket ³
	P4 ¹			T3M	Type III medium	LCCO	Left corner cutoff ⁴	240 ⁶		SPUMBA	Square pole universal mounting adaptor ¹¹
	Rotated optics			T4M	Type IV medium	RCCO	Right corner cutoff ⁴	277 ⁶		RPUMBA	Round pole universal mounting adaptor ¹¹
	P10 ² P12 ²			TFTM	Forward throw medium			347 ⁶		Shipped separately	
	P11 ² P13 ^{1,2}			T5VS	Type V very short ³			480 ⁶		KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹²

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled ^{13,14}	HS House-side shield ²²	DBLXD Black
PIRHN Network, high/low motion/ambient sensor ¹⁵	SF Single fuse (120, 277, 347V) ⁶	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (control ordered separate) ¹⁶	DF Double fuse (208, 240, 480V) ⁶	DWHXD White
PER5 Five-pin receptacle only (control ordered separate) ^{16,17}	L90 Left rotated optics ²	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{16,17}	R90 Right rotated optics ²	DBLBXD Textured black
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁸	DDL Diffused drop lens ²²	DNATXD Textured natural aluminum
	HA 50°C ambient operations ¹	DWHGXD Textured white
	BAA Buy America(n) Act Compliant	
	Shipped separately	
	BS Bird spikes ²³	
	EGS External glare shield	
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{19,20}		
PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{19,20}		
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{19,20}		
PIRHN1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{19,20}		
FAO Field adjustable output ²¹		





SQUARE NON-TAPERED STEEL (SS)

POLE SHAFT

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

HANDHOLE

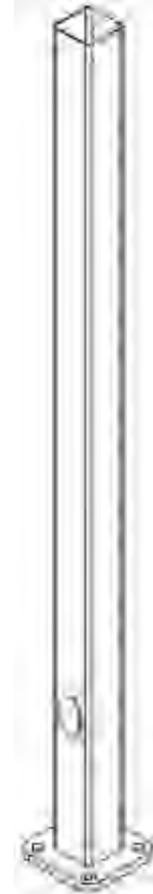
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

FINISH

Standard - All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.



TSUNAMI EXPRESS - OAK CREEK (PA3)					
SS4001120-WH-DM10-BC					
CATALOG LOGIC		CODE	EXPLANATION		
Series:		SS	Square Non-Tapered Steel Poles		
Base Diameter:		400	4.0" Base Bottom Diameter		
Gauge:		11	11 gauge thickness		
Nominal Height:		20	20 feet tall		
Finish:		WH	White Finish Color		
Mounting Designation:		DM10	Drilled for 1 Luminaire		
Options:		BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	GAUGE	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)	BOLT CIRCLE (in.)
20	4.0 x 20.0	11	3" x 5"	0.75 x 17 x 3	8
EPA	80 MPH (ft. ²)	90 MPH (ft. ²)	100 MPH (ft. ²)	WEIGHT	SHIP WT. (lbs.)
	12	9	6		151

▶HOME◀

▶PRINT◀



▶NEW POLE◀



D-Series LED Surface Canopy



d#series

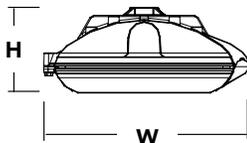
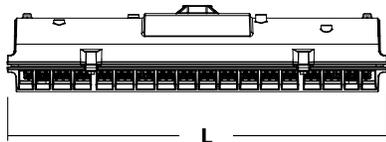
Specifications

Length: 17-3/4"
(45.1 cm)

Width: 8-1/2"
(21.6 cm)

Height: 3-7/16"
(8.7 cm)

Weight (max): 16 lbs
(7.3 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSCL LED 20C 700 40K T5M MVOLT SRM DWHXD

DSXSC LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSXSC LED	10C	10 LEDs (one engine) ^{1,2}	350 350 mA	30K 3000 K	T5E Type V, entryway ⁴	MVOLT ⁵ 277 ⁵	Shipped included SRM Surface mount (12-inch length supply leads)
	20C	20 LEDs (two engines)	530 530 mA	40K 4000 K	T5M Type V, medium	120 ⁵ 347 ⁶	
	30C	30 LEDs (three engines)	700 700 mA	50K 5000 K	T5W Type V, wide	208 ⁵ 480 ⁶	
			1000 1000 mA (1 A)	AMBPC Amber phosphor converted ³	T5R Type V, rectangular	240 ⁵	
				ASY Asymmetric			

Options	Finish (required)
<p>Shipped installed</p> <p>HS House-side shield (housing visor)⁷</p> <p>SF Single fuse (120, 277, 347V)⁸</p> <p>DF Double fuse (208, 240, 480V)⁸</p> <p>SPD Separate surge protection⁹</p> <p>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)^{10,11}</p> <p>PIR Motion/ambient sensor for 8-15' mounting heights¹²</p> <p>PIRH Motion/ambient sensor for 15-30' mounting heights¹²</p> <p>PIR3FC3V Motion/ambient sensor for 8-15' mounting heights and for typical applications requiring daylight harvesting and Title 24 compliance¹²</p> <p>PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights and typical applications requiring daylight harvesting and Title 24 compliance¹²</p> <p>PIR3FC3V924 Motion/ambient sensor for emergency circuits for 8-15' mounting heights^{13,14}</p> <p>PIRH3FC3V924 Motion/ambient sensor for emergency circuits for 15-30' mounting heights^{13,14}</p>	<p>Shipped separately</p> <p>BDS Bird shroud⁷</p> <p>DWHXD White</p> <p>DNAXD Natural aluminum</p> <p>DDBXD Dark bronze</p>

Accessories

Ordered and shipped separately.

DSXSCHS U House-side shield (1 per light engine)

DSXS CBDSSJ DWHXD U Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

- Available with 700mA or 1000mA option only.
- Not available with 347 or 480V.
- AMBPC only available with 530mA or 700mA.
- DesignLights Consortium qualified.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- N/A with one light engine (10C). Only available with 700mA or 1000mA.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- See the electrical section on page 3 for more details.
- DMG not available with all PIR options
- Dimming driver standard. Available in layouts up to 30'. Not available with 347V or 480V. Not available with fusing.
- PIR & PIR3FC3V specifies the Acuity Controls **SBOR 10 ODP** motion/ambient sensor, the PIRH & PIRH3FC3V specifies the Acuity Controls **SBOR 6 ODP** motion/ambient sensor.





PLAN COMMISSION REPORT

Proposal: Sign Plan Review – Car Wash

Description: Review the proposed sign plan for the proposed car wash to be located at 140 W. Puetz Rd.

Applicant(s): Tracey Erickson, Erickson Enterprises, LLC

Address(es): 140 W. Puetz Road (6th Aldermanic District)

Suggested Motion: That the Plan Commission approves the sign plan submitted by Tracey Erickson, Erickson Enterprises, LLC, for the proposed car wash to be located at 140 W. Puetz Rd.

Owner(s): Oak Creek 140 Puetz LLC

Tax Key(s): 828-8016-000

Lot Size(s): 1.775 ac

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

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting approval for a Sign Plan for the proposed car wash located at 140 W. Puetz Rd. The Sign Plan incorporates the sign appeal reviewed in the previous agenda item.

The following signs are being proposed for the development:

- One (1) 7'-8" x 10'-7" (81.14 sq. ft.) LED channel letterset with logo wall sign on the north elevation requiring a variance
- One (1) 1'-6" x 10'-7" (15.88 sq. ft.) LED channel letterset wall sign on the north elevation requiring a variance

- One (1) 1'-6" x 15'-4" (23 sq. ft.) LED channel letterset wall sign on the north elevation requiring a variance
- One (1) 7'-8" x 10'-7" (81.14 sq. ft.) LED channel letterset with logo wall sign on the east elevation requiring a variance
- One (1) 7'-8" x 10'-7" (81.14 sq. ft.) LED channel letterset with logo wall sign on the south elevation not requiring a variance and in compliance with the Code
- One (1) 4'-5" x 8'-3" (36.44 sq. ft.) LED monument sign not requiring a variance
- One (1) awning sign on the north elevation not requiring a variance
- Three (3) window signs on the north elevation not requiring variances

The applicant did not provide dimensions for the one (1) awning sign on the north elevation and the three (3) window signs on the north elevation. Awning signs must comply with Code Section 17.0604(d). Window signs must comply with Code Section 17.0606(b).

Should the variances, in whole or in part, in the previous agenda item not be approved, the Sign Plan will be revised to remove those signs.

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:

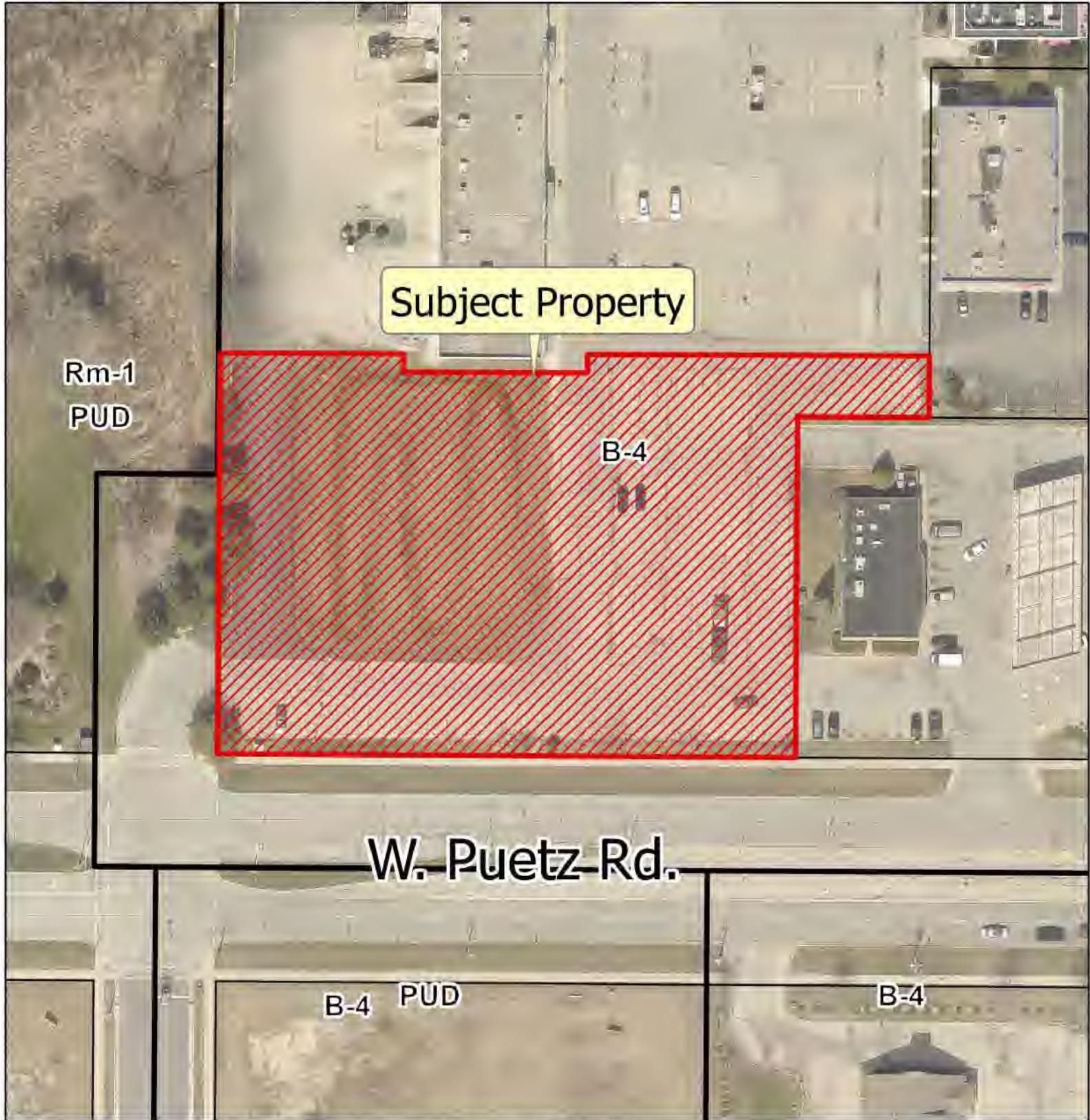


Jack Kovnesky
Planning Intern

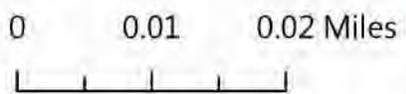
Attachments:

- Location Map
- Elevations and Sign Graphics (4 pages)
- Elevations with Awning Signs (1 page)
- Site plan

Location Map 140 W. Puetz. Rd.



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



Legend

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



Request for Variance

Oak Creek Express Wash
140 W. Puetz Road
Oak Creek WI 53154

1. Variance requested: We are proposing that the number of allowable signs to be increased. The south elevation fronts Puetz Road but it is the back of the building. The north elevation is the front of the building but does not have any street frontage. We are proposing that the \$5 medallion and CAR WASH channel letters be allowed to be added to the south and east elevations. We are also proposing that the SELF SERVE PET WASH and FREE VACUUMS channel letters be allowed to be added to the north elevation.
2. The proposed elevations matches the company branding that has been duplicated at their 7 other locations throughout northern Illinois, northeastern Indiana, and southern Wisconsin. The owner of the property, Tsunami Express Wash, plans to open up to 10 additional locations in the next year throughout the above mentioned areas.
3. The variance requested is not contrary to the public interest and will not endanger public safety and welfare. The additional signs will notify people passing by what the purpose is of the building and to notify them of the services rendered.
4. The variance requested is in accord with the spirit of the zoning ordinance because it is compatible with the surrounding land use in that it is a part of the standard branding of a Tsunami Express Wash. The signs will be well maintained and used for an essential function of the car wash.
5. The requested variance will enable the owner and employees of this location to benefit from potential customers noticing what the business is and what services are offered. As stated previously, the proposed sign package has been the standard for Tsunami Express Wash and has proven to be effective in getting the necessary traffic flow to support the business.

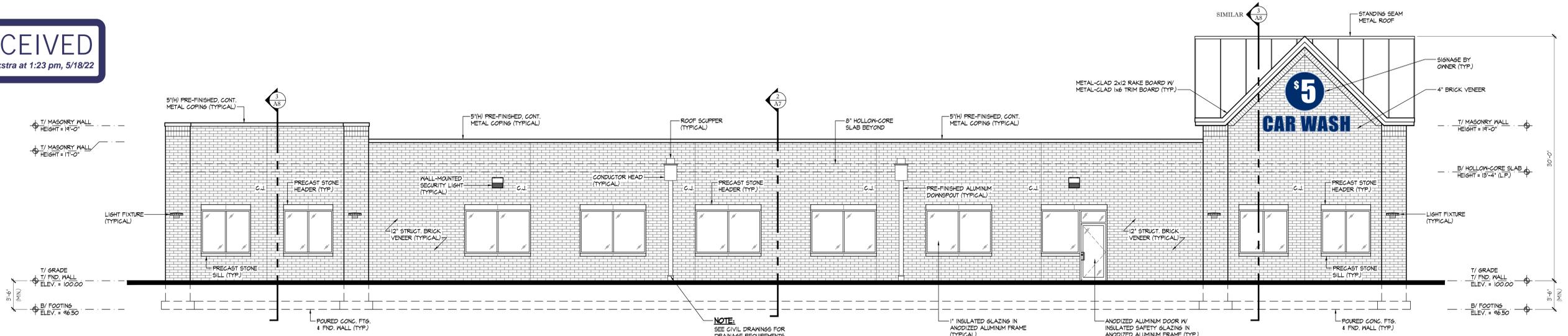
Thank you,
Dave Comer
FASTSIGNS of Kankakee
601 N. 5th Ave. Suite A
Kankakee, IL 60901

dave.comer@fastsigns.com

P: 815-937-1855

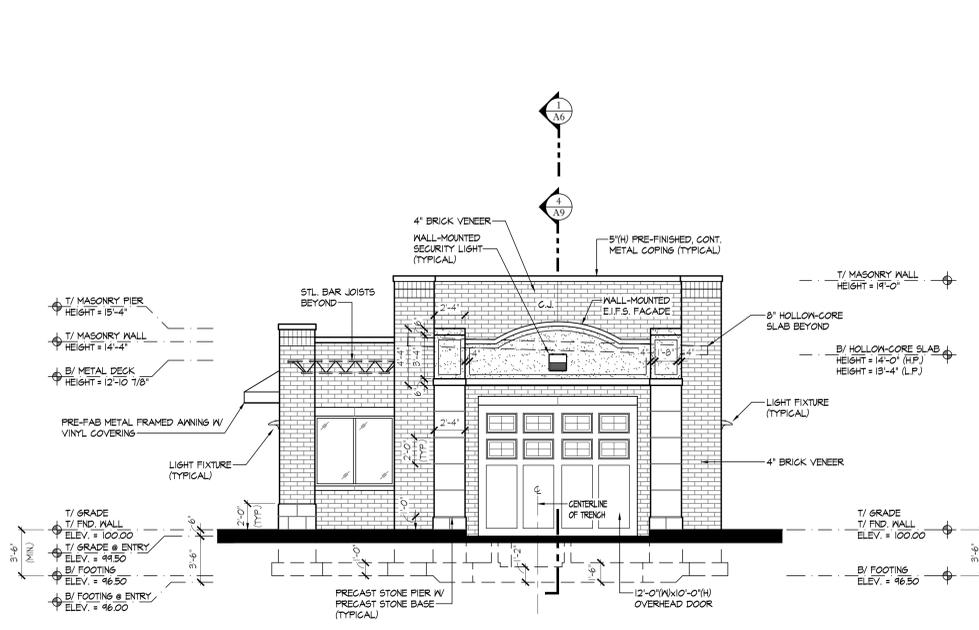
C: 815-954-2276

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By adykstra at 1:23 pm, 5/18/22



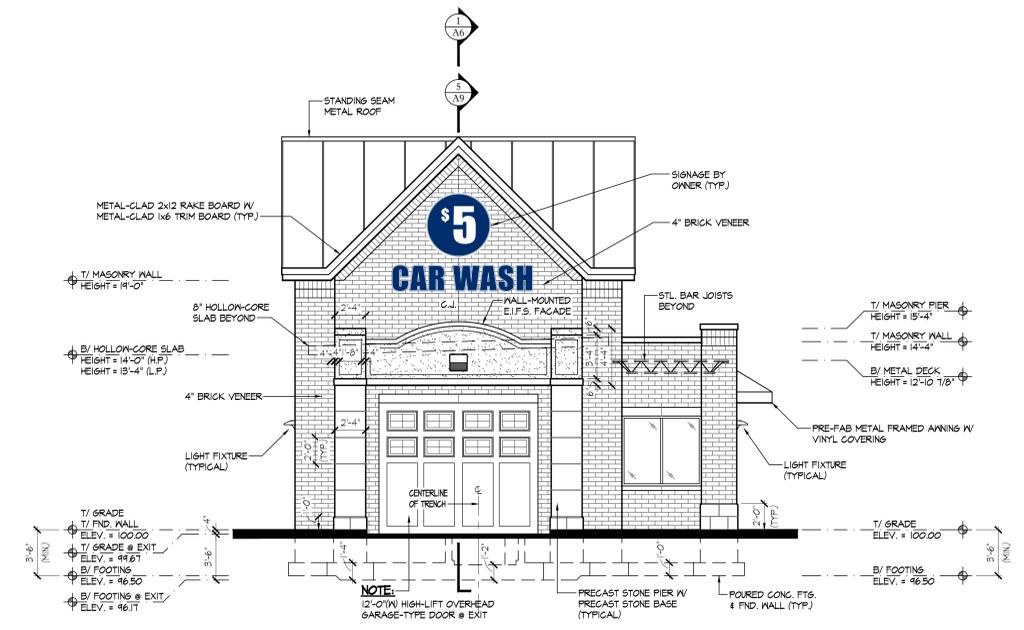
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



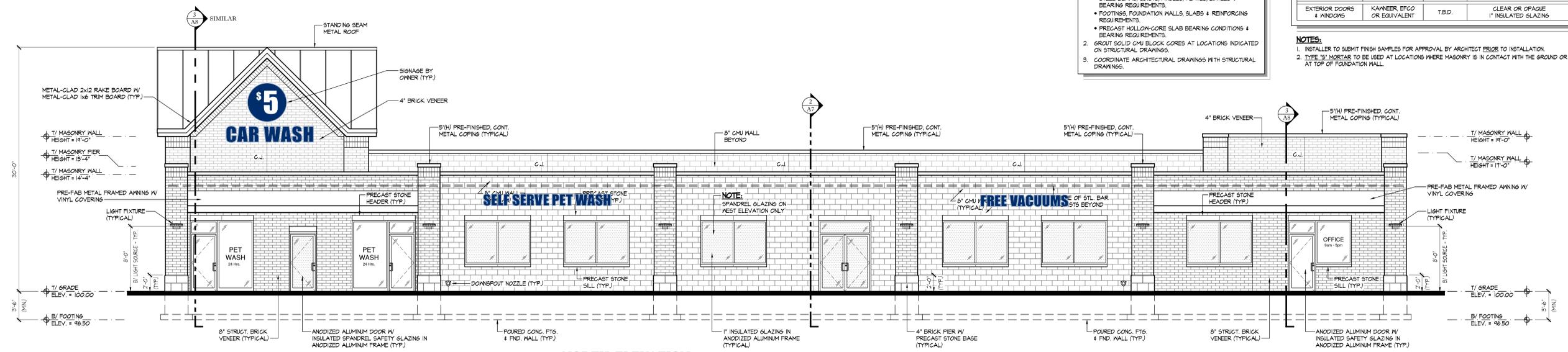
WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH NOTES

THERMAL AND MOISTURE
WEATHER BARRIER: TYVEK DRAINWRAP®
DUPONT: (800) 448-8935
RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO. (877) 271-4661
FLEXIBLE RUBBERIZED FLASHING
DUPONT: (800) 448-8935

EXTERIOR METALS AND FLASHING
SHEET METAL FLASHING: PRE-FINISHED METALLIC-COATED STEEL SHEET AT EXPOSED AREAS
ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH
PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR
SELECTED FROM STANDARD RANGE.
- BASE FLASHING: 26 GA.
- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DRIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS
AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
PAC-GLAD BY PETERSEN ALUMINUM (OR EQUIVALENT). (800) 722-2523
GUTTERS AND DOWNSPOUTS: PRE-FINISHED ALUMINUM. COLOR AS SELECTED BY ARCHITECT
FROM MANUFACTURER'S STANDARD RANGE.
ROLLEX BY BEAUTYGARD BUILDING PRODUCTS (OR EQUIVALENT). (214) 322-5500

EXTERIOR FINISH SCHEDULE

MASONRY					
TYPE	MANUFACTURER	SIZE (NOMINAL)	COLOR	HORIZONTAL CORNER / TYPE	CTRL. JOINT CAULK
BRICK VENEER	ENDICOTT OR EQUAL	STRUCTURAL 4 1/4" x 8" x 12 1/2" (N2L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
BRICK VENEER	ENDICOTT OR EQUAL	NON-STRUCTURAL 4 1/4" x 4" x 12 1/2" (N2L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
CMU	T.B.D.	8" MAX x 8" x 16" (N2L)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
PRECAST STONE	T.B.D.	SEE EXTERIOR ELEV. & ENLARGED PLAN	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	N/A

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)			
LOCATION / I.D.	MANUFACTURER	FINISH	COMMENTS
FAÇADE @ CAR ENTRY / EXIT	DRYIT, SENERBY OR EQUAL	T.B.D.	T.B.D.

METALS				
LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	
ROOF	PAC-GLAD PETERSEN OR EQUAL	STANDING SEAM	PRE-FINISHED	T.B.D.
SOFFITS, EAVES & FASCIAS	PAC-GLAD PETERSEN OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.
GUTTERS, RAIN COLLECTORS & DOWNSPOUTS	PAC-GLAD PETERSEN OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.

STOREFRONT GLAZING			
LOCATION / I.D.	MANUFACTURER	COLOR / FINISH	DESCRIPTION
EXTERIOR DOORS & WINDOWS	KANNEER, EFCO OR EQUIVALENT	T.B.D.	CLEAR OR OPAQUE 1" INSULATED GLAZING

GENERAL STRUCTURAL NOTES

- SEE STRUCTURAL DRAWINGS FOR SIZE & LOCATION OF:
• STEEL BEAMS, JOISTS, ANGLES, PLATES, LITTELS & BEARING REQUIREMENTS.
• FOOTINGS, FOUNDATION WALLS, SLABS & REINFORCING REQUIREMENTS.
• PRECAST HOLLOW-CORE SLAB BEARING CONDITIONS & BEARING REQUIREMENTS.
- GROUT SOLID CMU BLOCK CORES AT LOCATIONS INDICATED ON STRUCTURAL DRAWINGS.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

NOTES:

- INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.

OAK CREEK EXPRESS WASH
140 W. PUETZ ROAD
OAK CREEK, WISCONSIN
53154

ROHN ASSOCIATES ARCHITECTS & PLANNERS
13177 RHODE STREET
CEDAR LAKE, IN 46303
PHONE: (708) 906-4670

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ISSUE FOR:
11/16/21 REVIEW
4/26/22 REVIEW
4/21/22 PERMIT

EXTERIOR ELEVATIONS

SCALE: AS NOTED
PROJECT NO.: 21-562

A2

FASTSIGNS
815.937.1855
 601 N 5th Ave. Suite A
 Kankakee, IL 60901
 www.fastsigns.com/590
 f: 815.937.1810

DESIGN PROOF

Rep: Dave Comer
 Designer: DRC

Client:
 Peak, Inc.

Project:
 140 W. Puetz Road
 Oak Creek, WI 53154

Orig. Proof: 05.06.22

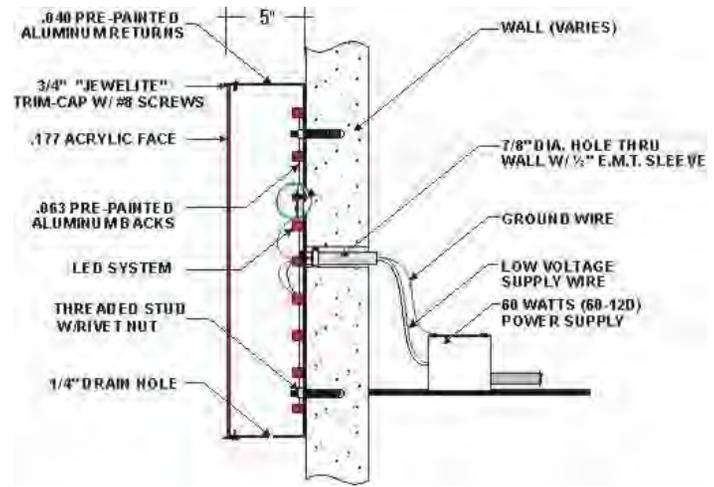
Quantity: 1
 Single-Sided
 Double-Sided
 N/A-Other

Additional Info:

PLEASE REVIEW THIS DESIGN PROOF CAREFULLY
 FASTSIGNS cannot be held liable for any errors (i.e. misspellings) once this design has been signed off as approved for production. Your signature is required to put this order into production.

I, as a client or potential client, understand that any and all designs, drawings, schematics and mock-ups presented to me for my review are the exclusive property of FASTSIGNS. I further understand and acknowledge that any unauthorized use of the same by myself, my agents, or my employee(s), or conversation of said property shall constitute a theft and be grounds for legal action by FASTSIGNS. In the event that such action is filed, I also agree to all attorney fees and court costs incurred by FASTSIGNS in the prosecution of the same.

CLIENT SIGNATURE _____ DATE _____
 No signature required if approving artwork via online portal



Face lit channel letters



ONE SET OF PLEX FACE CHANNEL LETTERS & LOGO
 INTERNALLY ILLUMINATED W/ LEDs / MOUNTED FLUSH TO BUILDING
 LETTER FACES = WHITE PLEX W/ GERBER 230-97 DELFT BLUE TRANSLUCENT VINYL (W/ WHITE OUTLINE)
 TRIM CAP = 1" WHITE
 4" RETURNS = CHEVRON BLUE
 ILLUMINATION = WHITE LEDs

FASTSIGNS
815.937.1855
 601 N 5th Ave. Suite A
 Kankakee, IL 60901
 www.fastsigns.com/590
 f: 815.937.1810

DESIGN PROOF

Rep: Dave Comer
 Designer: DRC

Client:
 Peak, Inc.

Project:
 140 W. Puetz Road
 Oak Creek, WI 53154

Orig. Proof: 05.06.22

Quantity: 1

- Single-Sided
- Double-Sided
- N/A-Other

Additional Info:

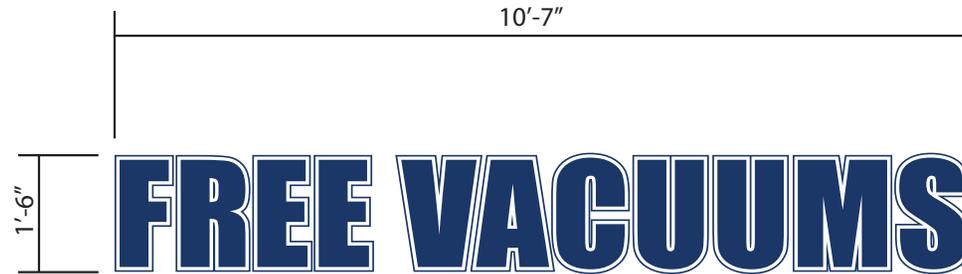
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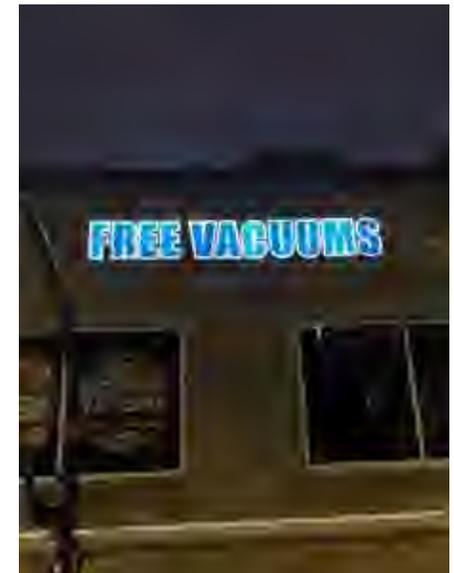
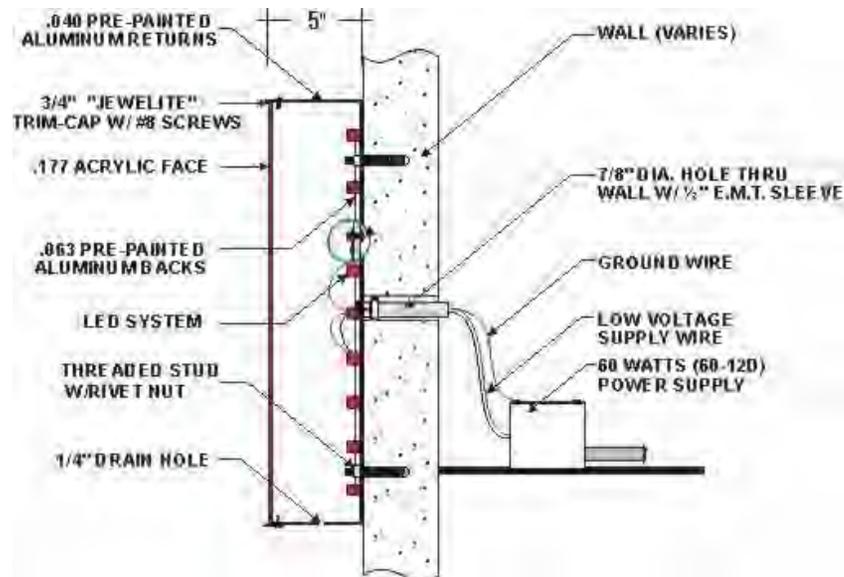
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CLIENT SIGNATURE _____ DATE _____

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TWO SETS OF PLEX FACE CHANNEL LETTERS
 INTERNALLY ILLUMINATED W/ LEDs / MOUNTED FLUSH TO BUILDING
 LETTER FACES = WHITE PLEX W/ GERBER 230-97 DELFT BLUE TRANSLUCENT VINYL (W/ WHITE OUTLINE)
 TRIM CAP = 1" WHITE
 4" RETURNS = CHEVRON BLUE
 ILLUMINATION = WHITE LEDs



Face lit channel letters

FASTSIGNS
815.937.1855
601 N 5th Ave. Suite A
Kankakee, IL 60901
www.fastsigns.com/590
f: 815.937.1810

DESIGN PROOF

Rep: Dave Comer
 Designer: DRC

Client:
 Peak, Inc.

Project:
 140 W. Puetz Road
 Oak Creek, WI 53154

Orig. Proof: 05.06.22
 Revision #1: 05.16.22

Quantity: 2

- Single-Sided
- Double-Sided
- N/A-Other

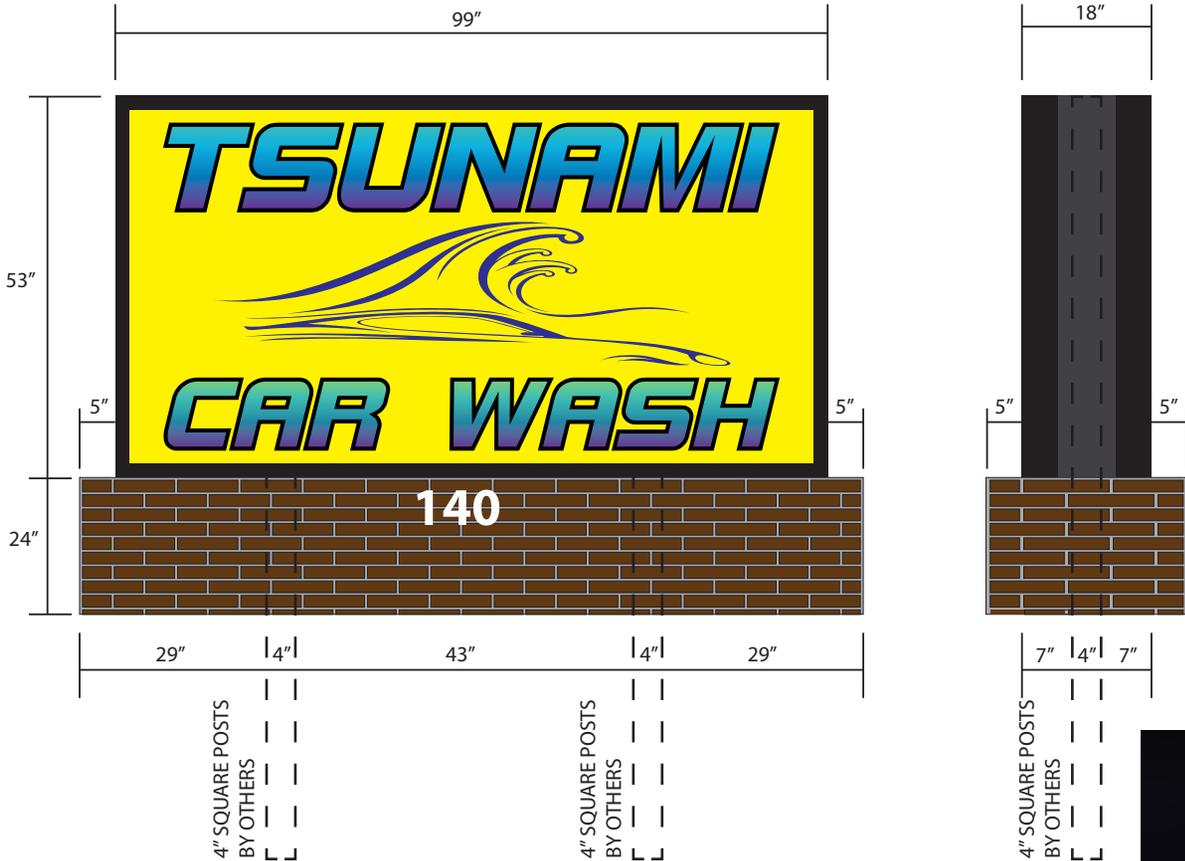
Additional Info:

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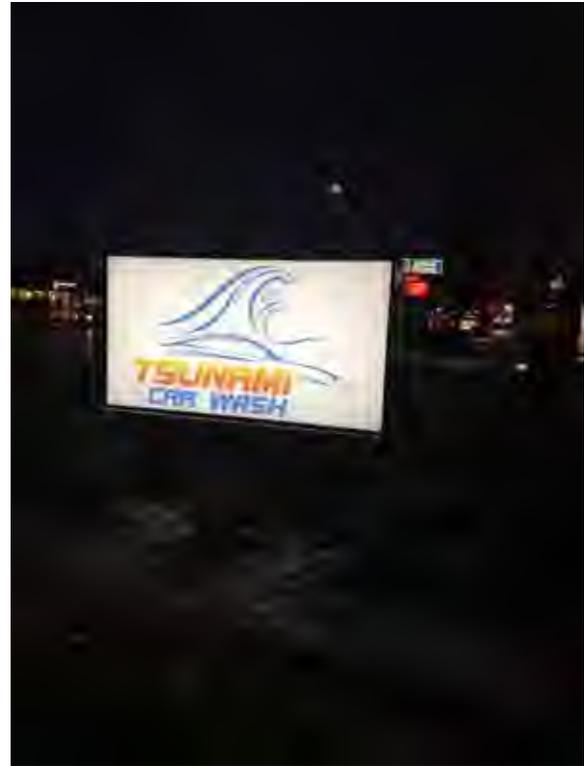
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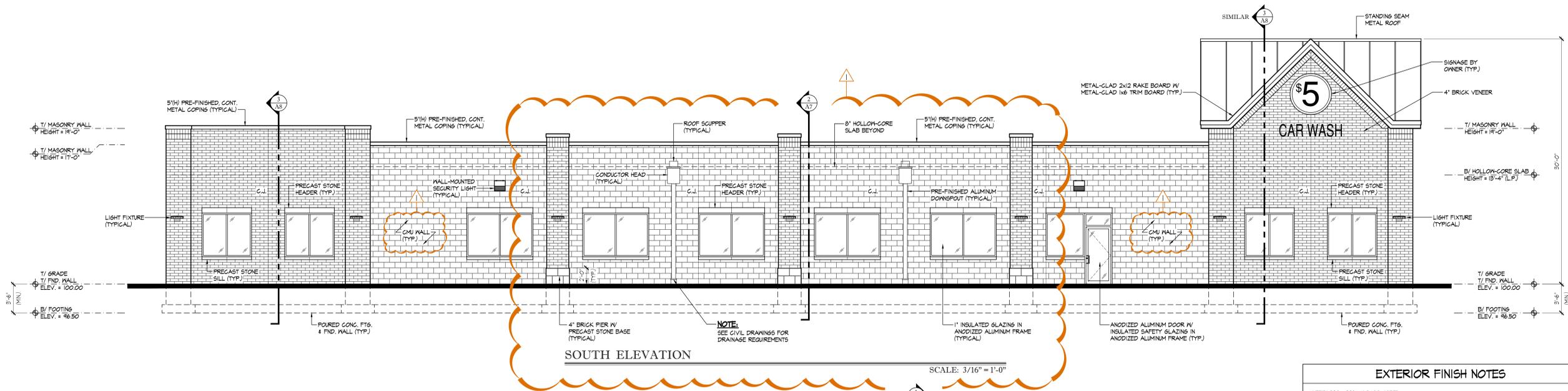
CLIENT SIGNATURE _____ DATE _____
 No signature required if approving artwork via online portal



TWO SINGLE SIDED LIGHT BOXES
 INTERNALLY ILLUMINATED W/ LEDS
 ILLUMINATION = WHITE LEDS
 BRICK BASE & (2) 4" SQUARE TUBE POSTS BY OTHERS

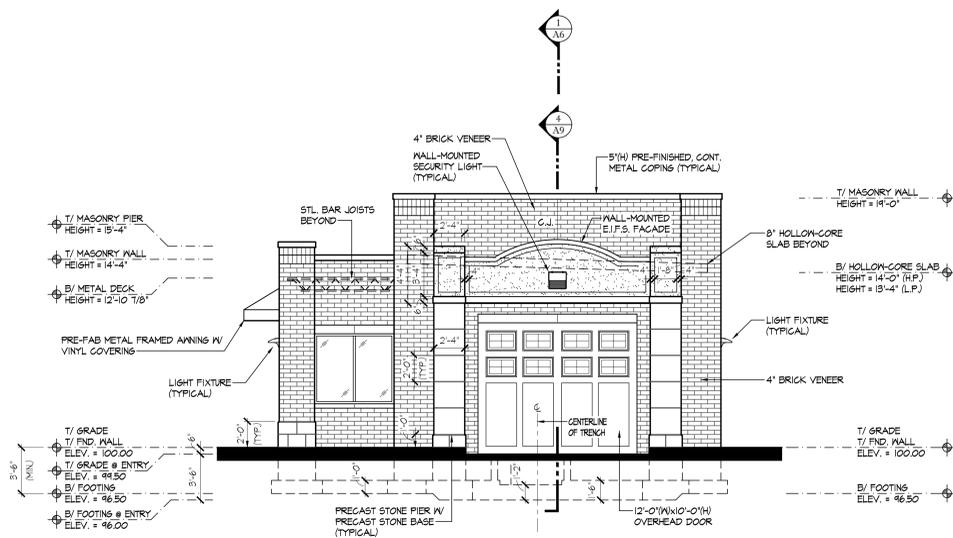
Internally lit light box





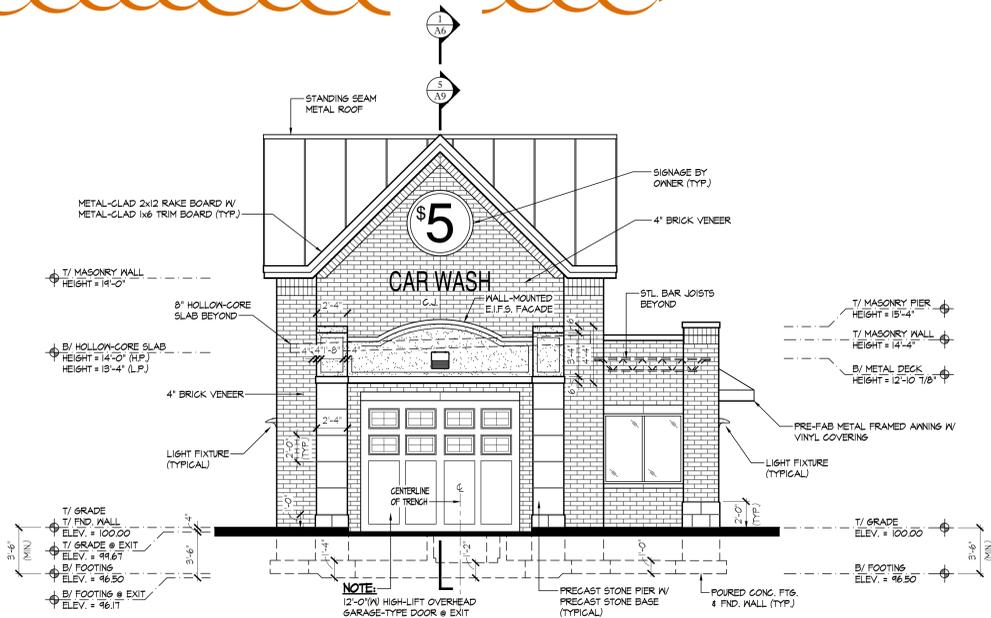
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL STRUCTURAL NOTES

- SEE STRUCTURAL DRAWINGS FOR SIZE & LOCATION OF:
• STEEL BEAMS, JOISTS, ANGLES, PLATES, LINTELS & BEARING REQUIREMENTS.
• FOOTINGS, FOUNDATION WALLS, SLABS & REINFORCING REQUIREMENTS.
• PRECAST HOLLOW-CORE SLAB BEARING CONDITIONS & BEARING REQUIREMENTS.
- GROUT SOLID CMU BLOCK CORES AT LOCATIONS INDICATED ON STRUCTURAL DRAWINGS.
- COORDINATE ARCHITECTURAL DRAWINGS WITH STRUCTURAL DRAWINGS.

EXTERIOR FINISH NOTES

THERMAL AND MOISTURE

WEATHER BARRIER: TYVEK DRAINWRAP®
DUPOINT: (800) 448-8935
RUBBERIZED SHEET FLASHING: BT20 XL BUILDING TAPE
PROTECTO WRAP CO.: (877) 271-4661
FLEXIBLE RUBBERIZED FLASHING
DUPOINT: (800) 448-8935

EXTERIOR METALS AND FLASHING

SHEET METAL FLASHINGS: PRE-FINISHED, METALLIC-COATED STEEL SHEET AT EXPOSED AREAS.
ORGANIC FINISH: TWO-COAT FLUOROPOLYMER HYLAR 5000 OR KYNAR 500, COMPLYING WITH PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 2605. COLOR SELECTED FROM STANDARD RANGE.
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- COUNTERFLASHING: 24 GA.
- FLASHING RECEIVERS: 26 GA.
- DRIP EDGES: 24 GA.

SOFFITS AND UNDERSIDES OF EXTERIOR CEILINGS: PRE-FORMED VENTED ALUMINUM PANELS AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
FAC-GLAD BY PETERSEN ALUMINUM (OR EQUIVALENT): (800) 722-2523
GUTTERS AND DOWNSPOUTS: PRE-FINISHED ALUMINUM. COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S STANDARD RANGE.
ROLLEX BY BEAUTYGARD BUILDING PRODUCTS (OR EQUIVALENT): (214) 322-5500

EXTERIOR FINISH SCHEDULE

MASONRY					
TYPE	MANUFACTURER	SIZE (NOMINAL)	COLOR	HORIZONTAL COLOR / TYPE	CTRL. JOINT CAULK
BRICK VENEER	ENDICOTT OR EQUAL	STRUCTURAL 4 1/8" x 8" x 16" (N21)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
BRICK VENEER	ENDICOTT OR EQUAL	NON-STRUCTURAL 4 1/8" x 4" x 16" (N21)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
CMU	T.B.D.	8" MAX x 8" (N16)	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	SONNEBORN
PRECAST STONE	T.B.D.	SEE EXTERIOR ELEVATIONS & ENLARGED PLAN	T.B.D.	NATURAL / TYPE 'N' (SEE NOTE #2)	N/A

EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.)

LOCATION / I.D.	MANUFACTURER	FINISH	COLOR	COMMENTS
FACADE @ CAR ENTRY / EXIT	DRYIT, SENERBY OR EQUAL	T.B.D.	T.B.D.	

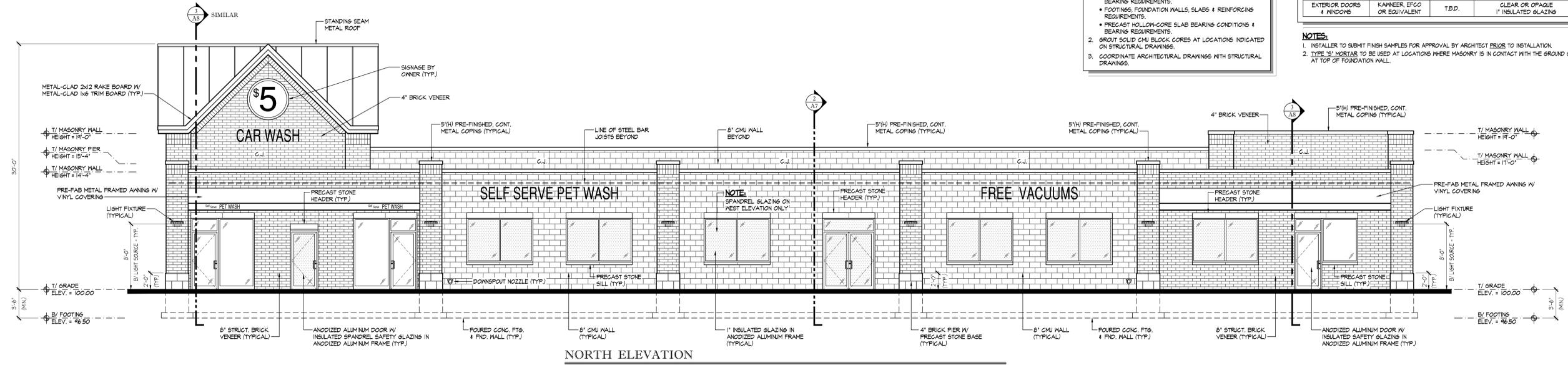
METALS				
LOCATION / I.D.	MANUFACTURER	TYPE	FINISH	COLOR
ROOF	PAC-GLAD PETERSON OR EQUAL	STANDING SEAM	PRE-FINISHED	T.B.D.
SOFFITS, EAVES & FASCIAS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.
GUTTERS, RAIN COLLECTORS & DOWNSPOUTS	PAC-GLAD PETERSON OR EQUAL	FORMED ALUMINUM	PRE-FINISHED	T.B.D.

STOREFRONT GLAZING

LOCATION / I.D.	MANUFACTURER	COLOR / FINISH	DESCRIPTION
EXTERIOR DOORS & WINDOWS	KAWNEER, EFGO OR EQUIVALENT	T.B.D.	CLEAR OR OPAQUE 1" INSULATED GLAZING

NOTES:

- INSTALLER TO SUBMIT FINISH SAMPLES FOR APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
- TYPE 'S' MORTAR TO BE USED AT LOCATIONS WHERE MASONRY IS IN CONTACT WITH THE GROUND OR AT TOP OF FOUNDATION WALL.



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Warehouse, Distribution, 200,000 sq ft or Greater

Description: Conditional Use Permit review for a proposed warehouse/distribution facility(ies) in excess of 200,000 square feet on the properties at 6365, 6349, 6377, and 6475 S. Howell Ave.

Applicant(s): Matt Kurucz, CHI/Acquisitions, L.P.

Address(es): 6365, 6349, 6377, and 6475 S. Howell Ave. (1st Aldermanic District)

Suggested Motion: Staff does not support approval of the request as stated in the staff report. Please refer to the report for the decision procedure when considering the following motion.

That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a warehouse/distribution facility in excess of 200,000 square feet on the properties at 6365, 6349, 6377, and 6475 S. Howell Ave. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at the next meeting (June 28, 2022).

Owner(s): 6349-6475 HOWELL AVENUE LLC

Tax Key(s): 718-9972-000, 718-9970-000, 718-9969-000, 718-9962-000

Lot Size(s): 5.187 ac, 0.694 ac, 6.273 ac, 21.807 ac

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

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Business Park, Flex Overlay

Background:

The Applicant is requesting recommendation of Conditional Use Permit approval for a proposed 329,950 square-foot speculative warehouse and distribution facility with truck/trailer parking on the properties at

6365, 6349, 6377, and 6475 S. Howell Ave. Warehouses in excess of 200,000 square feet and distribution facilities are Conditional Uses in the City.

Per the submitted narrative, up to three (3) tenants could be accommodated in the building, which is anticipated to include approximately 58 truck docks and approximately 70 truck and trailer parking stalls on the south. Employee and visitor parking are currently shown on the conceptual site plan north of the building (approximately 192 stalls) and on the east (approximately 36 stalls). Due to the speculative nature of the proposal, no information is included in the narrative regarding anticipated employees or shifts.

Access for the site is shown off Howell Avenue exclusively, although conversations are ongoing with MATC for shared access off their College Avenue drive. WisDOT has jurisdiction over access on Howell Avenue and is reviewing the proposal for requirements.

Minimum off-street parking requirements for warehouse and distribution facilities are calculated at one (1) stall for every 1,500 square feet. Parking stalls are also limited to a maximum of 20% over the minimum requirement. In the proposal, a minimum of 220 parking stalls would be required and a maximum of 264 stalls would be allowed onsite. Parking requirements and allowances do not include loading docks and truck/trailer parking stalls.

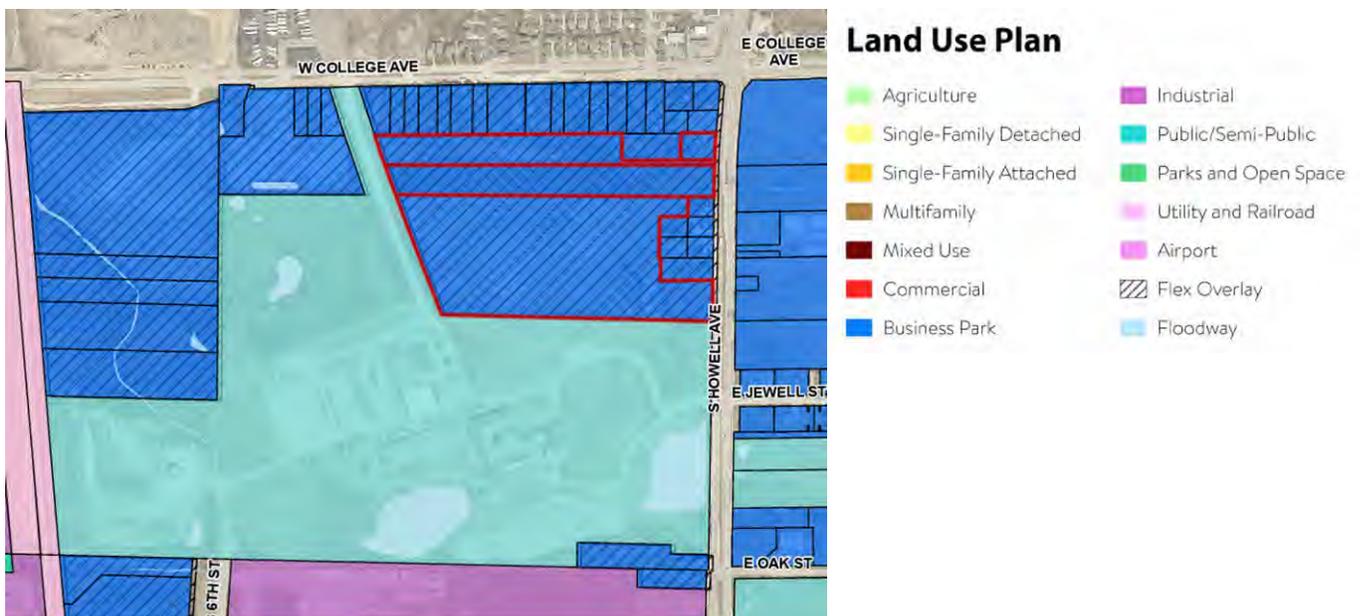
Additional Code requirements for building and lot coverage (70%), minimum green space (30%), a tree preservation and removal plan with pre-development inventory, landscaping transition zones, access design, trash enclosure and mechanical unit screening, fences, outdoor lighting, building design standards, and signs will be incorporated into Conditions and Restrictions should the Plan Commission recommend the proposal for approval. The Commission's initial review and recommendation of the proposed Conditional Use Permit is not an endorsement of any site, architectural, landscaping, or lighting plan that may be required as part of the final Conditional Use Permit. Should the Conditional Use Permit be recommended for approval, Plan Commission processes required may include, but not be limited to, Certified Survey Map and Site and Building Plan Review.

However, staff have several concerns for the proposal:

- Truck traffic to and from the site via Howell Avenue is proposed to be right-in/right-out. With the location of the access immediately across from, but not quite lined up with, the existing median opening there would be no real way to enforce the right-turn for trucks. Southbound traffic on Howell Avenue may therefore be blocked, or the configuration would potentially lead to additional truck traffic making U-turns at median openings between College Avenue and Rawson Avenue.
- A Traffic Impact Analysis will be required with WisDOT approval. Staff have expressed reservations about proceeding with a Conditional Use Permit without knowing how the proposal would affect the traffic in the area, and what conditions may be imposed by WisDOT.
- Wetlands cover a significant portion of the parcels, requiring a delineation and permitting from the DNR. Staff do not concur with the Applicant's conclusion that multiple buildings instead of a single large building would result in more impacts to these wetland areas. Per Code, wetlands remaining

on the property must include a 15-foot setback. Staff have also expressed reservations about proceeding with a Conditional Use Permit without knowing whether the DNR will permit the extensive fill required for the project.

- Stormwater ponds are not necessarily proposed in locations that will meet Code requirements.
- There are significant grade changes on the property (some in excess of 10 feet) requiring large cuts and fills, and retaining walls of unspecified heights.
- While the Applicant has provided precedent images from other existing projects, the conceptual design of the building has not been presented aside from the northeast corner. It is therefore unknown whether Code requirements for the design can be met.
- The proposal does not conform to the Business Park land use designation in the *Comprehensive Plan* (see map below).



The last bullet point is of particular concern as the *Comprehensive Plan* describes the Business Park land use as “groups of buildings planned and constructed as business parks for professional firms with a mix of office, training, research, production, and other ancillary uses.” The Maintain Flexibility Overlay is also identified in the same are as the Business Park category. It is described in the *Comprehensive Plan* thusly:

This land use consists of key areas in the community, such as the area surrounding the Ikea and the area adjacent to the Lakefront, that should be considered for a variety of future potential land uses. Although a preferred future land use is identified for these areas on the Future Land Use map, the City should remain open to considering additional land uses that enable developers and property owners to best respond to future market conditions, while also supporting the guiding vision and goals of the *Comprehensive Plan*. The intended character and intensity of future development for each area identified for this land use category is further discussed in the Housing and Neighborhoods Framework, and Commercial and Industrial Areas Framework sections of the

Comprehensive Plan, (no interpretation of the Future Land Use Map should be made without referencing these sections).

When considering the Commercial and Industrial Areas Framework, it becomes clearer that the intended vision for the area is to develop as Business Park that may include some industrial uses. Development that includes only warehousing, distribution, and industrial uses is appropriate for those areas specifically identified on the Land Use Map for Industrial development. Given the speculative nature of the proposal, there is no way to ensure that the appropriate business park uses (mix of office, training, research, production) identified in the Comprehensive Plan will be implemented.

Commercial and Industrial Areas Framework

Neighborhood Commercial
These areas consist of existing and potential commercial uses that are integrated into residential neighborhoods. Neighborhood-commercial development.

Corridor Commercial
These areas consist of existing and potential commercial corridors along major and minor arterials. These areas should accommodate commercial development that is meant to serve Oak Creek residents as well as the regional community. The City should work to make these corridors more pedestrian-friendly by requiring minimal walkways and connections to...

Mixed Use
These areas are suited for mixed use buildings at a variety of scales. The first floor of these buildings should be commercial retail, professional services, or restaurant use with the upper floors should be office space or multifamily residential. Mixed use development efforts in the City should be concentrated in building out Dixon Town Square and the...

Business Park
These areas consist of existing office uses and currently undeveloped land. The City should encourage the conversion of parcels within this land use designation for the development of planned business parks. The City should coordinate with Milwaukee Area Technical College on any development proposal for housing surrounding the Oak Creek campus.

The areas described below informed the Economic Development Framework map (attached), which again identifies the area as Business Park within a Flex Overlay.

Small-Scale Industrial
These areas consist of existing and potential areas for small-scale light industrial uses, which are vital in providing small business opportunities, including Amgen Manufacturing. The City should work to promote investment in additional small-scale industrial uses and foster development of vacant and underused parcels.

Large-Scale Industrial
These areas consist of existing and potential areas for large-scale heavy steel, freight, and warehousing uses. New large-scale industrial development should consider trade main porting industrial development and heavy manufacturing. The City should work to ensure that new large-scale industrial development is adequately served by primary arterial connections.

Flex Overlay

Dixie Avenue
The area currently comprises vacant land, automobile-related uses, and single-family detached homes. This broad array of land uses does not take advantage of the area's location near the General Mitchell International Airport, I-94 overhangs, or the Oak Creek campus of MATC. If these properties were to be redeveloped, the City should proceed with the reorganization of offices in a part-time setting. At the same time, the City should remain open to other uses that promote economic development, such as industrial in the expansion of MATC.

17th Street Mixed Use
This area was purchased by Procter & Gamble, a large employer located just to the east on South 27th Street, and is currently agricultural land. The area...

Although the proposal is to consolidate four (4) parcels for the warehouse and distribution use, the conceptual plan does not lend to a cohesive future expansion to incorporate parcels to the north along College Avenue as part of a business park. The proposed 24-foot-wide reservation along the north for a future internal roadway connection does not meet Code requirements, is located north of a landscape berm that will become obsolete should the parcels to the north develop as part of the Business Park, and forces those parcels into a specific design that may not meet Code requirements. It also strands six (6) parcels totaling approximately 2.6 acres immediately along Howell Avenue. These parcels could not form their own business park, and access would likely be required by WisDOT to be shared with the parcels subject to this proposal. It would make developmental sense to incorporate these parcels into the proposal at minimum; however, this illustrates staff's point that the proposal for a single facility that only acknowledges the potential for future access connections to the rest of the parcels identified for Business Park development, rather than a conceptual design that readily anticipates and accounts for the development of those parcels as part of a Business Park, does not meet the spirit, intent, or definition of the Business Park Land Use category in the *Comprehensive Plan*.

It is for the above stated reasons that staff do not support the proposed Conditional Use Permit request.

Below are two options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific findings on which the denial is based. Per Section 17.0804(e)(3) of the Municipal Code:

A conditional use permit may be granted upon finding in the review of the application that all applicable use specific provisions per Article 4 of this Zoning Ordinance as well as the following criteria are met. A negative finding of fact on any of the following criteria shall require a negative vote on the application as a whole.

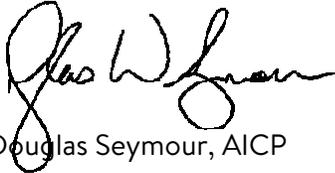
- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
- b. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- c. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.
- d. Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

e. The conditional use conforms to all applicable regulations of the district in which it is located.

- Recommendation of Approval - Should the Plan Commission determine that the proposed request is acceptable, the suggested motion would proceed as with other recommendations for approval.

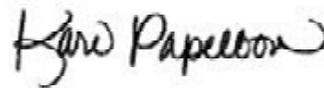
Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

Narrative & Comprehensive Plan Alignment Review - Applicant (11 pages)

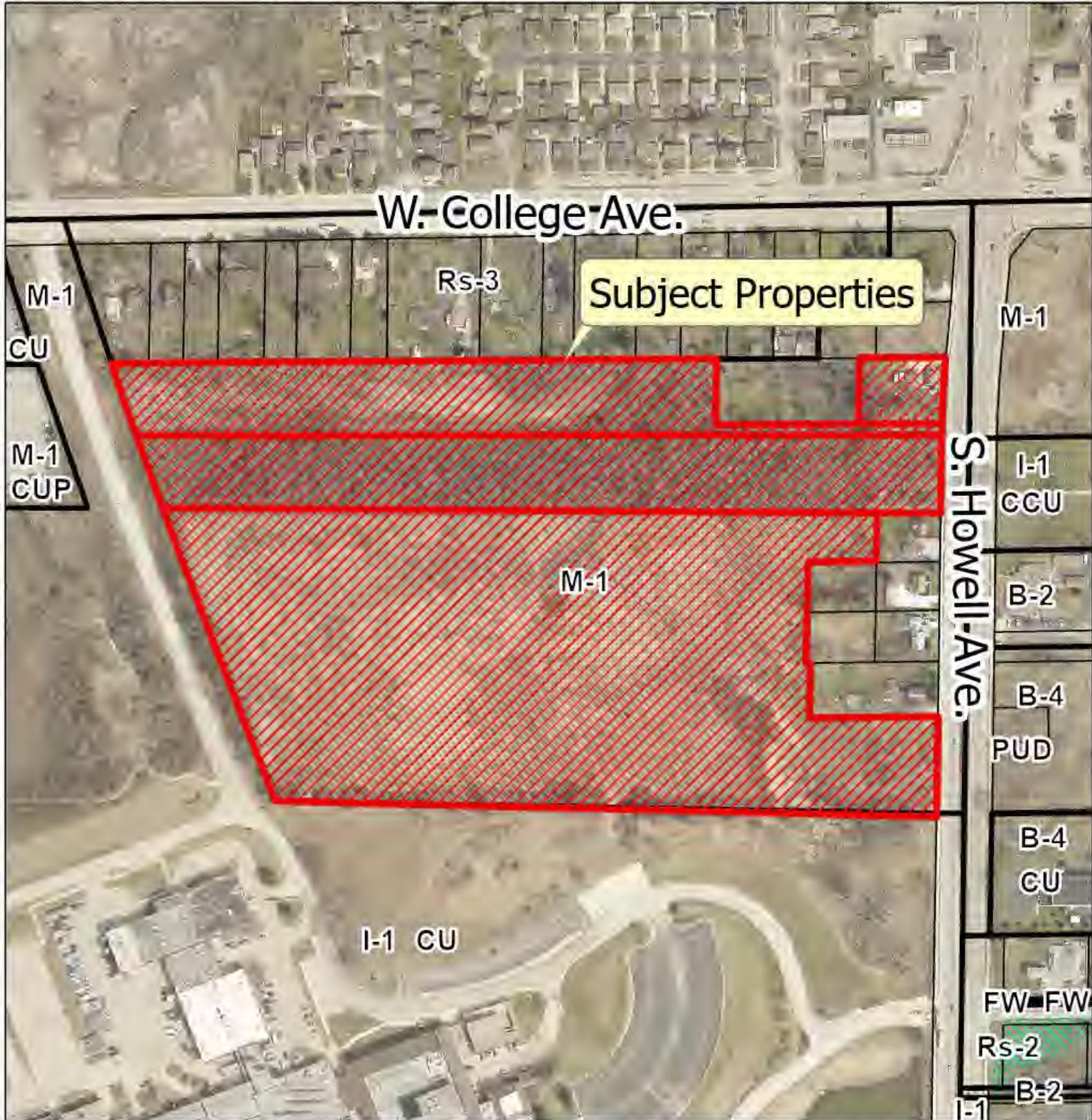
Conceptual Site Plan (1 page)

Entrance Perspective Concept (1 page)

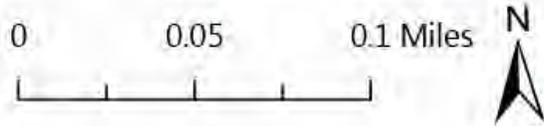
Comprehensive Plan - Economic Development Framework Map (1 page)

Location Map

6365, 6349, 6377, & 6475 S. Howell Ave.



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



Legend

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

CROW HOLDINGS

INDUSTRIAL

April 19, 2022

RE: Conditional Use Permit Application – Project Narrative: 6475 S Howell Avenue Redevelopment

Developer: Crow Holdings Industrial (“CHI”) is a national developer of industrial real estate focused on speculative and build-to-suit projects across the country. As a stable, well-capitalized, and trusted partner, CHI draws on the Crow family’s 75-year industrial development legacy to build Class A warehouse, distribution, and manufacturing facilities in major U.S. distribution markets. With strong market knowledge, CHI takes a strategic and targeted approach to building long-lasting quality for its clients and tenants.

Property: The project site is generally located at 6475 South Howell Avenue. This approximately 33.96-acre site is comprised of the following tax parcels:

- a 21.81-acre parcel known as P.I.N. #7189962000;
- a 6.27-acre parcel known as P.I.N. #7189969000;
- a 5.19-acre parcel known as P.I.N. #7189972000; and
- a 0.69-acre parcel known as P.I.N. #7189970000.

Current Status of Property: The majority of the site is an overgrown, vacant field (no farming and minimal vertical improvements). There are two small older single unit rentals along South Howell Avenue as well.

Current Market Conditions: Class A space is hard to come by in Milwaukee County largely due to constraints in land availability for new development. As a result, market vacancy for Class A space in Milwaukee County is currently at 1.64%. Coupled with the low vacancy is the strong ongoing demand for Class A space. Of the 1,700,000 square feet of speculative space delivered since 2016, only 135,000 square feet is available today. This demand only strengthens as you move closer to the airport. The higher vacancy of the market as a whole is inflated by the large amount of very old/obsolete Class C manufacturing and warehouse properties towards the core of the City of Oak Creek (the “City”). (Source: Colliers Jan 2022 Metro Milwaukee Overview)

Speculative development, such as this one, is needed to foster a healthy and efficient industrial market – especially for tenants lacking capital, real estate wherewithal, and/or scale to build for themselves, and those with pressing real estate needs. While the former has always been present, this latter category has been exponentially growing since the pandemic forced most business to carry more inventory on hand. Since 2019, the industrial market in Southeastern Wisconsin is approximately 80% speculative and 20% build-to-suit (Source: Colliers Research). When examined next to the extremely low vacancy mentioned above, it becomes clear that the market not only craves speculative space, but that this building will likely lease up quickly.

It is expected that this facility will be used by two to three tenants looking for warehouse operation space. These tenants will be looking to capitalize on the strong labor market in the City and Milwaukee County, as well as the close proximity to both the airport and highway.

Intent: The proposed redevelopment envisions constructing one state-of-the-art Class A warehouse facility. The intent of the project is to proceed on a speculative basis (i.e., no current tenants are attached to the project). CHI will use its extensive experience to determine the optimal layout that will be most attractive to tenants desired for the project. Given the extremely low vacancy rate for Class A industrial product in Milwaukee County, proximity to the airport, and easy access to/from I-94 (via South Howell Avenue to either College Avenue or Rawson Avenue) we are confident tenants will be found to quickly fill the buildings.

While only a single building will be built, it will be designed to be demised into three separate spaces – each with its own prominent glass storefront (examples below). A multi-building development was explored but is not feasible due to wetland and topographic constraints. CHI retooled its original plans to limit wetland impact to under one acre. Further, the site’s topographic condition features a highly irregular “peak/valley” nature which makes constructing multiple building pads extremely difficult/cost prohibitive. For reference, there is 20-30 feet of rolling grade change throughout the site that needs to be flattened out for a building to sit on it. Finally, it should be noted, that a multi-building plan would consist of 100,000-150,000 additional building square footage between the various buildings. This would have resulted in a greater disturbance to the site’s environmental condition and a larger traffic impact.

CROW HOLDINGS

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Please note that this is NOT a freight terminal operation. This will be a rear load facility (i.e., not cross dock) that will likely serve to store goods and other light industry uses (i.e., light/artesian manufacturing and/or packaging of goods). As mentioned later, any on-site trailer parking will only serve as an accessory use to the building's tenants to aid the efficiency of their operations.

Current Zoning: M-1 (Manufacturing) – the City's Industrial Zoning Classification

Requested Conditional Uses: To maximize the efficiency of the site and attract the most tenants, CHI will need the building size to be greater than 200,000 square feet. Additionally, with the way the supply chain has been shifting, we have found that tenants in the market are requesting on-site trailer parking to help facilitate their warehousing and distribution operations. These parking stalls give tenant operations more flexibility in logistic timing. Should a truck arrive off schedule, they can still drop off their trailer and go to their next destination instead of waiting somewhere off-site.

Comprehensive Plan: The Comprehensive Plan for the City adopted on March 3, 2020 (the "Plan") shows the parcels in question as "business park." Per the Plan, this designation is intended to encourage the consolidation of parcels for the development of planned business parks and show coordination with Milwaukee Area Technical College ("MATC"). This project will involve the consolidation of four parcels and we have been in direct contact with MATC in our pre-construction coordination. Moreover, the future development of the area by other parties has also been factored into our plans to the extent that is possible at this time (more below). Given the extreme complexity of working with 20+ parcels/landowners, it is very hard to say when/how the surrounding land gets redeveloped.

Further, the parcels are located in the "College Ave Flex Overlay." Per the Plan, this designation is meant to take land that does not make use of the locational advantages of College Avenue (i.e., airport and highway proximity) and elevate them to their highest and best use. City plans call for projects that "promote economic development, such as industrial". These projects are to be developed in a "park-like" setting. While only featuring one building, the site will include a "business park" type entry and internal roadways. It will be designed to contain three tenants, each with its own office component ranging from 3,000-15,000 square feet depending on tenant needs. While CHI has no control over the approximately 20 homes along College Avenue, we are showing two reserved "rights-of-way" for any future connection to College Avenue developments and an approximately 24' strip on the northern boundary for a future park "spine road." The high image nature of this Class A industrial product will lend itself nicely to any future "park-like" development of the area. Below are some pictures of our past projects to help convey this point.

Design Elements: CHI will be constructing thoughtful landscaping including landscaped berms throughout the site, native planted stormwater basins efficiently constructed around non-permeable areas, tree plantings in transition zones, and well-manicured internal roadways. The building itself will incorporate architectural lighting, inset panels, smart coloring, and prominent glass office corners. Furthermore, the docks and trucking operations will face south, which is away from the residential regions along both College Avenue and Howell Avenue. From a future park point of view, these docks are facing away from the internal park roadways and other future businesses. Fronting these residential areas will be the aesthetically pleasing offices elevations and landscaping, thus helping to minimize any potential negative externalities of the project and setting the area up for future growth. Due to natural grade changes, landscaping, and additional berming area, the project will be hardly visible from MATC's campus. See the submitted sample renderings and photos of other projects for examples.

From a traffic perspective, per WisDOT data, Howell Avenue, south of College Avenue, has a 2-way vehicle count of approximately 19,000 trips per day. A warehouse of this use/size will generate approximately 560 traffic trips per day (inclusive of trucks and cars). The strong majority of this 560 trip estimate is from car traffic generate by employee vehicle movement/shift changes. This represents a marginal 2.9% increase above baseline conditions if all traffic is funneled to Howell Avenue. With the anticipated car access to College Avenue via MATC's road, this impact will be even less.

Building Descriptions: The building is expected to be approximately 329,950 square feet. It will feature full concrete paving in truck areas, 36' clear heights, ESFR Fire Suppression systems, and fully engineered on-site stormwater management. Further, the building will come equipped with approximately 30 fully equipped dock positions (expandable to 58 docks), 70 dedicated trailer parking stalls, and 250 car parking stalls (flexible). There will also be a 500' truck queuing lane before the entrance to truck court. This design will contain trucks on site and eliminate any truck queuing on public roads. The building itself will be designed so that it can be easily divided to accommodate multiple tenants.

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Sincerely,



Matt Kurucz, *Managing Director*
mkurucz@crowholdings.com

Sample Rendering



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Examples From Past Construction Projects

- Class A Industrial Product – Prominent Office Corner



- High Quality Site Monument Signage – Create a “Park-like” Feel



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- 3 Tenant Speculative Design with Extensive Landscaping and CHI Constructed Internal Roadway



- Office Corner Detail



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- Directional Angled LED Site Lighting to Eliminate Light Pollution from Site



- Manicured Park Entrance featuring a Monument Sign, Extensive Landscaping, and Integrated Traffic Controls (Including Coordination with State Traffic Body)



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- Internal Road Safety Controls and Wayfinding



6475 S Howell Avenue - City of Oak Creek - Comprehensive Plan Alignment Review

The City of Oak Creek comprehensive plan was adopted in the City of Oak Creek March 3, 2020 and is intended to serve as a guiding policy document that establishes a vision for the communities future, and provides City Staff and elected and appointed officials recommendations and strategies necessary to make that future a reality.

The Comp plan is broken down into multiple sections. The intent of this document is to provide an overview of how the proposed development aligns with each one of these sections. Specific portions of the document will be referenced to provide support. The intent of creating this document was not to 'pick and choose' sections that align with what is being proposed. Our review was comprehensive, and we strongly believe what is being proposed completely aligns with the City's Comprehensive Plan.

Comprehensive Plan document can be found here: [637707539975070000 \(oakcreekwi.gov\)](https://www.oakcreekwi.gov/637707539975070000)

Community Context Section:

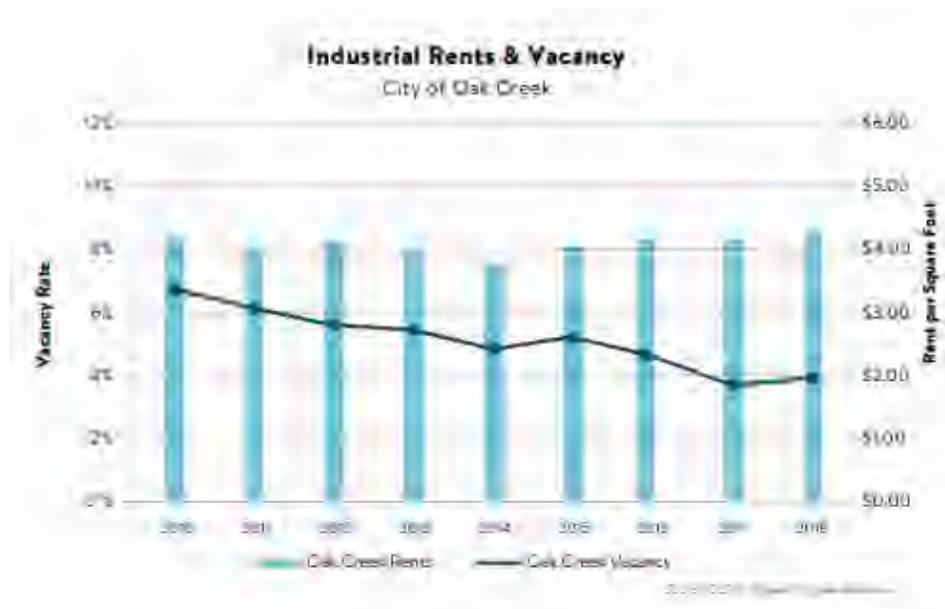
'Oak Creek's industrial roots remain strong with corporate and logistics uses taking the place of heavier manufacturing.' (Page 5, Community Context)

We are aware of key themes identified on page 8 of the Comp Plan and have made an attempt to respond to these items to the best of our ability.

- Any required infrastructure improvements would be paid for by the developer.
- We are following all design guidelines and are trying to exceed these requirements.
- We are buffering existing residential land uses, while simultaneously accommodating future development that is planned to eventually take the place of existing residential land uses.
- We are providing sidewalks into our property to expand the City's sidewalk network.

We expect this development to bring anywhere from 75 to 500 new jobs to the City of Oak Creek.

'Oak Creek has over 26 million square feet of industrial and flex space across 552 buildings. Declining vacancy rates, stable and growing industrial rents, and positive net absorption support the fact that the industrial market remains an important contributor to the local economy.' (Page 13, Community Context)



The subject property is currently zoned M-1 Manufacturing District....

'The M-1 Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size. Based on actual physical and operational characteristics, these uses are not be detrimental to the surrounding area or to the City as a whole due to smoke, noise, dust, odor, traffic, appearance, or other similar factors.' (Page 17, Community Context)

We have planned the site with all of these concerns in mind (i.e. smoke, noise, dust, odor, traffic, appearance, etc.), and are happy to address any specific concerns related to any of these items.

Land Use Plan Section:

'The Land Use Plan is a general guide for growth and development in Oak Creek and is meant to serve as a foundation for future decision-making. It is not meant to be a site-specific development or zoning plan, but rather a guide for land use decisions. The Land Use Plan is flexible and should accommodate creative approaches to development that are consistent with the policies and recommendations included in the Comprehensive Plan' (Page 21, Land Use Plan)

The subject property is designated as a future Business Park... but also exists in a flex overlay zone.

Business Park as defined in the document: *'This land use consists of groups of buildings planned and constructed as business parks for professional firms with a mix of office, training, research, production, and other ancillary uses. Business Park uses in Oak Creek should continue to be concentrated in the vicinity of Interstate 94-41.'* (Page 23, Land Use Plan)

Flexibility Overlay as defined in the document: *'This land use consists of key areas in the community, such as the area surrounding the Ikea and the area adjacent to the Lakefront, that should be considered for a variety of future potential land uses. Although a preferred future land use is identified for these areas on the Future Land Use map, the City should remain open to considering additional land uses that enable developers and property owners to best respond to future market conditions, while also supporting the guiding vision and goals of the Comprehensive Plan. The intended character and intensity of future development for each area identified for this land use category is further discussed in the Housing and Neighborhoods Framework, and Commercial and Industrial Areas Framework sections of the Comprehensive Plan, (no interpretation of the Future Land Use Map should be made without referencing these sections).'* (Page 24, Land Use Plan)

*A large portion of the land use section of the Comprehensive Plan document discusses Housing & Neighborhood Frameworks. It should be noted that the subject property's intended use does not interfere with the City's housing and neighborhood framework.

'The City should work to improve the appearance of commercial, industrial, and multifamily developments in the City' (Page 38, Land Use Plan)

We will meet all landscape requirements, and are working to introduce additional GI. We have been in contact with representatives for the Fresh Coast Protection Program and are looking for ways to make GI SWM viable on this project. Most developers would not consider GI on this scale.

Page 39 discusses ensuring quality site design, including lot coverage/open space requirements, and buffer yards. We believe our site plan aligns with these requirements.

Page 39 also discusses the need for requiring private investment.

'Industrial development has the potential to place great demand on a City's infrastructure, including the provision of water and roadways. As new industrial developers invest in Oak Creek, the City currently requires appropriate private investment in infrastructure to offset the increased burden related to the development. The City should continue requiring this of private developers when appropriate.'

The proposed 30M development would be completely privately funded, including any required infrastructure improvements. No TIF is being sought.

The document references the subject property on page 42:

'This area currently comprises vacant land, automobile-related uses, and singlefamily detached homes. This broad array of land uses does not take advantage of this area's location near the General Mitchell International Airport, I-94 interchange, or the Oak Creek campus of MATC. If these properties were to redevelop, the City should encourage the development of offices in a park-like setting. At the same time, the City should remain open to other uses that promote economic development, such as industrial or the expansion of MATC.'

The master plan shows that the entire business park area can accommodate offices, and industrial uses. Market demand calls for industrial, considering its proximity to the interstate and the airport. This can be done while still accommodating offices in a park-like setting.

Transportation and Mobility Plan:

The subject property does not interfere with any transportation plans outlined in the comprehensive plan. We are aware of the State and County have jurisdiction of Howell Ave and College Ave respectively and have engaged the appropriate agencies to address required improvements.

We are also providing internal pedestrian connections from the proposed development to the existing public sidewalk along Howell Ave.

We are also willing to explore an additional bus stop along Howell Ave to enhance the public transit system in the city and provide an additional stop for Route 80.

Parks, Open Space, and Environmental Features Plan:

Our subject property was not identified on the Parks and Open Space map on Page 59, however, we are making every possible attempt to protect and preserve existing natural resource areas, while still providing a product that meets market demand. This includes required wetland protection and improving water quality through BMPs for SWM.

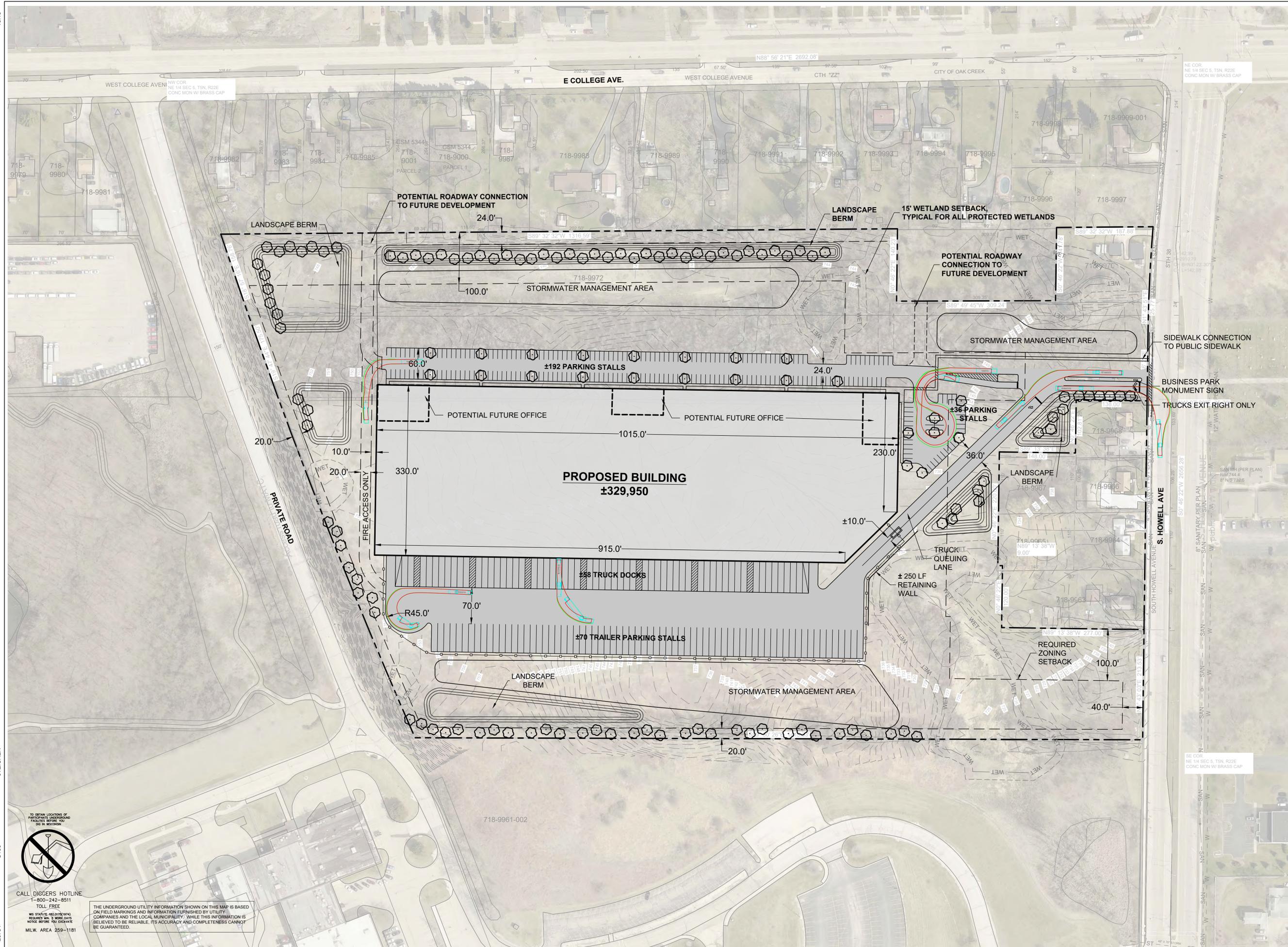
Our site is not within the floodway, 100 or 500 year floodplains, or any SEWRPC environmental corridors.

Community Facilities and Utilities Plan:

Page 72 discusses supporting MATC. We have been in contact with MATC and plan to continue working with them as the development plans progress.

Page 73 discusses coordination with utility providers. We plan to continue working with We Energies, MMSD and Oak Creek Water and Sewer Utility.

No existing or future community facilities were identified on the subject property.



THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

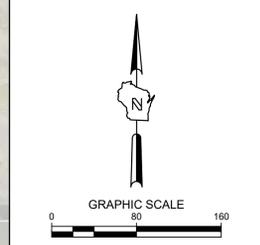
CROW HOLDINGS INDUSTRIAL
 318 N Carpenter St.
 Suite 250
 Chicago, IL 60607
 Phone: 414-704-7244

ARCO MURRAY
 3110 Woodcreek Dr.
 Downers Grove, IL 60515
 Phone: 313-251-2726

PROPOSED WAREHOUSE FACILITY
 6475 S HOWELL AVE.
 OAK CREEK, WI 53154

PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION



SCALE:	1"=80'
PROJECT NO:	20734
DESIGN DATE:	---
PLOT DATE:	4/26/2022
DRAWN BY:	---
CHECKED BY:	---
APPROVED BY:	---
SHEET NO:	C100

TO OBTAIN LOCATIONS OF
 PARCELS UNDERGOING
 FACILITIES BEFORE YOU
 DIG IN WISCONSIN

CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE

WE STATE (RS 219.07(9))
 REQUIRES SIN 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED
 ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY
 COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS
 BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT
 BE GUARANTEED.



S HOWELL AVE. ENTRANCE PERSPECTIVE

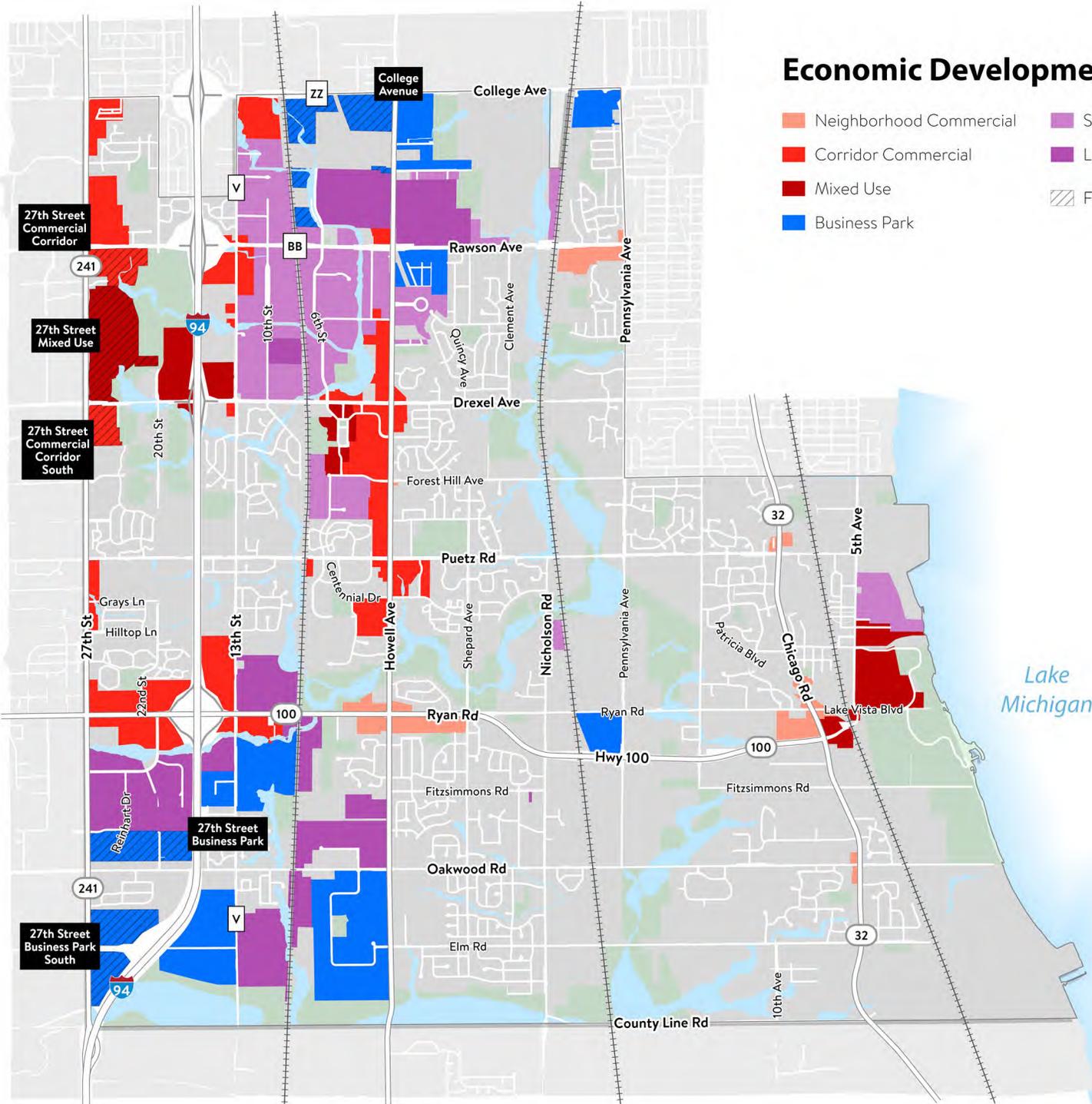
6475 S HOWELL AVE.
OAK CREEK, WI

PREPARED FOR:
CHI/ACQUISITIONS, L.P.

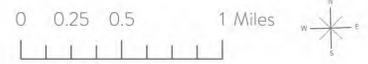
04.19.2022

Economic Development Framework

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



Lake Michigan





PLAN COMMISSION REPORT

Proposal: Rezone and Conditional Use Permit – Vehicle Sales (Wholesale)

Description: Review a request to rezone the property at 150 W. Ryan Rd. from B-3, Office & Profession Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe districts), with a Conditional Use Permit for vehicle sales (wholesale).

Applicant(s): Abdul Jawad, United Auto Leasing, dba Prestige Motors

Address(es): 150 W. Ryan Rd. (3rd Aldermanic District)

Suggested Motion: Staff does not support approval of the request as stated in the report below. Please see the staff report below for decision procedure when considering the following motion.

That the Plan Commission recommends to the Common Council that the property at 150 W. Ryan Rd. be rezoned from B-3, Office & Profession Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe districts), with a Conditional Use Permit for vehicle sales (wholesale), after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (June 28, 2022).

Owner(s): UNITED AUTO LEASING

Tax Key(s): 875-9004-002

Lot Size(s): 2.027 ac

Current Zoning District(s): B-3, Office & Professional Business FW, Floodway

Overlay District(s): CCU FF, Flood Fringe

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

Comprehensive Plan: Commercial, Floodway

Background:

The Applicant is requesting that the property at 150 W. Ryan Rd. be rezoned from B-3, Office & Professional Business to B-4, Highway Business, with a Conditional Use Permit for vehicle sales (wholesale). Both vehicle sales and wholesale uses are Conditional Uses in the B-4, Highway Business district. The Land Use Plan within the *Comprehensive Plan* identifies this parcel as appropriate for future commercial (re)development outside of floodplain and floodway areas.

Per the submitted narrative, the proposal includes online wholesale of vehicles, with limited in-person transactions at the site. Deliveries are anticipated once per week, although the narrative does not specify whether the deliveries would be during the proposed office hours or after hours. Up to four (4) employees are anticipated onsite at any given time, and office hours between 8:00 AM and 6:00 PM Monday through Saturday are by appointment.

Plan Commissioners may recall that this proposal was presented for initial feedback during a consultation at the January 11, 2022 meeting. Comments and concerns in the staff report for that consultation included the following:

- The location does not appear to be appropriate for an auto dealership, nor would staff be in a position to recommend approval of such a use, especially given the limited information provided. This is a property that does not currently meet minimum requirements for pavement setbacks and sign setbacks.
 - Staff still have concerns that an auto dealership of any kind in this location is not appropriate given the existing configuration of the lot, lack of turning movements to indicate safe and adequate circulation both onsite and from Ryan Rd., the surrounding neighborhood uses, and the location on a State Highway (HWY 100/Ryan Rd.) without WisDOT comments on access.
 - A revised conceptual site plan indicates that the existing sign would be removed and replaced with landscaping. No details for the proposed landscaping in that area have been submitted, and the plans still show asphalt up to the property line in the location of the former second driveway access (removed during the Ryan Road reconstruction project completed in 2015).
- The existing sign would need to be removed and a new monument sign located in conformance with setback requirements.
 - A revised conceptual site plan indicates that the existing monument sign will be relocated onsite to conform to minimum required setbacks. No additional details for the proposed sign have been submitted.

- Landscaping, including for parking lots and vehicle display area screening, will be required. In the new Zoning Code, a transition area is required between this property and the property to the east. Parking stalls would likely be lost to meet the transition landscape area requirements.
 - Although a revised conceptual site plan indicates that the existing parking stalls along the east property line would be removed and landscaping installed, there are no details regarding the width of the landscape transition area (min. required = 10 feet per Code). There is no indication from the submitted plan or the narrative
 - How the vehicles sold online will be delivered to the site.
 - When the vehicles sold online or any inventory acquired will be delivered to the site.
 - How many vehicles sold online or inventory acquired will be delivered to the site per week or per delivery.
 - Whether and where the vehicles sold online or inventory acquired will be stored onsite.
 - If vehicles are to be stored onsite, the maximum length of time they will be onsite.
- All proposed exterior light fixtures must be shielded, cutoff fixtures directed downward.
 - No information has been provided regarding the existing or proposed light fixtures.
- Although the submitted narrative states that the existing dumpsters would remain in the current location, an enclosure located in conformance with setbacks will be required.
 - The revised conceptual plan indicates that the trash enclosure would be located at the northwest corner of the parking lot; however, no details have been provided regarding the size, materials, or landscaping for the enclosure.

It is assumed, based on the narrative and information provided during the consultation in January, that no repairs or detailing will be conducted onsite. Autobody repair requires a Conditional Use Permit in the B-4, Highway Business district. Should the Conditional Use Permit be recommended for approval, the Conditions and Restrictions will include prohibitions on vehicle repairs, storage of junk or unlicensed vehicles, storage of equipment, and related. However, due to the outstanding aforementioned questions and concerns for the proposal, staff cannot support the request.

The requested B-4, Highway Business zoning substantially conforms to the adopted *Comprehensive Plan*, which identifies the property as Commercial as previously stated. However, the information presented by the Applicant for the proposed Conditional Use for automobile sales does not instill confidence that this use will ultimately reflect community standards as stated in Goal 1: Objective 2 of the Economic Development Framework in the adopted *Comprehensive Plan*. Staff, therefore, do not support this proposal.

Below are two options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific findings on which the denial is based. Per Section 17.0804(e)(3) of the Municipal Code:

A conditional use permit may be granted upon finding in the review of the application that all applicable use specific provisions per Article 4 of this Zoning Ordinance as well as the following criteria are met. A negative finding of fact on any of the following criteria shall require a negative vote on the application as a whole.

- a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
 - b. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - c. Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.
 - d. Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
 - e. The conditional use conforms to all applicable regulations of the district in which it is located.
- Recommendation of Approval - Should the Plan Commission determine that the proposed request is acceptable, the suggested motion would proceed as with other recommendations for approval.

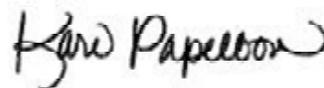
Options/Alternatives: The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

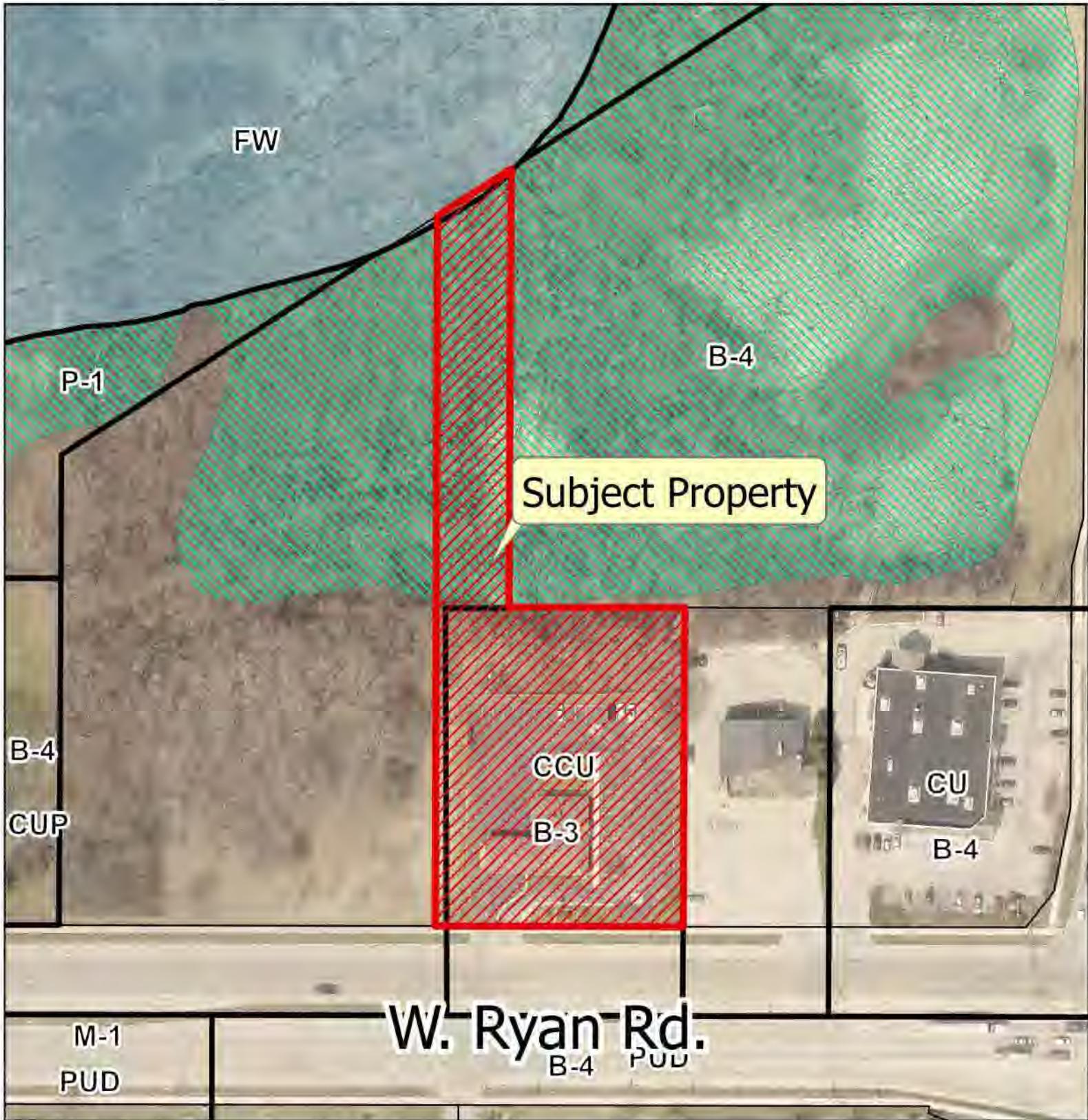
Attachments:

Location Map

Project Narrative (1 page)

Concept Site Plan and Elevation (2 pages)

Location Map 150 W. Ryan Rd.



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

Legend

- Zoning
- Floodway
- Flood Fringe
- Official Street Map
- Parcels
- 150 W. Ryan Rd.



ETn ENGINEERING

ARCHITECTURE. CIVIL ENGINEERING. CONSTRUCTION MANAGEMENT

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2504 W Bridge Street, Milwaukee WI 53221
414. 324.4129

Tuesday, June 7, 2022

Subject: Application is for rezoning from B-3 to B-4 and Conditional Use Permit for a car dealership for the property located at 150 W Ryan Rd.

The subject property owned by United Auto Leasing, dba Prestige Motors, is zoned B-3, Office, and Professional Business.

- Proposal: Is to convert the current business operated as credit union to online auto wholesale dealership. The sale transactions are proposed to be commenced online. This minimizes the in-person traffic to the business.
- Plan and hours of operation:
 - By appointment Monday – Saturday: 8:00 AM – 6:00 PM
 - Sunday: Closed
- Frequency of deliveries to site: Once per week
- Number of employees (total and per shift): 4 employees
- In person sale transactions are limited. Most sales are proposed to be online.
- Interior alterations are very limited. Exterior alteration to the covered drive through area which includes removing the concrete islands and enclose area by new matching walls. A new storefront facing the southern wall of the building is proposed.
- The existing dumpster area to remain as shown on the plan with a new trash enclosure. The details of the trash enclosure will be submitted when the building permit plans are submitted.
- A pavement strip along the east line of the property will be removed and replaced with landscaping to create a transition area per table 17.0505(b)(4)(b). The current transition area is approximately 8 feet wide.
- The existing signage will be relocated to meet the zoning setback of the property. A new location is shown on the plan at 10' min from the front lot line. The structural and architectural details of the new signage will be provided when the building permit application is submitted.

INDEX	
Sheet Name	Sheet Number
GENERAL PLAN	A1

PRESTIGE AUTO WHOLESALE

150 W RYAN RD OAK CREEK, WI 53154

OWNER
 UNITED AUTO LEASING, DBA PRESTIGE MOTORS
 4009 CALISTOGA CT
 MODESTO, CA 95356
 509.853.5030

PROFESSIONAL SERVICE
 ETn ENGINEERING
 EMAD NADI, PE
 2504 W BRIDGE ST
 MILWAUKEE, WI 53221
 414.324.4129

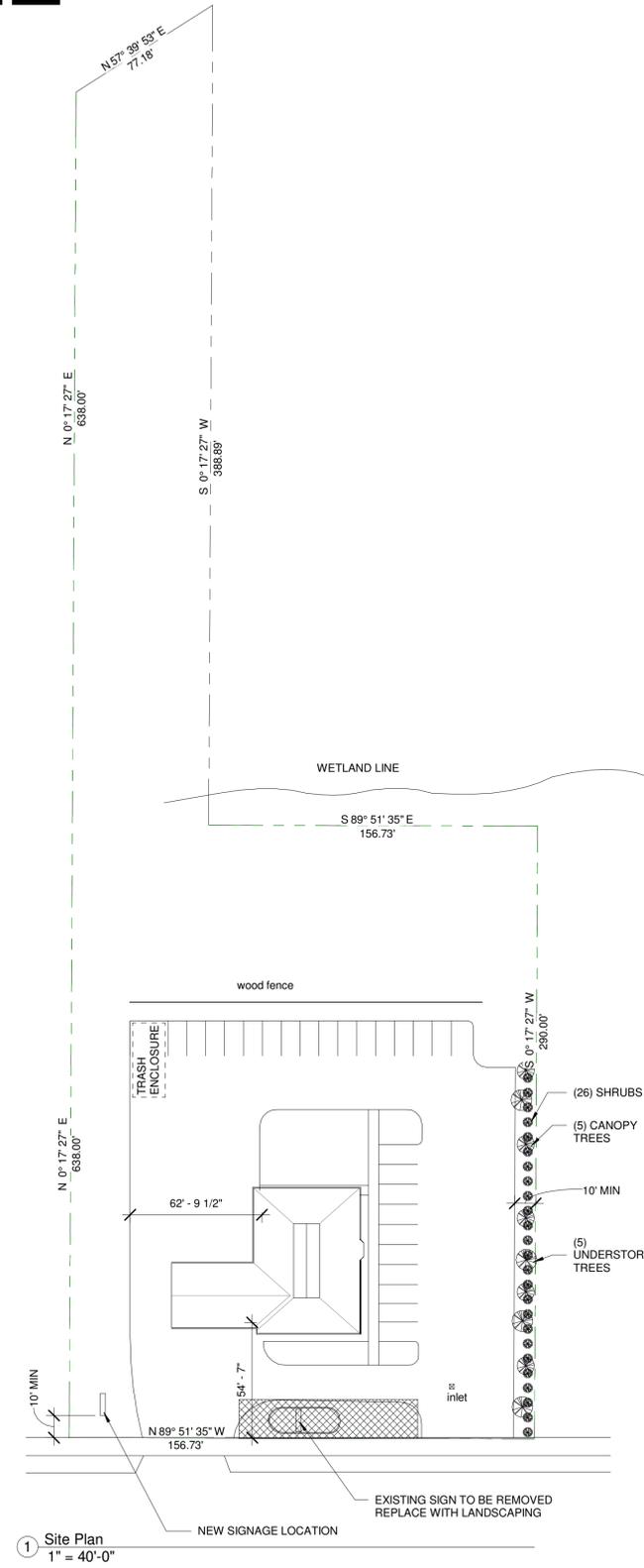
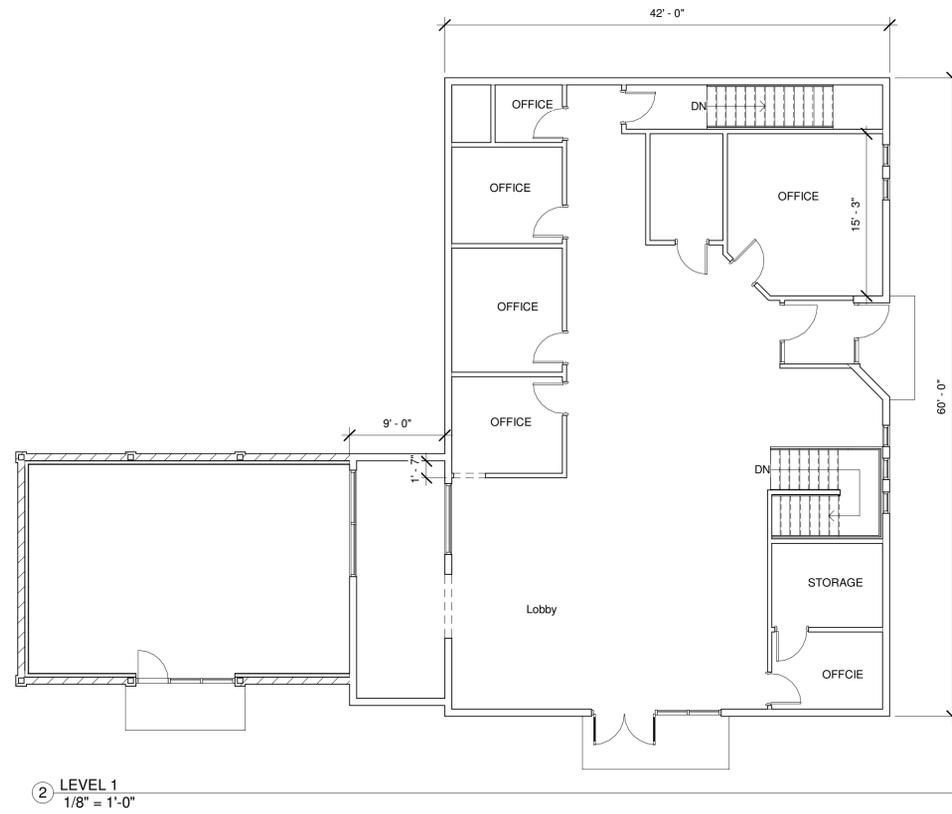


SITE DATA:

- TOTAL LOT AREA: 2.028 ACRES
- PARKING: 40,400 37,880 INCLUDING SIDEWALKS AND LANDSCAPING
- CURRENT PARKING SPACES: 40 INCLUDING 2 ADA. PROPOSED : 25
- BUILDING: 2520 SQ.FT (EXCLUDING DRIVE THROUGH COVERED CANOPY)
- DRIVE THROUGH AREA TO BE REMOVED : 1048 SQ.FT

BUILDING DATA:

- TOTAL BUILDING AREA: 2520 SQ.FT
- OCCUPANCY CLASSIFICATION : B
- BUILDING TYPE: BV



2504 W Bridge Street
 Milwaukee
 Wisconsin 53221
 Phone: 414-324-4129
 EMADNADI@ETNENGINEERING.COM

DRAWN	ETN	DATE
CHECKED		DATE

**PRESTIGE AUTO
 WHOLESALE**
 150 W RYAN RD
 OAK CREEK WI 53154

SCALE
 VARIES

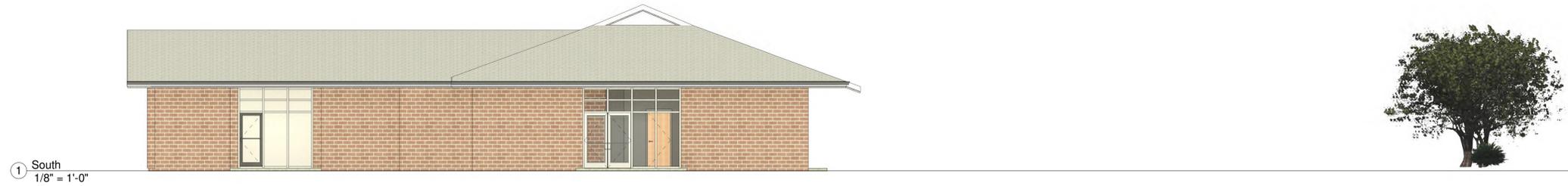


GENERAL PLAN

A1

2504 W Bridge Street
Milwaukee
Wisconsin 53221
Phone: 414-324-4129
EMADNADI@ETNENGINEERING.COM

DRAWN	ETN	DATE
CHECKED		DATE



1 South
1/8" = 1'-0"



2 East
1/8" = 1'-0"

PRESTIGE AUTO WHOLESALE

150 W RYAN RD
OAK CREEK WI 53154

SCALE
VARIES



ELEVATIONS

A2