



PLAN COMMISSION

July 26, 2022
6:00 P.M.

Common Council Chambers

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

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

The City's Vision

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

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

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – July 12, 2022
4. Significant Common Council Actions
5. Board of Housing and Zoning Appeals Actions – NONE
6. Quarterly Parks & Recreation Commission Actions – Next report September 27, 2022
7. New Business
 - a. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Daniel Katona dividing the property at 9630 S. Shepard Ave. (Tax Key No. 908-9007-000; 3rd Aldermanic District).
ZoningHub: <https://s.zoninghub.com/3AM6994DSZ>; Twitter @OakCreekPC#OCPCKatonaCSM
 - b. PLAN REVIEW – Review site, building, and related plans submitted by Brianna Bradford, Pilot Travel Centers, for modifications to the exterior of the building at 2031 W. Ryan Rd. (Tax Key No. 903-9036-001; 5th Aldermanic District).
ZoningHub: <https://s.zoninghub.com/H4IRSH7YO4>; Twitter @OakCreekPC#OCPCPilot

Announcements & Adjournment.

Dated this 20th day of July, 2022
Posted 7/20/22 AA

Public Notice

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

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, JULY 12, 2022**

Mayor Bukiewicz called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert. Commissioner Chandler was excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Zoning Administrator; and Mike Havey, Assistant Fire Chief.

Minutes of the June 14, 2022 meeting

Commissioner Siepert moved to approve the minutes of the June 14, 2022, meeting with improvements [corrections]. Alderman Guzikowski seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, and Commissioner Oldani abstained; all others voted aye. Motion carried.

Minutes of the June 28, 2022 meeting

Commissioner Oldani moved to approve the minutes of the June 28, 2022, meeting. Commissioner Siepert seconded. On roll call: Alderman Loreck and Commissioner Hanna abstained; all others voted aye. Motion carried.

**PUBLIC HEARING
BRAD MCCLAIN, UW CREDIT UNION
7902 S. MAIN ST.
TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

No public comments were made.

**SIGN APPEAL
BRAD MCCLAIN, UW CREDIT UNION
7902 S. MAIN ST.
TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

Commissioner Hanna asked about the maintenance of the sign lights, to ensure all proposed signs will be continuously lit and clean.

Kevin Carreiro, Adrenaline Agency, 195 New Hampshire Ave. Suite 115 Portsmouth, NH 03801, explained the light fixtures are LED, and will be automatically controlled through the building management systems. The UW Credit Union branches do an excellent job at maintenance.

Cheryl Weisensel, UW Credit Union, 3500 University Ave. Madison, WI 53705, stated there are programs in place branch maintenance: bi-annual washes, surveillance via security cameras, and facility work orders are methods used continuously.

Commissioner Kiepczynski requested the applicant be cognizant of the placement of the proposed monument sign on W. Town Square Way, regarding site distance and height for safe vehicle traffic.

Alderman Loreck commented the ITM signage seems excessive, and asked if there are ITMs in different locations. Ms. Weisensel stated that the Bay View location has them, but the signage has not been completed yet. Alderman Loreck asked if the Bay View location will have the same signage as what was presented to the Plan Commission, to which Ms. Weisensel answered in the affirmative.

Commissioner Siefert commented the proposed "Here For Every You" tagline sign above each ATM machine seemed excessive. Mr. Carreiro explained the tagline message is typically located inside each branch, and as the ATM technology is replacing teller and drive-through functions, the same messaging is being replicated for members who choose to use the ITM option. Senior Planner Papelbon reminded the Commission that sign content is not regulated.

Mayor Bukiewicz asked if there will be an issue with the street numbers on the fin of the southern monument sign being red in color. Assistant Fire Chief Havey answered in the negative if the numbers are either illuminated or reflective. Mayor Bukiewicz then asked if the sign is either illuminated or reflective. Mr. Carreiro answered in the negative, and requested to change the design to show white numbers on a darker background. Senior Planner Papelbon stated further coordination can be done between staff and the applicant to decide a color scheme to ensure safety and uniformity throughout Drexel Town Square.

Alderman Loreck moved that the Plan Commission approves sign variances allowing the installation of the following on the property at 7902 S. Main Street:

North Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-0" x 12'-4 ¾" (62.16 sf)

East Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-7 ¼" x 5'-7 ⅛" (31.35 sf)
- One (1) ATM logo wall sign measuring 8 ½" x 31 ¾" (1.87 sf)
- One (1) tagline letter wall sign measuring 7 ¾" x 80 ⅜" (4.32 sf)
- One (1) channel letter sign on the red entry element measuring 8 ¼" x 72" (4.12 sf)
- One (1) wall mounted flag/blade sign measuring 19" x 42 ¼" (5.57 sf)

West Elevation

- One (1) primary logo wall sign measuring 5'-7 ⅜" x 5'-7 ⅛" (31.4 sf)

Ground Monument

- One (1) secondary ground monument sign measuring 2'-11 ¼" x 7'-0" (20.56 sf) on the south

ITM Canopies

- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the north sides of the ITM canopies
- Three (3) tagline letter wall signs measuring 7 ¾" x 80 ⅜" (4.32 sf) on the east sides of the ITM canopies

- Three (3) ITM logo wall signs measuring 8 1/2" x 31 3/4" (1.87 sf) on the east sides of the ITM canopies
- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the south sides of the ITM canopies
- Three (3) logo wall signs measuring 7'-9" x 7'-0" (54.25 sf) on the west sides of the ITM canopies

Commissioner Hanna seconded. On roll call: Commissioner Siefert voted no; all others voted aye. Motion carried.

PLAN REVIEW
MATT KOHLS, GLOBAL SCHOOLWEAR
200 W. OAKVIEW PKWY.
TAX KEY NO. 955-1045-000

Senior Planner Papelbon provided an overview of the site and building plans (see staff report for details) and provided the following updated information: a permit from the WI DNR had been received for wetland fill for 591 square feet on the south side of the property, the pavement has been reduced to avoid wetland impacts to the north and west, the building footprint has been slightly altered to allow for elevation changes, landscaping has been added outside of the screen wall on the south side of the building (yet to be determined to meet Code requirements), architectural elements have been added to the east and south elevations, color changes have been added to the west and north elevation.

Commissioner Siefert asked if the WI DNR has approved the proposed wetland fill. Senior Planner Papelbon answered in the affirmative, explaining the applicant will not fill on the west side of the property - only 591 square feet on the south side, and the permit to do so from the WI DNR was received earlier in the day.

Commissioner Hanna shared her concern over filling any amount of wetland.

Mayor Bukiewicz expressed his appreciation for the work done by the applicant and City staff to ensure all requirements were met.

Commissioner Oldani asked if item six (6) of the Conditions needed to be decided on before a motion is made. Mayor Bukiewicz answered in the affirmative, and asked the applicant if a screen wall height can meet the minimum lowest standard of 13 feet to maintain consistency. The applicant agreed.

Senior Planner Papelbon then clarified item four (4) of the Conditions. As the percentages presented regarded exterior building materials exceed 50% on some the of elevations, staff would prefer the Condition to be read as: "That the elevations are revised to incorporate materials percentages excluding glazing" to ensure all materials will be approved.

Commissioner Oldani moved that the Plan Commission approves site and building plans submitted by Matt Kohls, Global Schoolwear, for the property at 200 W. Oakview Parkway with the following conditions:

1. That all relevant Code requirements remain in effect.

2. That all approvals and/or permits from the Wisconsin Department of Natural Resources (DNR) are submitted to the Engineering Department and Department of Community Development prior to submission of permit applications.
3. That all grading, drainage, utility, and stormwater management plans are approved prior to submission of permit applications.
4. That the elevations are revised to incorporate materials percentages excluding glazing.
5. That the north and west elevations incorporate color and/or materials changes and windows. Non-textured concrete panels may be utilized as the primary building material on the west and north elevations. Any modifications to the exterior of the building, including additions, shall meet the Code requirements effective at the time of application.
6. That plans are revised to increase the height of the loading dock screen wall to a minimum height of 13 feet as measured from grade.
7. That the plans are revised to include a non-combustible and Code-compliant material for the trash enclosure gate (chain link prohibited).
8. That the landscape plans are revised in conformance with Plan Commission and staff comments and Code requirements.
9. That the plans are revised to include locations and screening for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
10. That all light sources are shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
11. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Siefert seconded. On roll call: Commissioner Hanna voted no; all others voted aye. Motion carried.

SIGN PLAN REVIEW
BRAD MCCLAIN, UW CREDIT UNION
7902 S. MAIN ST.
TAX KEY NO. 813-9049-000

Senior Planner Papelbon provided an overview of a sign plan for the proposed financial institution with drive-through facilities (see staff report for details).

Commissioner Oldani agreed with staff that the height clearance information shown on the proposed clearance bar to the south of the ITMs could be incorporated into the ITM canopies themselves, and asked if the clearance bar is included in the language of the Conditions. Senior Planner Papelbon answered that Plan Commission can create a Condition to incorporate a clearance bar.

Commissioner Carrillo asked for the applicant's feedback regarding the clearance bar. Mr. Carreiro answered that plans can be modified, and explained the intent of the bar is to create an impact with a vehicle that is too tall for the ITM canopy to alert the driver before reaching the

canopies, therefore protecting the investment of the canopy structures.

Further discussion amongst the Plan Commission and applicant ensued regarding clearance bar structures, heights, and locations.

Ann Lampe, 8436 S. Howell Ave.:

“Can you combine the light pole with the clearance pole?”

Mayor Bukiewicz answered in the negative. Commissioner Oldani asked if Ms. Lampe meant to suspend the signage between the light poles.

Ms. Lampe:

“Yeah. Put something between the light poles. Like I said, I walked in the middle, so I don’t know where the light poles are going but...but can you just like a – how tall are the light poles?”

Senior Planner Papelbon responded “15 feet.”

Ms. Lampe:

“So, could you just put a thing off the light pole that says clearance ten (10) feet six (6) inches?”

Mayor Bukiewicz pointed out that if the suggested configuration were to be hit by a vehicle, then two (2) light poles may go down and there would be no light.

Ms. Lampe:

“No, ‘cause they could put the same swinging bar they talked about on the clearance pole.”

Mayor Bukiewicz explained the light pole would not be able to support the suggestion.

Further discussion ensued amongst the Plan Commission and applicant regarding the functionality of a clearance bar on the property with Condition suggestions made by Senior Planner Papelbon.

Commissioner Oldani moved that the Plan Commission approves the Master Sign Plan submitted by PJ Thieren, UW Credit Union, for the UW Credit Union property located at 7902 S. Main St. with the following conditions:

1. That all relevant Code and Conditional Use Permit requirements remain in effect.
2. That the monument sign base and address fins meet the requirements of the DTSMUPDD (e.g., brick color and mix, approved perforated fin color, address numbers as dark green or black).

3. That permits are issued for signs prior to installation.
4. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.
5. That (1) clearance bar is approved.

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

**REZONE/CONDITIONAL USE PERMIT
RAY PARKER, GUGGENHEIM DEVELOPMENT SERVICES, LLC
8355 S. HOWELL AVE
TAX KEY NO. 828-9030-000**

Senior Planner Papelbon provided an overview of a request to rezone the property to B-4, Highway Business with a Conditional Use Permit for a service station (see staff report for details).

Judith Salchow, 8366 S. Howell Ave.:

“Good evening. I live directly across the street from this planned business. And, I just don’t think that, in the area that it’s in, that it’s a good fit. I mean, there’s all professional buildings there. And the traffic; the lane that - that you know, makes the approach there, is the lane that comes from Forest Hill and there’s hardly a month that goes by that there isn’t an accident there. Where the Fire Department and the Police have to come and, you know, people are hurt, cars are – are banged up and it just doesn’t seem like a good fit. It seems that there’s Honeywell on the corner, the Children’s Hospital clinic is in the back, there’s a lot of traffic during the day going in and out of that clinic. With, you know, parents and children. I just don’t understand how that would fit in there. With people – the more traffic that comes from people that would be using that business. And the lighting at night, I’m wondering what – is there going to be a lot of lighting in that parking lot at night? Adding already to the existing lighting on Howell Avenue that my house is probably the closest to Howell Avenue of all the homes that are across the street from that property. And it’s very difficult to – as it is, with the lights just from Howell Avenue. The hours, it seems like the hours are fine. I was worried that it would be a business that would be, you know, open until ten (10) – 11 o’clock at night. Well, that isn’t the case, thank goodness. The garbage sounds like it would take – you know, it’s gonna be taken care of. Especially including any kind of oil and rags and things like that. But you would not believe what blows into our properties across Howell Avenue from just those existing buildings that are there now. From the Honeywell building, the dumpsters when DiCarlo’s was in business, and people going up and down Howell Avenue they – they throw everything that you could possibly imagine out of their car windows that lands in our grass. So – but my biggest - and the other thing is within walking distance of our house, there’s a - Woodman’s has an oil change place, I believe Kuhn’s has oil changes in their repair department in the back, they do oil changes, there’s an oil change place in front of Kohl’s. So, why do we need another one on Howell Avenue, right there at that particular location? Yeah, I just don’t – you know, I just don’t think it’s a good fit there because those are all professional buildings there. I mean, DiCarlo’s isn’t there right now but, something I’m sure eventually will go into that building that will suit that building’s, you know, abilities. But, as far as I’m concerned, I just – I just don’t see that it is a good fit.”

Commissioner Siepert asked if a traffic study would be needed for this location. Senior Planner Papelbon explained that a Traffic Impact Analysis would not be needed based on the traffic counts and the driveway already being designed for the property to be developed. But, if required, a traffic study could be included within the Conditions and Restrictions of the Conditional Use Permit.

Commissioner Oldani stated his lack of support for the project as well as his concern over the traffic pattern on Howell Avenue directly in front of this property and the abrupt ending to the right-most lane going south. Senior Planner Papelbon stated Commissioner Oldani's concern can be brought up in the upcoming conversation staff will have with WisDOT.

Ms. Salchow:

"The other thing with that is – the other thing with that lane is that people making a U-turn on Forest Hill, off of Howell, to go south. All of us that live over there, if we wanna go south, we – from my driveway, I have to watch for traffic constantly to try to scoot into that lane to be able to go south on Howell Avenue. And I only do it if – if it's during that high traffic period times because there's no way you can do it in the morning or rush hour in the afternoon. But that too creates a problem trying to get turned around to go south there, with that lane, with all the oncoming traffic and people don't watch from Forest Hill that are making a turn to go south on – on Howell Avenue. And that's what causes the accidents. There's just not enough room there for manipulation for a lot of traffic that's coming and going."

Mayor Bukiewicz explained that the State would have to be contacted regarding the traffic and lane issues presented, and agreed with the concerns.

Ms. Salchow:

"Whenever I hear the sirens coming from Centennial or from Sixth Street I'm always wondering, 'oh, are they out there on – on, you know, Howell and Forest Home again, or Forest Hill, for an accident.' So, I just had to remark about that."

Ms. Lampe:

"And then Judy gets to listen to my dog howl whenever the sirens go by. We too are on the southern end of this property, across the street. If you don't like the use, it actually is in your power to say no to the rezoning. It's not allowed in the – in the B-2 zoning."

Mayor Bukiewicz confirmed the statement.

Ms. Lampe:

"Yes, exactly so – he [Commissioner Oldani] said he doesn't like it but, well you can do something about that. But my question is – the future use of this site because eventually it, you know, everyone's driving electric cars they're not gonna be going to Jiffy Lube. So, can you – can they put in charging stations, is the gasoline an absolute separate conditional use?"

Mayor Bukiewicz stated the proposed project does not have gasoline onsite, which Senior Planner Papelbon confirmed.

Ms. Lampe:

“Right. (inaudible) What about the charging stations? Is that allowed under that?”

Mayor Bukiewicz explained that if all cars were electric in the future, the Zoning Code would have to be updated, and a project to put charging stations into this property would still have to be presented to the Plan Commission for approval.

Ms. Lampe:

“Okay. What about – so it’s not – because it’s not written anywhere, it’s just not. Okay, what about carwash?”

Senior Planner Papelbon answered that a car wash would have to be a separate request.

Ms. Lampe:

“So that is not under a service station?”

Senior Planner Papelbon responding in the negative.

Ms. Lampe:

“Okay. And we too deal with the traffic. We know we live on Howell Avenue, but I agree Judy, it’s – it’s crazy. Making that U-turn and if you have people now queuing on Howell Avenue to get into that, it’s gonna be worse, so.”

Alderman Guzikowski also asked for the next communication with WisDOT to include the presented issues with Howell Avenue. Senior Planner Papelbon explained the next communication is already scheduled for July 26, 2022, and staff is willing to send the plans to WisDOT before that day, for WisDOT’s review.

Alderman Loreck stated his agreement with Ms. Salchow that the use doesn’t fit with the neighboring buildings; however, he stated that he also understands the use does fit within the City’s Comprehensive Plan. Alderman Loreck then asked for examples of the type of businesses that could go into a B-2 district. Senior Planner Papelbon explained the difference between B-2 and B-4 districts.

Alderman Loreck then asked the applicant if the location would provide state emissions testing.

Dustin Salter, Excel Engineering, 100 Camelot Dr., Fond Du Lac, WI 54935, answered in the negative, and stated a full Traffic Impact Analysis of the property would likely not be needed.

Mayor Bukiewicz expressed understanding for both the residents and the applicant.

Commissioner Oldani stated his support for keeping the property in the B-2 district.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 8355 S. Howell Ave. be rezoned from B-2, Community Business to B-4, Highway Business, with a Conditional Use Permit for a service station, after a public hearing and

subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (July 26, 2022).

Commissioner Siepert seconded. On roll call: Commissioner Oldani, Commissioner Hanna, Alderman Loreck, and Mayor Bukiewicz voted no; all others voted aye. Motion denied.

REZONE

ANIL YEPURI

9102, 9120, AND 9140 S. 27TH ST.

TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000

Zoning Administrator Kovnesky provided an overview of a request to rezone the properties to Rd-1, Two-Family Residential (see staff report for details).

Mark Eberle, Nielsen Madsen & Barber, 1458 Horizon Blvd., Suite 200, Racine, WI 53406, stated he would be available to answer any questions.

Alderman Loreck stated his support for the conceptual development plan presented.

Alderman Guzikowski asked for confirmation that the new district would be residential only. Zoning Administrator Kovnesky answered in the affirmative.

Alderman Guzikowski asked how the site would be accessed. Zoning Administrator Kovnesky explained that access would be gained from 27th Street, on the south end of the parcel.

Alderman Guzikowski asked if the Fire Department would need more than one (1) access road. Senior Planner Papelbon explained that emergency access would be reviewed further if the project were to move forward, but no comments had been made from the Fire Department about the conceptual development plan.

Commissioner Siepert stated his agreement with Alderman Loreck that the concept plan is an improvement from the previous concept plans presented at earlier meetings.

Mayor Bukiewicz asked how the 27th Street Overlay district affects the project. Senior Planner Papelbon explained the overlay districts for the City have been absorbed into the base district requirements with the new Zoning Code.

Alfred Placek, 2401 W. Hilltop Ln.:

"So, the road directly north of this – this plan. First question, is this – is this rental units or is this condominiums that would be sold to owners?"

Mayor Bukiewicz explained the presented plan is conceptual on the zoning. Senior Planner Papelbon confirmed the agenda item is about zoning the properties.

Mr. Placek:

"Ok, so that's no – has nothing to do. Alright and this is now, currently zoned commercial along 27th street and this would be changing it to two- family – 'cause I saw in the sheet that was sent out, it said single-family residential. And so that has changed from when the mailer went out? It's now two-family?"

Zoning Administrator Kovnesky explained that the applicant is intending for townhomes to occupy the property. Senior Planner Papelbon explained that upon discussions with staff, the applicant changed to zoning district request to the Rd – 1 district, which would be the best fit for the property.

Mr. Placek:

“And it’s – is the zoning changing for the whole 1,200 foot deep parcel or just for this front usage? Because the three (3) strips go back like, 1,200 feet.”

Zoning Administrator Kovnesky explained the next agenda item would determine that answer.

Mr. Placek:

“So all 1,200 feet going back to almost 20th street would be considered that.”

Zoning Administrator Kovnesky answered in the affirmative, stating that the eastern half of the lot is wetlands.

Mr. Placek:

“I know, that’s where I live. It’s – it’s very difficult, when it rains that place just turns into a swamp. I can’t imagine, and my concern is the drainage and what would happen to the houses along there if you started filling all that in and pushing all that back.”

Mayor Bukiewicz confirmed Zoning Administrator Kovnesky’s statement that the entire area will be rezoned to residential.

Mr. Placek:

“So the whole thing would, okay. Alright, and in the past discussion, and maybe you remember this – maybe you don’t but, you had stated that connecting any of this property to Hilltop Lane was, was something that, that would not ever happen. Correct? Because the traffic on Hilltop Lane, once it was opened up to Tanglewood is horrible and we have drag racing and (inaudible) you’re familiar with our road and the dual levels and, yeah. It’s, it’s – no more (inaudible) we can’t have any more traffic in that area.”

Mayor Bukiewicz stated that he is not familiar with the connection points in the area.

Mr. Placek:

“And I don’t – I don’t either. Thank you for your time.”

Alderman Guzikowski stated his support for the project if it was single-family residential. However, as the district would be changing to two-family residential, his thoughts have changed.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the properties at 9102, 9120, and 9140 S. 27th St. be rezoned from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential after a public hearing.

Alderman Loreck seconded. On roll call: Alderman Guzikowski voted no; all others voted aye. Motion carried.

MINOR LAND DIVISION

ANIL YEPURI

9102, 9120, AND 9140 S. 27TH ST.

TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000

Zoning Administrator Kovnesky provided an overview of a certified survey map combining the properties (see staff report for details).

Mayor Bukiewicz asked if, once combined, the undeveloped western half of the property would be included in the green space requirements for the development on the east side. Senior Planner Papelbon answered in the affirmative, and explained that the new Code does not include wetlands in the required density calculations. Any development on the rezoned property would need to come before Plan Commission for review and approval.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map, submitted by Anil Yepuri, for the properties at 9102, 9120, and 9140 S. 27th St. be approved with the following conditions:

1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetlands prior to recording.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:09 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

7-7-22

Date

Summary of Significant Common Council Actions

July 19, 2022

- **APPROVED** – Ordinance No. 3047, approving a rezone of the property at 1190 W. Rawson Ave., from B-3, Office and Professional Business and M-1, Manufacturing, to M-1, Manufacturing (1st District).
- **APPROVED** – Ordinance No. 3048, approving a rezone of 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 (1st District).
- **HELD PER APPLICANT REQUEST** – Resolution No. 12345-071922, approving a Certified Survey Map submitted by Anil Yepuri for the properties at 9102, 9120 and 9140 S. 27th St. (6th District).
- **APPROVED** – Resolution No. 12344-071922, adopting SEWRPC Planning Report No. 330, a Restoration Plan for the Oak Creek Watershed.
- **APPROVED** – Resolution No. 12346-071922, approving the Stonebrook on the Park Development Agreement with JANSSEN BRUCKNER LLC, for the design and construction of public improvements for the development located at 7943, 7912, 7942, 8034, and 8031 S. Quincy Ave. (Tax Key Nos. 814-9075-000, 814-9076-000, 815-9027-000, 815-9028-000, 815-9029-000) (Project Nos. 22055 and 22056) (1st District).
- **APPROVED** – Resolution No. 12348-071922, approving the Tsunami Car Wash Development Agreement with Tsunami Car Wash Intermediate HoldCo LLC for the design and construction of public improvements for the development located at 140 W. Puetz Rd. (Tax Key No. 828-9016-000) (6th District).



Kari Papelbon, CFM, AICP
Senior Planner



PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review of a Certified Survey Map request to divide the property at 9630 S. Shepard Ave.

Applicant(s): Daniel Katona

Address(es): 9630 S. Shepard Ave. (3rd Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Daniel Katona for the property at 9630 S. Shepard Ave. be approved with the following conditions:

1. That map is revised to remove the building envelope and Zoning District setbacks. The front setback of 30 feet shall remain on the map.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Owner(s): Daniel Katona

Tax Key(s): 908-9007-000

Lot Size(s): Lots 1 & 2 = 0.289 ac (12,599 sf) each

Current Zoning District(s): Rs-3, Single Family Residential

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Single-Family Detached

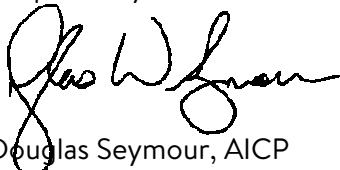
Background:

The Applicant is requesting approval of a Certified Survey Map (CSM) dividing the property at 9630 S. Shepard Ave. into two (2) single-family residential parcels. Each of the proposed lots meets the minimum requirements for the Rs-3, Single Family Residential zoning district. Plan Commissioners will note that Lot 1 is currently developed with a pre-existing, non-conforming residence. This is not proposed to change; however, should any of the structures on the property be altered or removed, plans must comply with the Zoning Code requirements in place at the time of development.

Development of Lot 2 will also be required to meet the provisions of the Zoning Code in place at the time of the proposal. Therefore, staff is recommending that the building envelope and district setback labels be removed, but that the 30-foot front setback designation remain on the map for lot averaging purposes. As a reminder, laterals will be required to be extended to serve Lot 2 and a grading plan will be required to be submitted with a building permit application.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Disapproval would result in the existing configuration of the parcel to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

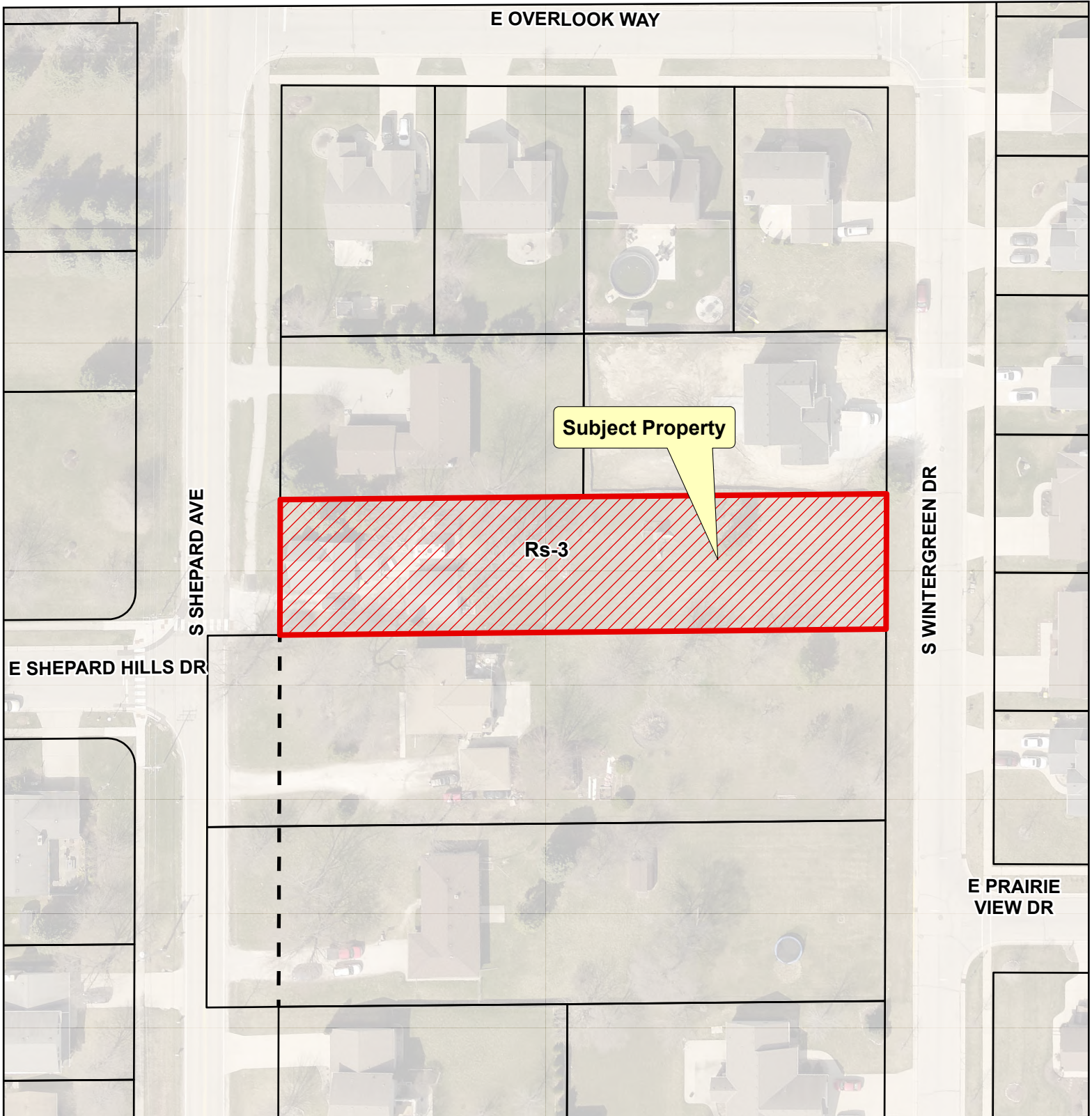
Attachments:

Location Map

Proposed CSM (3 pages)

LOCATION MAP






9630 S. Shepard Ave.



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



Legend

-  9630 S. Shepard Ave.
-  Zoning
-  Official Map
-  Floodway
-  Flood Fringe

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

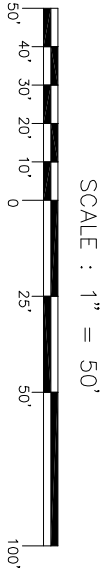
BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1047, RECORDED MAY 16, 1969, IN REEL 479, IMAGE 495 AS DOCUMENT 4463352 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

The SW Corner of the NE 1/4 of Section 28-5-22 Concrete Monument with Brass Cap
N : 322,216.11
E : 2,562,147.39

The NW Corner of the NE 1/4 of Section 28-5-22 Concrete Monument with Brass Cap
N : 324,857.77
E : 2,562,155.89

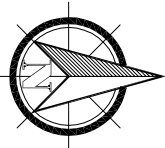
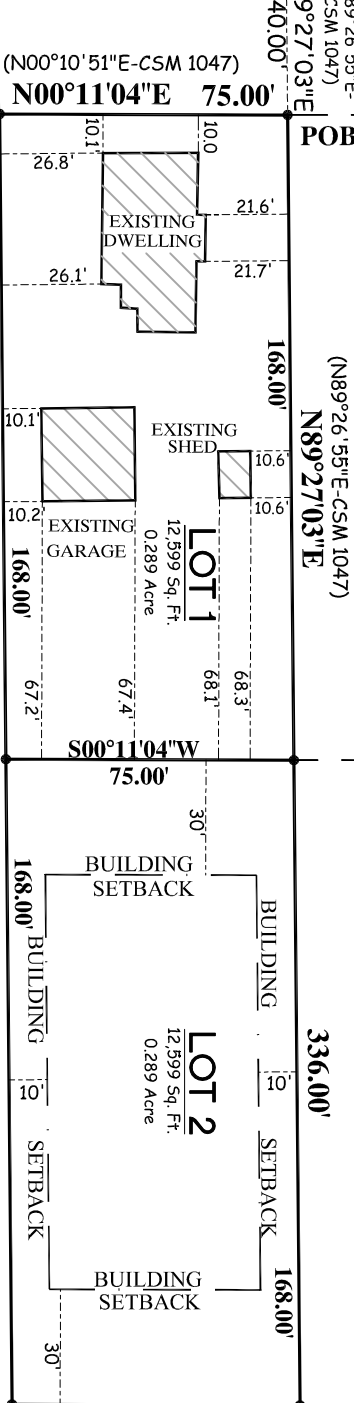
(PUBLIC R-O-W VARIES)
S. SHEPARD AVE.

The West Line of the Northwest 1/4 of Section 28-5-22 500°11'04"W 2641.82 500°11'04"E 925.13'

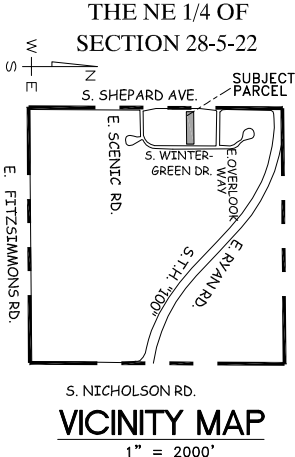


UNPLATTED LANDS

(S89°26'55"W-CSM 1047)



PROPERTY IS ZONED RS-3 DWELLING SETBACKS
FRONT- 30'
SIDE- 10'
REAR- 30'



- DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 28-5-22, WHICH IS ASSUMED TO BEAR S 00°11'04" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER FEB. 2018 C.S.S.D.

S. WINTERGREEN DR.
(60' WIDE PUBLIC R-O-W)

SURVEYING ASSOCIATES, INC.
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX : (414) 257-2443
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1047, RECORDED MAY 16, 1969, IN REEL 479, IMAGE 495 AS DOCUMENT NO. 4463352 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS BEING PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
(STATE OF WISCONSIN)
(MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional Land Surveyor do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 1 of Certified Survey Map No. 1047, recorded May 16, 1969, in Reel 479, Image 495 as Document 4463352 at the Milwaukee County Register of Deeds being part of the Northwest ¼ of the Northeast ¼ of Section 28, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest Corner of the Northeast ¼ of Section 28, thence South 00° 11' 04" West along the West line of said Northeast ¼, 925.13 feet; thence North 89° 27' 03" East, 40.00 feet to the point of beginning of lands to be described; thence North 89° 27' 03" East, 336.00 feet to the West right-of-way of South Wintergreen Drive; thence South 00° 11' 04" West along said West line 75.00 feet; thence South 89° 27' 03" West 336.00 feet to the East right-of-way line of Shepard Avenue; thence North 00° 11' 04" East along said East line 75.00 feet to the point of beginning. Containing 25,198 square feet of land (0.5785 acre)

That I have made such survey, land division and map by the direction of Daniel M. Katona, owner of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the land division ordinance of the City of Oak Creek in surveying dividing and mapping the same.

Dated this 10th day of June, 2022.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1047, RECORDED MAY 16, 1969, IN REEL 479, IMAGE 495 AS DOCUMENT NO. 4463352 AT THE MILWAUKEE COUNTY REGISTER OF DEEDS BEING PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

Daniel M. Katona, owner, does hereby certify that he has caused the land described in this document to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and regulations of the City of Oak Creek.

Witness the hand and seal of said owner this ____ day of _____, 2022.

Daniel M. Katona, Owner

STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

Personally came before me this _____ day of _____, 2022 the above named Daniel M. Katona, Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires _____

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek this _____ day of _____, 2022.

Daniel Bukiewicz, Chairman

Kari Papelbon, Secretary

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Oak Creek accepted in accordance with Resolution Number _____, adopted on the _____ day of _____, 2022.

Daniel Bukiewicz, Mayor

Catherine A. Roeske, City Clerk

PLAN COMMISSION REPORT

Proposal: Plan Review – Exterior Building Modifications and Trash Enclosure Expansion

Description: Site, landscaping, and related plan review for exterior building modifications and an expansion of the existing trash/recycling enclosure. Signs are not part of this review.

Applicant(s): Brianna Bradford, Pilot Travel Centers

Address(es): 2031 W. Ryan Rd. (6th Aldermanic District)

Suggested Motion: That the Plan Commission approves site, building, and related plans submitted by Brianna Bradford, Pilot Travel Centers, for the property at 2031 W. Ryan Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That landscape plans are submitted in conformance with all Code requirements.
3. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
4. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
5. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Owner(s): PILOT TRAVEL CENTERS, LLC

Tax Key(s): 903-9036-001

Lot Size(s): 24.770 ac

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

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

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting site, building, and related plan approval for exterior building modifications and an expansion of the existing trash and recycling enclosure on the property at 2031 W. Ryan Rd. This property is subject to historic PUDs that may impose certain restrictions on development that are not part of the current Zoning Code. However, at the time of writing this report, it could not be definitively determined which PUD or PUDs are effective. Staff’s analysis below is therefore based on existing Zoning Code requirements.

Plans submitted as part of the proposal appear to be missing the truck parking expansions and the Clean Energy LNG addition from 2012. Although the areas are not proposed to be modified as part of this request, the site plan should reflect existing conditions of the property.

The proposed expansion of the trash and recycling enclosure will utilize similar materials as the existing structure: split-face CMU walls painted gray with corrugated metal panels for the main gates. Personnel access gates are proposed to be constructed with chain-link, which is not an allowed material for enclosures. However, as these are minor access gates (3’-8” wide and no taller than the corrugated metal gates), staff have no concerns for the design as proposed. A previously-submitted site plan included one (1) understory tree and 30 boxwood shrubs are proposed on the north and east sides of the enclosure in conformance with Code requirements. Revisions received on July 20, 2022 appear to have eliminated these plantings, but they will be required as part of the conditions of approval.

Plans also depict a garbage compactor and cardboard baler or recycle dumpster with associated mechanical appurtenances within the enclosure. Staff have no immediate concerns for these mechanicals, but the proposed storage unit/container must be removed. Outdoor storage is a Conditional Use in the B-4, Highway Business District, and portable storage containers are only allowed with a Temporary Use Permit for a maximum of 30 days per calendar year. It is also not clear whether the existing PUD regulations would prohibit outdoor storage entirely on this parcel.

As part of interior renovations, Pilot is proposing modifications to the exterior of the building as well. All of the existing metal awnings on all elevations are proposed to be removed, and awnings above the windows on the north elevation will be removed. Vinyl siding is proposed to be replaced with Nichiha. Stucco is proposed in specific infill locations (for example, above the windows on the north elevation) and along the base of each elevation. All CMU, doors, metal roof, and building-mounted electrical cabinets will be painted. Materials percentages for each elevation are provided on Sheet A6c.

Of the existing 12 windows and storefronts on the north elevation, six (6) are proposed to be eliminated and another will be replaced with spandrel panels. Windows on the remaining elevations, with the exception of the driver entry on the south, will be eliminated as well. With the exception of gooseneck lights above the three (3) windows on the north elevation and wall pack lights on the remaining elevations, no changes to the existing lights on the property are proposed. Standard requirements for light fixtures are included in the suggested conditions of approval above.

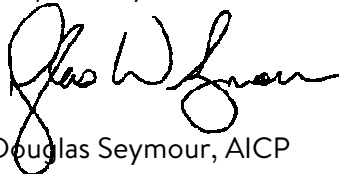
Signs are not included in this review; however, staff note that the proposed Pilot sign on the north elevation appears to be a cabinet sign, which is not allowed per Code. Additionally, there are two (2) proposed 6' (w) x 4' (h) frames for advertising on the north elevation. These would also be considered signs per Code and, along with the other signs, may require additional reviews and/or variances.

Replacement rooftop and building-mounted mechanicals are included in the plans, and must be screened per Code. It appears that the roof-mounted mechanicals are currently screened behind the roof elements.

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

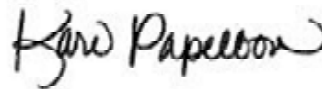
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

Plans

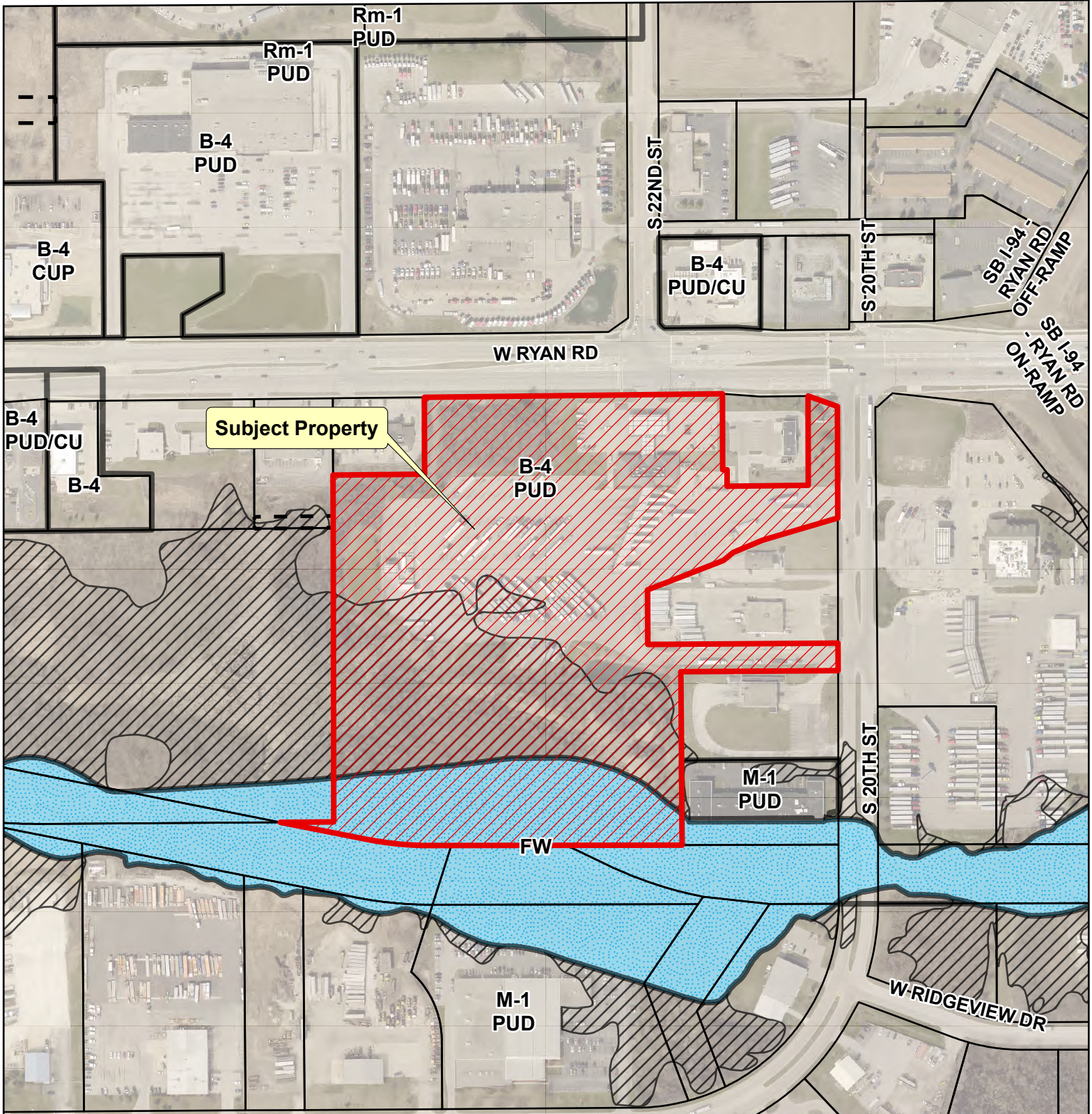
Sheets AS0.1 – AS 1 (2 pages)

Sheets A4 – A6.1e (6 pages)

Sheets D4 – DE1 (4 pages)

LOCATION MAP

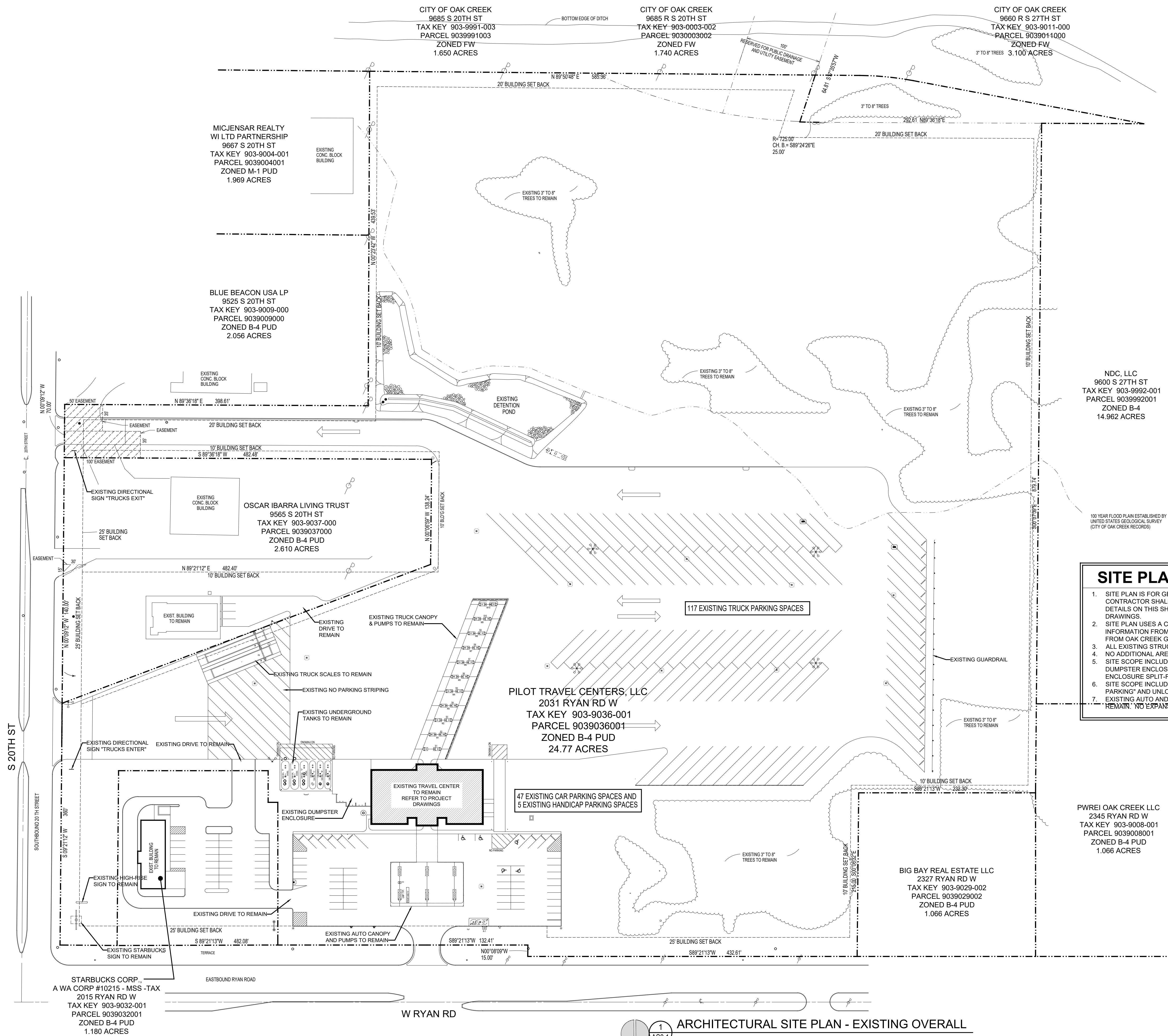
2031 W. Ryan Rd.



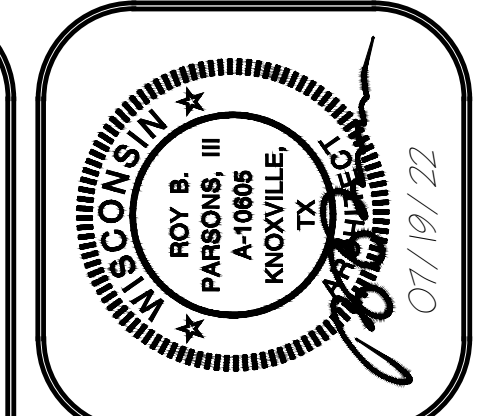
This map is not a survey of the actual boundary of any property this map depicts.

Legend

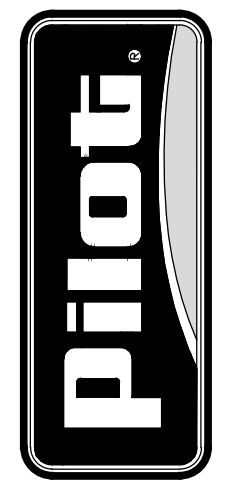
- Official Map
- Floodway
- Flood Fringe
- 2031 W. Ryan Rd.



- SITE PLAN GENERAL NOTES**
1. SITE PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY. GENERAL CONTRACTOR SHALL COORDINATE PROJECT SPECIFIC SCOPE WITH DETAILS ON THIS SHEET, SHEET AS1, SHEET AS2, SHEET AS3 AND PROJECT DRAWINGS.
 2. SITE PLAN USES A COMBINATION OF ORIGINAL PROPERTY SURVEY AND INFORMATION FROM OAK CREEK GIS. PARCEL INFORMATION OBTAINED FROM OAK CREEK GIS AND OAK CREEK PROPERTY REPORTS AS OF 7.19.22.
 3. ALL EXISTING STRUCTURES ARE TO REMAIN.
 4. NO ADDITIONAL AREA TO EXISTING TRAVEL CENTER FOOTPRINT.
 5. SITE SCOPE INCLUDES DEMOLITION OF SELECT COMPONENTS OF EXISTING DUMPSTER ENCLOSURE AND EXTENSION OF EXISTING DUMPSTER ENCLOSURE SPLIT-FACED CMU WALLS. SEE SHEETS AS1, AS2, AND DE1.
 6. SITE SCOPE INCLUDES NEW STRIPING IN CERTAIN AREAS FOR "NO PARKING" AND UNLOADING ZONES AND ADA COMPLIANT ACCESS AISLES.
 7. EXISTING AUTO AND TRUCK FUELING CANOPIES AND PUMPS ARE TO REMAIN. NO EXPANSION.



PILOT COMPANY
 DESIGN DEPARTMENT
 5508 LONAS ROAD
 KNOXVILLE, TENNESSEE 37909
 (865) 588-7488



ARCHITECTURAL
SITE PLAN - EXISTING OVERALL
PILOT TRAVEL CENTER
 2031 WEST RYAN ROAD
 OAK CREEK, WI 53154

DATE	REV.	REVISION DESCRIPTION	INT.
04.14.22	1	PROJECT: 040-2221	
07.10.22	2	REVISION AS	

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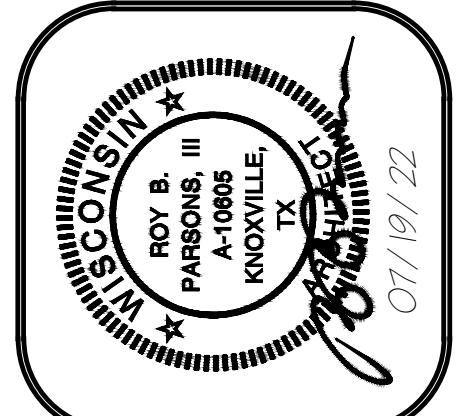
SHEET:
AS0.1

SITE DEMOLITION GENERAL NOTES

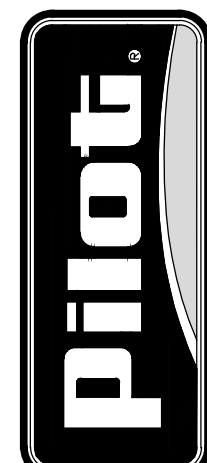
- WHERE EXISTING ASSEMBLIES ARE REMOVED, THE CONTRACTOR SHALL REPAIR, LEVEL, AND SMOOTH SURFACES TO MATCH EXISTING.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN PERFORMING DEMOLITION TO PREVENT THE SPREAD OF DUST AND DEBRIS AND TO PROTECT EXISTING MATERIALS AND FINISHES FROM DAMAGE.
- DEMOLITION CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH EXISTING SITE AND BUILDING CONDITIONS. DEMOLITION DRAWINGS ARE AS THOROUGH AS POSSIBLE, BUT ARE NOT TO BE CONSIDERED EXHAUSTIVE OR COMPREHENSIVE. EXECUTION OF TO THE DEMOLITION CONTRACT SHALL SERVE AS CONFIRMATION OF CONTRACTOR'S KNOWLEDGE OF EXISTING BUILDING AND SITE CONDITIONS.
- THE CONTRACTOR SHALL OBSERVE EXISTING CONDITIONS AND SHALL TAKE PRECAUTIONS AS NECESSARY, INCLUDING THE PLACEMENT OF TEMPORARY SHORING TO SUPPORT BUILDING STRUCTURE UNTIL NEW SUPPORTING CONSTRUCTION IS IN PLACE.

SITE DEMOLITION NOTES

- EXISTING DUMPSTER ENCLOSURE CMU WALLS TO REMAIN. PREP AND REPAIR AS REQUIRED FOR NEW PAINT. CONTRACTOR SHALL VERIFY EXISTING STRUCTURAL INTEGRITY OF WALLS TO REMAIN. IF IT IS DETERMINED ALL EXISTING WALLS REQUIRE REMOVAL IMMEDIATELY NOTIFY PILOT'S CONSTRUCTION MANAGER FOR DIRECTION.
- EXISTING SANITARY SEWER MANHOLE. CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO BEGINNING ANY WORK AT EXISTING DUMPSTER ENCLOSURE. IMMEDIATELY NOTIFY PILOT'S CONSTRUCTION MANAGER IF IT IS DETERMINED PROPOSED SCOPE OF WORK CONFLICTS WITH EXISTING SANITARY SEWER MANHOLE AND/OR UNDERGROUND SANITARY WASTE LINES.
- EXISTING GREASE SEPARATOR. CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO BEGINNING ANY WORK AT EXISTING DUMPSTER ENCLOSURE. IMMEDIATELY NOTIFY PILOT'S CONSTRUCTION MANAGER IF IT IS DETERMINED PROPOSED SCOPE OF WORK CONFLICTS WITH EXISTING GREASE SEPARATOR AND/OR UNDERGROUND GREASE WASTE LINES.
- REMOVE EXISTING GATE ASSEMBLIES AND BOLLARDS. PREP AND REPAIR EXISTING CONCRETE SLAB AS REQUIRED FOR NEW DUMPSTER ENCLOSURE LAYOUT AND EQUIPMENT.
- REMOVE EXISTING CMU ENCLOSURE WALLS AS INDICATED. REMOVE TO 8" MIN. BELOW EXISTING SLAB. PREP EXISTING SLAB FOR NEW CONCRETE SLAB INFILL. SEE SHEET AS-2.
- EXISTING CONCRETE SLAB TO REMAIN. PREP AND REPAIR AS REQUIRED FOR NEW ENCLOSURE.
- EXISTING UNDERGROUND TANK FARM. CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO BEGINNING ANY WORK AT EXISTING DUMPSTER ENCLOSURE. IMMEDIATELY NOTIFY PILOT'S CONSTRUCTION MANAGER IF IT IS DETERMINED PROPOSED SCOPE OF WORK CONFLICTS WITH EXISTING TANKS AND/OR UNDERGROUND FUEL LINES.
- EXISTING FUEL SHUT-OFF, ALARM AND ELECTRICAL SERVICE LOCATION. CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO BEGINNING ANY WORK AT EXISTING DUMPSTER ENCLOSURE. IMMEDIATELY NOTIFY PILOT'S CONSTRUCTION MANAGER IF IT IS DETERMINED PROPOSED SCOPE OF WORK CONFLICTS WITH EXISTING SYSTEMS.
- EXISTING UNDERGROUND SANITARY SEWER. CONTRACTOR SHALL VERIFY EXISTING LOCATION AND INVERTS.
- EXISTING UNDERGROUND STORM SEWER. CONTRACTOR SHALL VERIFY EXISTING LOCATION AND INVERTS. TIE ALL NEW DOWNSPOUTS INTO EXISTING STORM SEWER.



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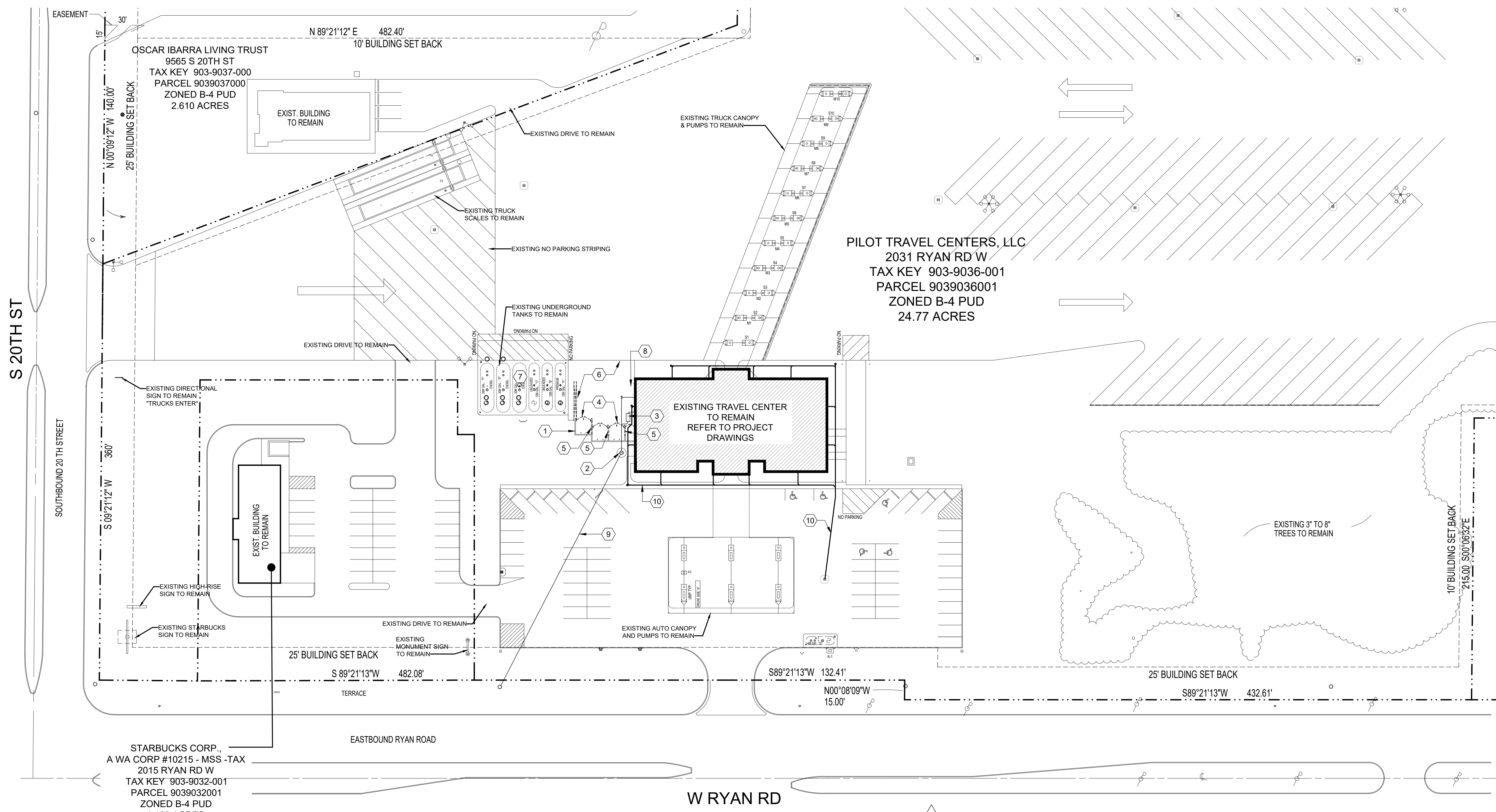


ARCHITECTURAL
 SITE PLAN - DEMOLITION
PILOT TRAVEL CENTER
 2031 WEST RYAN ROAD
 OAK CREEK, WI 53154

DATE	REV.	REVISION DESCRIPTION	INT.
04.14.22	1	ISSUED FOR PERMIT	LDS
07.19.22	2	REVISION #2	LDS
	3	REVISION #3	LDS

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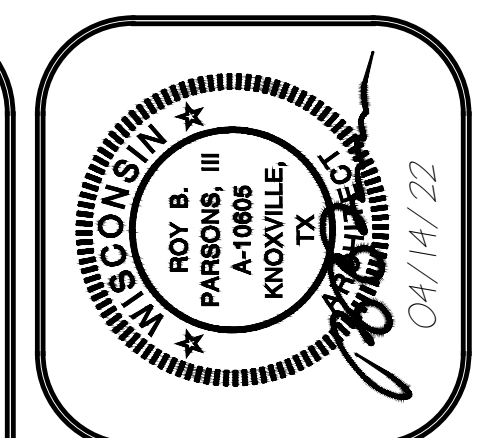
SHEET:
AS1



STARBUCKS CORP.,
 A WA CORP #10215 - MSS -TAX
 2015 RYAN RD W
 TAX KEY 903-9032-001
 PARCEL 9039032001
 ZONED B-4 PUD
 1.180 ACRES

PILOT TRAVEL CENTERS, LLC
 2031 RYAN RD W
 TAX KEY 903-9036-001
 PARCEL 9039036001
 ZONED B-4 PUD
 24.77 ACRES

1 ARCHITECTURAL SITE PLAN - DEMOLITION
 AS1
 1" = 40'-0"



PILOT COMPANY
 DESIGN DEPARTMENT
 5508 LONAS ROAD
 KNOXVILLE, TENNESSEE 37909
 (865) 585-7488

ROOF PLAN - NEW

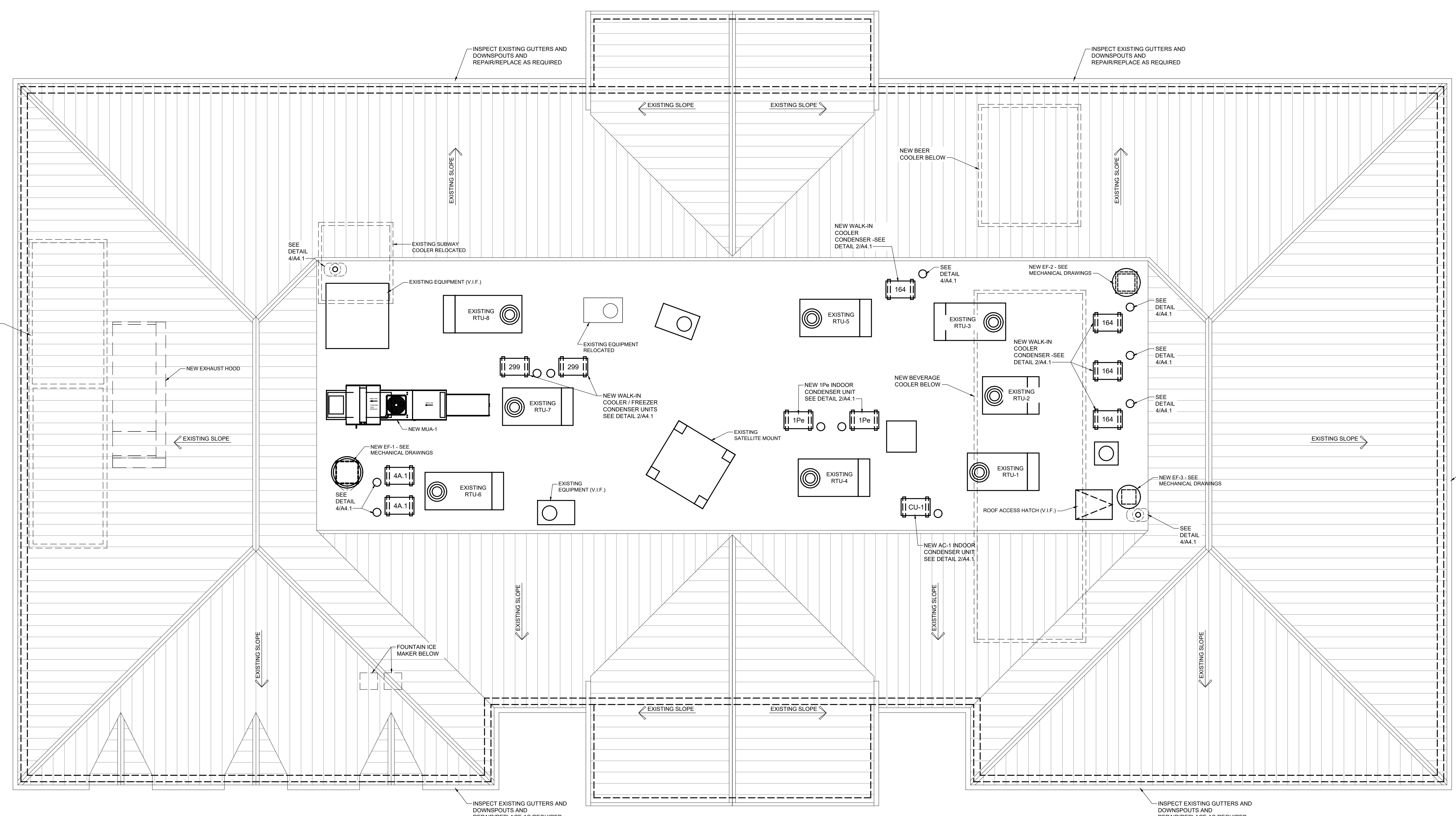
PILOT TRAVEL CENTER
 2031 WEST RYAN ROAD
 OAK CREEK, WI 53154

DATE:	REV:	DESCRIPTION:
04-14-22	1	ISSUE FOR PERMIT

DATE: 04-14-22 | DRAWN BY: LDS | PROJECT: 040-2222

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SHEET:
A4

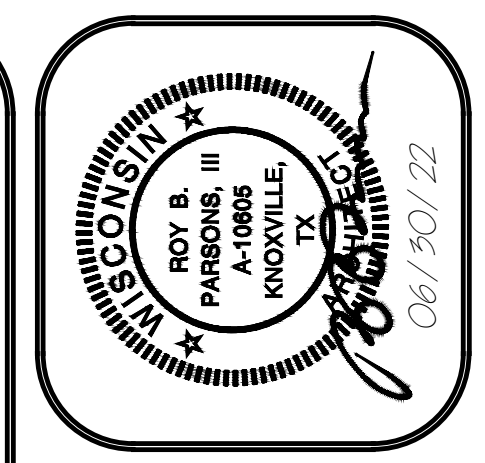


1 ROOF PLAN - NEW
 A4 3/16" = 1'-0"

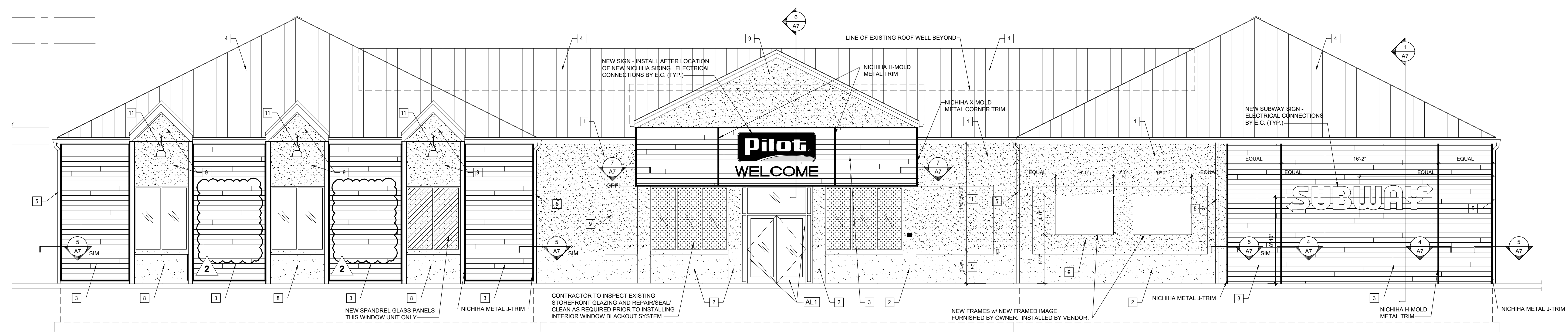
- GENERAL ROOF NOTES:**
- CONTRACTOR TO INSPECT EXISTING ROOF AND ROOF ASSEMBLIES FOR DAMAGE AND WEATHERTIGHTNESS. ANY REQUIRED REPAIRS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF AND COORDINATED WITH PILOT'S CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL EXISTING ROOF TOP EQUIPMENT. LOCATIONS SHOWN ON PLAN ARE CONSIDERED FOR REFERENCE ONLY DUE TO LIMITED EXISTING INFORMATION.
 - PRIOR TO INSTALLING NEW EQUIPMENT ON EXISTING ROOF CONTRACTOR SHALL PROVIDE DETAILED SKETCH/DRAWING INDICATING THE FOLLOWING:
 - LOCATION AND SIZE OF EXISTING COLUMNS*
 - LOCATION AND SIZE OF EXISTING BEAMS*
 - LOCATION, SPACING, AND WEB CONFIGURATION OF EXISTING ROOF TRUSSES AND/OR FRAMING
 - SIZE OF MEMBERS TO INCLUDE HEIGHT, WIDTH, AND THICKNESS OF WEB AND FLANGES.
 - RE-USE EXISTING ROOF PENETRATIONS WHERE POSSIBLE. REPAIR AND RE-SEAL AS REQUIRED FOR WEATHERTIGHT ASSEMBLY.
 - CONTRACTOR SHALL PREP AND REPAIR EXISTING STANDING SEAM METAL ROOF ASSEMBLIES AND TRIM AS REQUIRED FOR NEW PAINT. SEE SHEETS A6 AND A6.1 FOR COLOR.

PLAN LEGEND

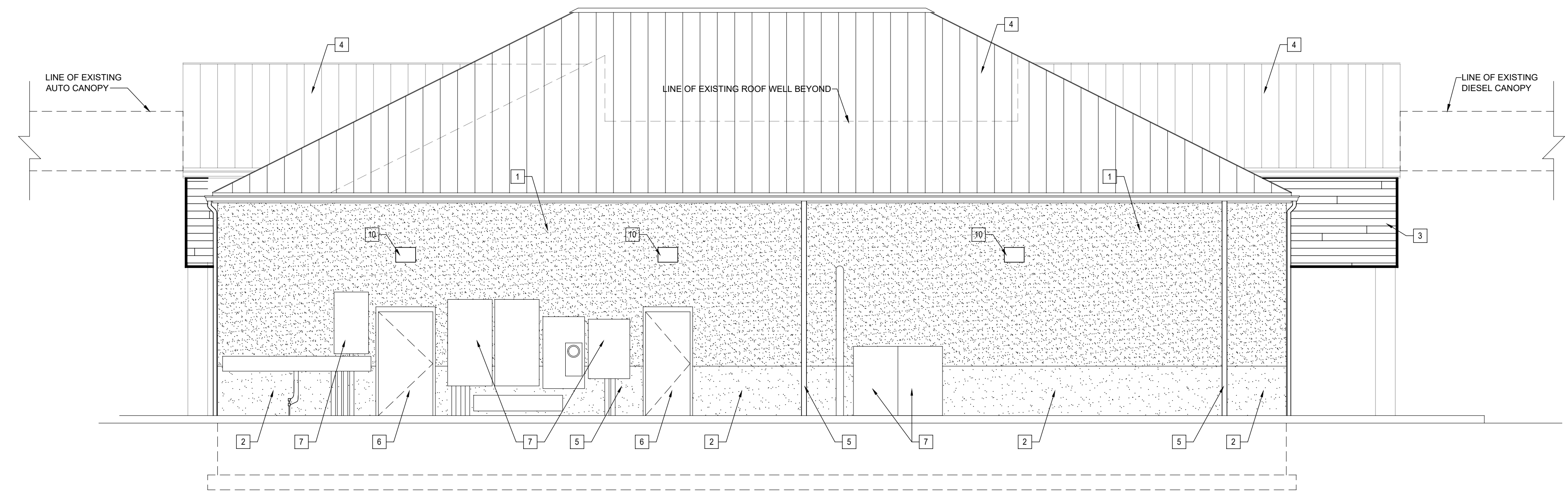
	EXTERIOR INSULATED FRAME WALL
	INTERIOR PARTITION NON-INSULATED
	LEDGESTONE VENEER
	WALL TO DECK SEE NOTES ON A1.2
	WALK-IN COOLER / FREEZER WALL
	18 GA STUDS @ 12" O.C. AT ALL SHOWER STALLS. SEE DETAILS ON A9.2
	1-HOUR FIRE WALL SEE NOTES ON A1.2
	2-HOUR FIRE WALL SEE NOTES ON A1.2



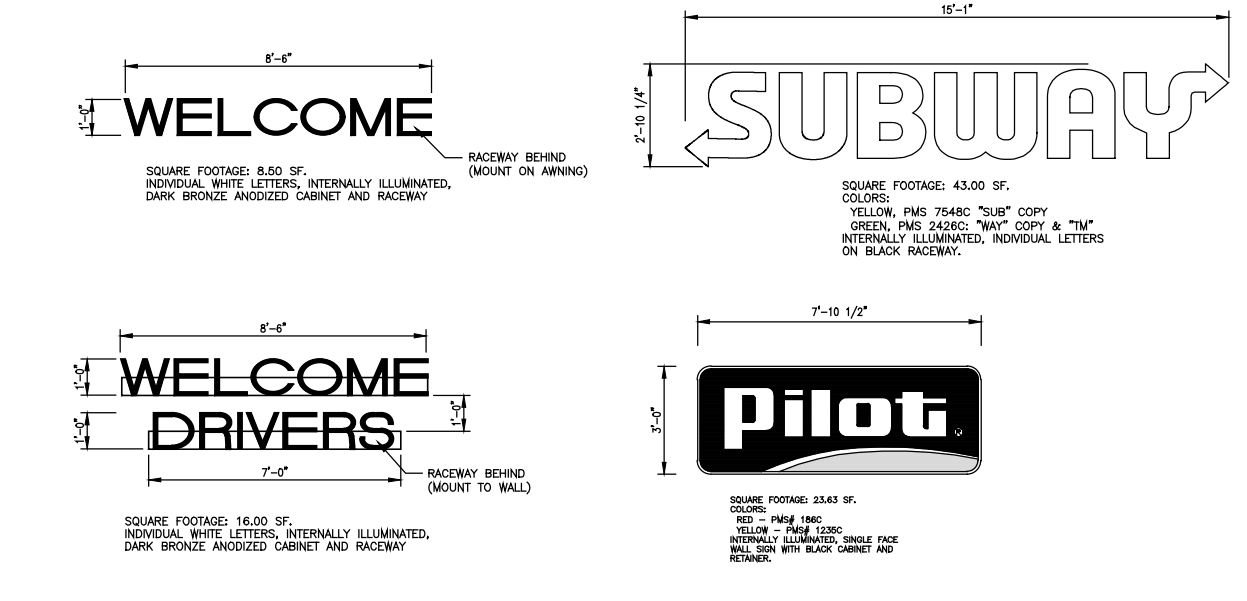
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 (865) 585-7488



1 FRONT ELEVATION - NEW
 A6 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION - NEW
 A6 3/16" = 1'-0"



3 BUILDING SIGNS
 A6 3/16" = 1'-0"

- NOTES**
- CONTRACTOR IS TO INSTALL ALL JOINTS/REVEALS IN STUCCO AND TILE ONLY IN THE LOCATIONS SHOWN AND DIMENSIONED ON THE PLANS. ANY DEVIATION MUST BE PRE-APPROVED IN WRITING BY PILOT'S CORPORATE ARCHITECT. FAILURE TO FOLLOW THIS WILL RESULT IN THE JOINTS BEING REMOVED, REINSTALLED PROPERLY AND THAT AREA REFINISHED AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR TO INSPECT ALL EXISTING SURFACES, MATERIALS, JOINTS, AND TRIMS FOR EXISTING DAMAGE. ALL REPAIRS NOT INDICATED ON DRAWINGS MUST BE COORDINATED WITH AND APPROVED BY PILOT'S PROJECT MANAGER PRIOR TO MAKING REPAIRS.
 - CONTRACTOR SHALL REPAIR AND PREP ALL EXISTING SURFACES TO RECEIVE NEW PAINT AS REQUIRED AND AS SCHEDULED.
 - CONTRACTOR SHALL EXTEND ALL PLUMBING AND ELECTRICAL FIXTURES/CONNECTIONS ON FRONT EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF NEW STUCCO AND NICHHA WALL SYSTEM.

PILOT EXTERIOR LEGEND

1 PAINT EXISTING CMU EXTERIOR WALL "SW7018 DOVETAIL" SATIN FINISH. REPAIR AND PREP ALL EXISTING CMU SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH.	7 PAINT EXISTING AND NEW WALL MOUNTED ELECTRICAL CABINETS AND CONDUITS "SW7018 DOVETAIL" SEMI-GLOSS FINISH.
2 PAINT EXISTING CMU EXTERIOR WALL "SW7019 GAUNTLET GRAY" SATIN FINISH. REPAIR AND PREP ALL EXISTING CMU SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH.	8 NEW STUCCO FINISH. PAINT "SW7019 GAUNTLET GRAY" SATIN FINISH. SEAL ALL JOINTS. REPAIR AND PREP ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH.
3 NICHHA WALL SYSTEM - VINTAGE WOOD - "CEDAR EPC762F"	9 NEW STUCCO FINISH. PAINT "SW7018 DOVETAIL" SATIN FINISH. SEAL ALL JOINTS. REPAIR AND PREP ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH. SEE SHEET A1.
4 CONTRACTOR TO INSPECT AND VERIFY CONDITION OF EXISTING METAL ROOF AND ASSOCIATED TRIM ASSEMBLIES. REPAIR ANY EXISTING DAMAGE AS REQUIRED. IF IT IS DETERMINED ROOF PANELS AND TRIM REQUIRE PAINTING COORDINATE WITH PILOT'S CONSTRUCTION MANAGER. PAINT BLACK.	10 WALL PACK LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER. INSTALLED BY CONTRACTOR.
5 NEW METAL DOWNSPOUT - PAINT "SW7019 GAUNTLET GRAY" SATIN FINISH.	11 GOOSENECK LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER. INSTALLED BY CONTRACTOR.
6 PAINT EXISTING DOOR FRAME AND METAL DOOR PANEL "SW7018 DOVETAIL" SEMI-GLOSS FINISH. REPAIR AND PREP EXISTING FRAME AS REQUIRED TO RECEIVE NEW PAINT FINISH.	NOTE: CAULK AND SEAL ALL EXISTING AND NEW WALL OPENINGS, PENETRATIONS AND JOINTS AS REQUIRED. USE COLOR MATCHED CAULK/SEALANT OR PAINT TO MATCH ADJACENT SURFACES.

GLASS LEGEND

TEMPERED GLASS	INSULATED GLASS
EXISTING GLASS WITH BLACK OUT DETAIL	NEW SPANDREL GLASS
	AL1 CLEAR ANODIZED ALUMINUM FINISH

WALL TEXTURE LEGEND

PAINT EXISTING SPLIT FACE CMU AND NEW INFILL WALLS "SW7018 DOVETAIL" - SATIN FINISH	NICHHA WALL SYSTEM-VINTAGE WOOD "CEDAR EPC762F"
PAINT EXISTING SPLIT FACE CMU WALLS "SW7019 GAUNTLET GRAY" - SATIN FINISH	

EXTERIOR ELEVATIONS NEW

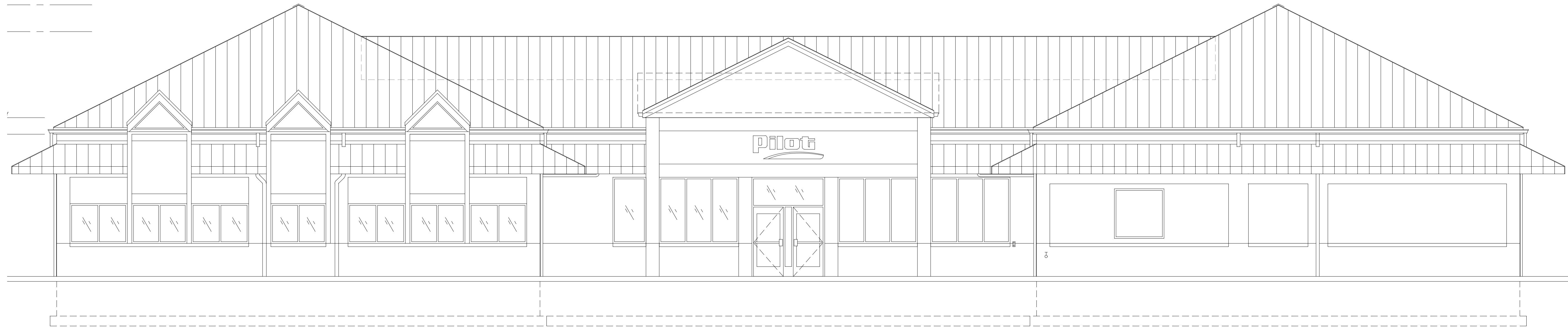
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 2031 WEST RYAN ROAD
 OAK CREEK, WI 53154

DATE: 04.14.22 | DRAWN BY: LDS | PROJECT: 040-2222

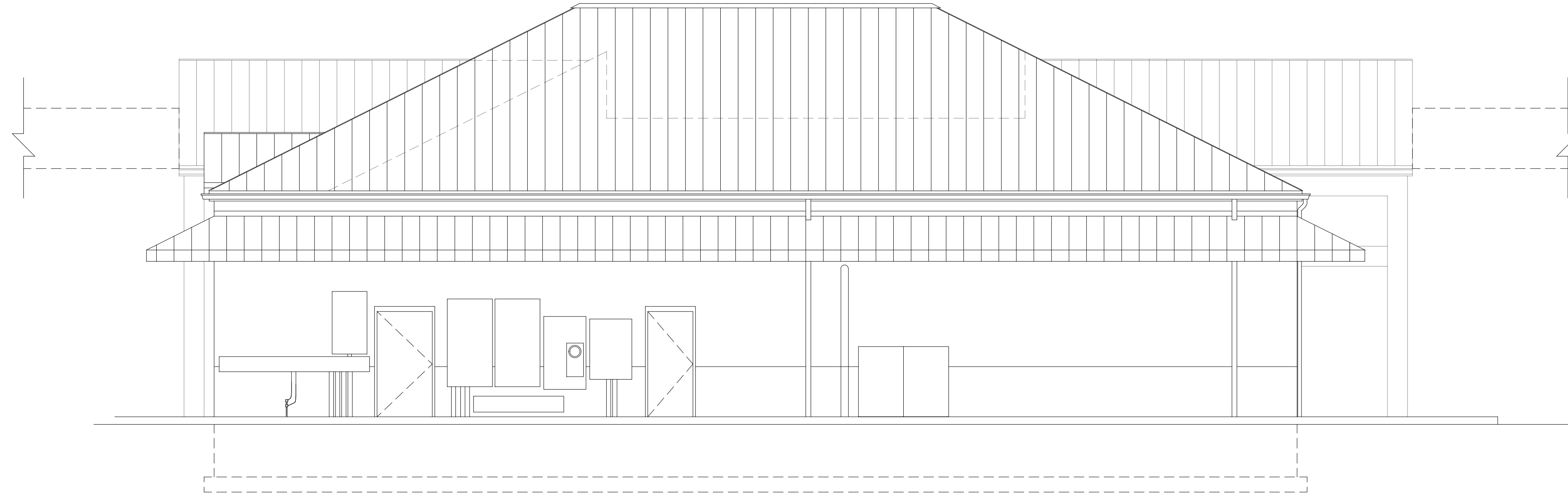
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06.21.22	2			

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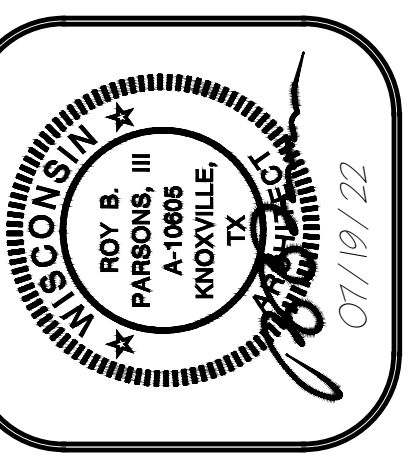
SHEET:
A6



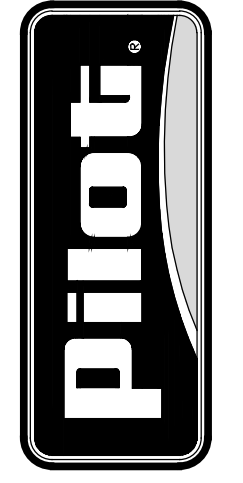
1 FRONT (NORTH) ELEVATION - EXISTING
A6e 3/16" = 1'-0"



2 RIGHT (WEST)SIDE ELEVATION - EXISTING
A6e 3/16" = 1'-0"



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EXTERIOR ELEVATIONS
EXISTING

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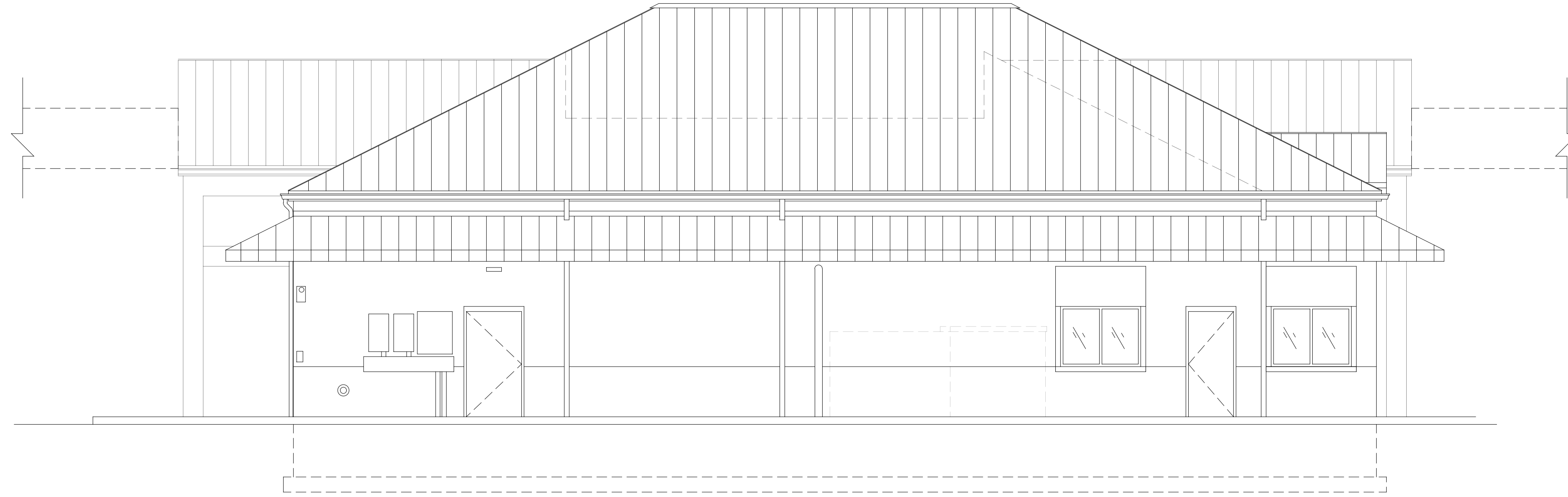
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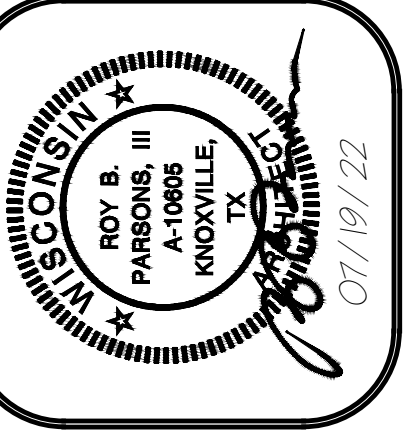
SHEET:
1
A6e



1 REAR (SOUTH) ELEVATION - EXISTING
A6.1e 3/16" = 1'-0"



2 LEFT (EAST) SIDE ELEVATION - EXISTING
A6.1e 3/16" = 1'-0"



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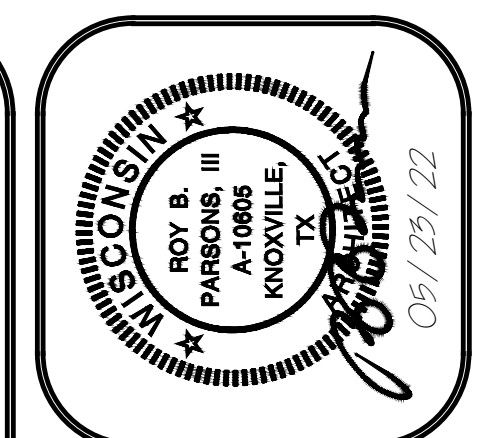
EXTERIOR ELEVATIONS
EXISTING

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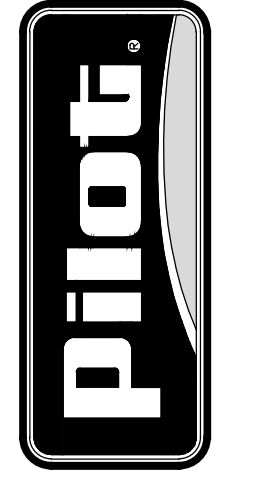
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SHEET:
1
A6.1e



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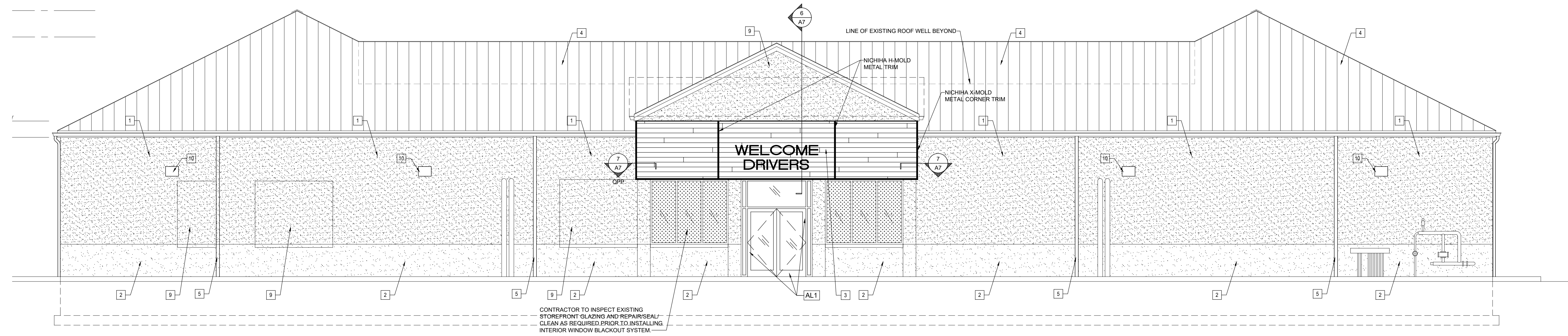


EXTERIOR ELEVATIONS
NEW
PILOT TRAVEL CENTER
 2031 WEST RYAN ROAD
 OAK CREEK, WI 53154

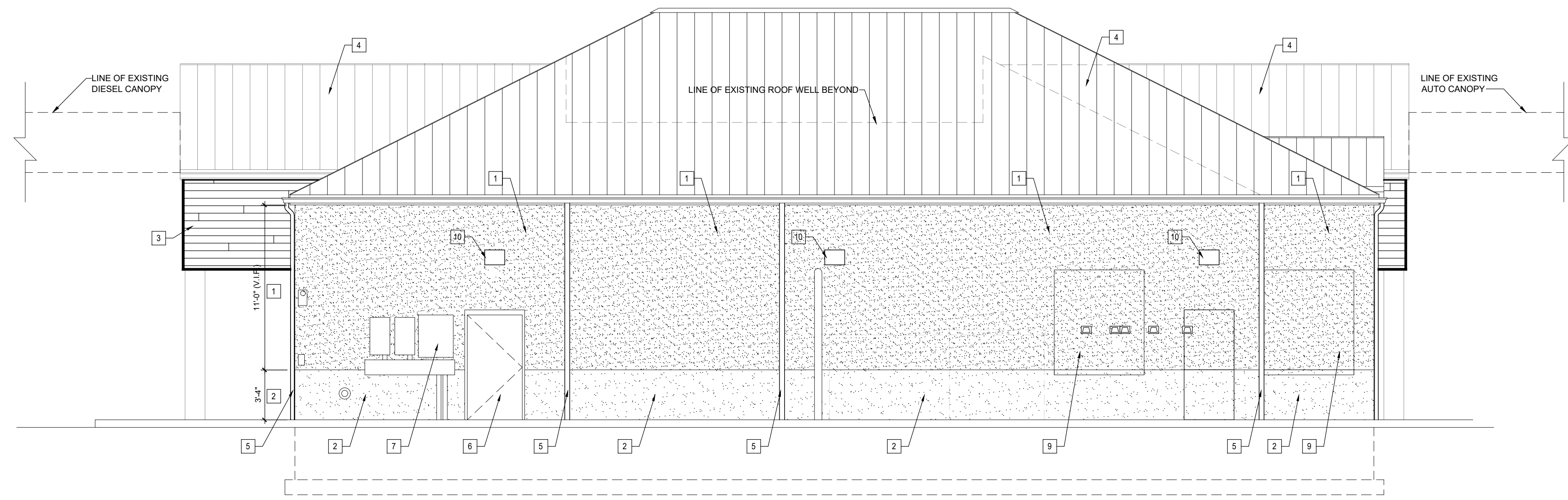
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DATE: REV:	REVISION DESCRIPTION:	REVISION #1:		
05.09.22				

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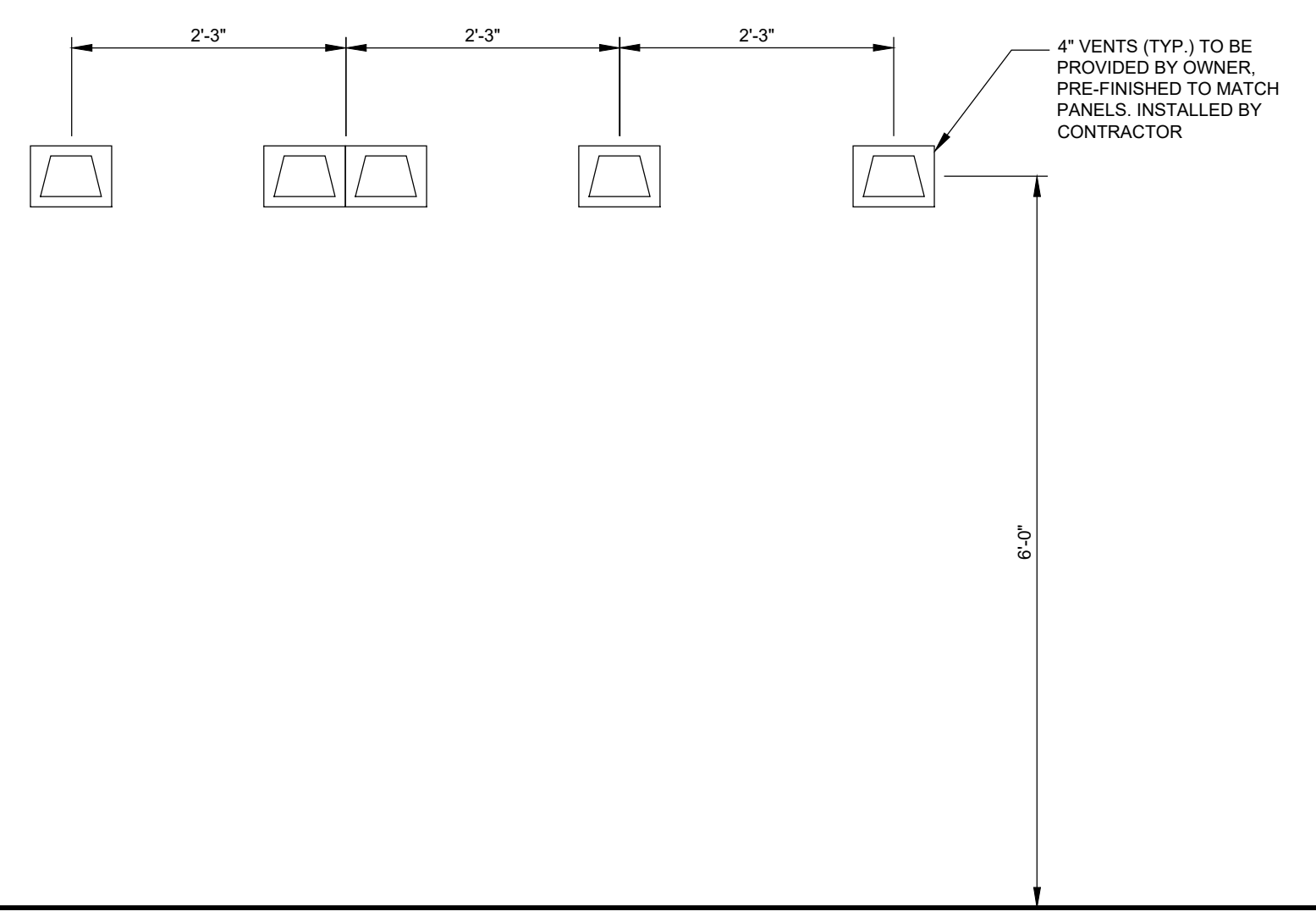
SHEET:
A6.1



1 REAR ELEVATION - NEW
 A6.1 3/16" = 1'-0"



2 LEFT SIDE ELEVATION - NEW
 A6.1 3/16" = 1'-0"



3 PUBLIC DRYER VENT LAYOUT DETAIL
 A6.1 SCALE: 3/4" = 1'-0"

- NOTES**
- CONTRACTOR IS TO INSTALL ALL JOINTS/REVEALS IN STUCCO AND TILE ONLY IN THE LOCATIONS SHOWN AND DIMENSIONED ON THE PLANS. ANY DEVIATION MUST BE PRE-APPROVED IN WRITING BY PILOT'S CORPORATE ARCHITECT. FAILURE TO FOLLOW THIS WILL RESULT IN THE JOINTS BEING REMOVED, REINSTALLED PROPERLY AND THAT AREA REFINISHED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO INSPECT ALL EXISTING SURFACES, MATERIALS, JOINTS, AND TRIMS FOR EXISTING DAMAGE. ALL REPAIRS NOT INDICATED ON DRAWINGS MUST BE COORDINATED WITH AND APPROVED BY PILOT'S PROJECT MANAGER PRIOR TO MAKING REPAIRS.
 - CONTRACTOR SHALL REPAIR AND PREP ALL EXISTING SURFACES TO RECEIVE NEW PAINT AS REQUIRED AND AS SCHEDULED.
 - CONTRACTOR SHALL EXTEND ALL PLUMBING AND ELECTRICAL FIXTURES/CONNECTIONS ON FRONT EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF NEW STUCCO AND NICHIIHA WALL SYSTEM.

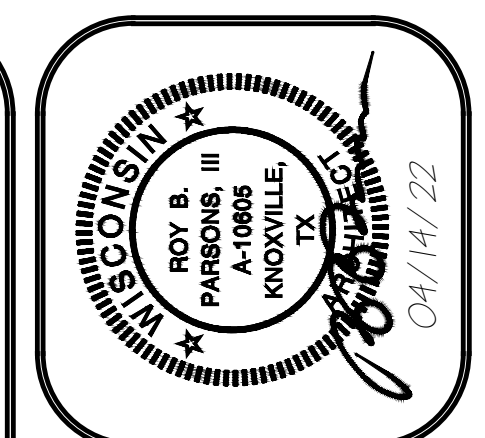
- PILOT EXTERIOR LEGEND**
- | | |
|---|--|
| 1 PAINT EXISTING CMU EXTERIOR WALL "SW7018 DOVETAIL" SATIN FINISH. REPAIR AND PREP ALL EXISTING CMU SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH. | 7 PAINT EXISTING AND NEW WALL MOUNTED ELECTRICAL CABINETS AND CONDUITS "SW7018 DOVETAIL" SEMI-GLOSS FINISH. |
| 2 PAINT EXISTING CMU EXTERIOR WALL "SW7019 GAUNTLET GRAY" SATIN FINISH. REPAIR AND PREP ALL EXISTING CMU SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH. | 8 NEW STUCCO FINISH. PAINT "SW7019 GAUNTLET GRAY" SATIN FINISH. SEAL ALL JOINTS. REPAIR AND PREP ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH. |
| 3 NICHIIHA WALL SYSTEM - VINTAGE WOOD - "CEDAR EPC762F" | 9 NEW STUCCO FINISH. PAINT "SW7018 DOVETAIL" SATIN FINISH. SEAL ALL JOINTS. REPAIR AND PREP ALL EXISTING SURFACES AS REQUIRED TO RECEIVE NEW PAINT FINISH. SEE SHEET A1. |
| 4 CONTRACTOR TO INSPECT AND VERIFY CONDITION OF EXISTING METAL ROOF AND ASSOCIATED TRIM ASSEMBLIES. REPAIR ANY EXISTING DAMAGE AS REQUIRED. IF IT IS DETERMINED ROOF PANELS AND TRIM REQUIRE PAINTING COORDINATE WITH PILOT'S CONSTRUCTION MANAGER. PAINT BLACK | 10 WALL PACK LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER. INSTALLED BY CONTRACTOR |
| 5 NEW METAL DOWNSPOUT - PAINT "SW7019 GAUNTLET GRAY" SATIN FINISH. | 11 GOOSENECK LIGHT FIXTURE - SEE ELECTRICAL FURNISHED BY OWNER. INSTALLED BY CONTRACTOR |
| 6 PAINT EXISTING DOOR FRAME AND METAL DOOR PANEL "SW7018 DOVETAIL" SEMI-GLOSS FINISH. REPAIR AND PREP EXISTING FRAME AS REQUIRED TO RECEIVE NEW PAINT FINISH. | NOTE: CAULK AND SEAL ALL EXISTING AND NEW WALL OPENINGS, PENETRATIONS AND JOINTS AS REQUIRED. USE COLOR MATCHED CAULK/SEALANT OR PAINT TO MATCH ADJACENT SURFACES. |

GLASS LEGEND

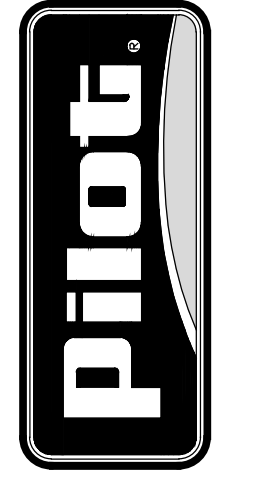
TEMPERED GLASS	INSULATED GLASS
EXISTING GLASS WITH BLACK OUT DETAIL	NEW SPANDREL GLASS
	AL1 CLEAR ANODIZED ALUMINUM FINISH

WALL TEXTURE LEGEND

PAINT EXISTING SPLIT FACE CMU AND NEW INFILL WALLS "SW7018 DOVETAIL" - SATIN FINISH	NICHIIHA WALL SYSTEM-VINTAGE WOOD "CEDAR EPC762F"
PAINT EXISTING SPLIT FACE CMU WALLS "SW7019 GAUNTLET GRAY" - SATIN FINISH	



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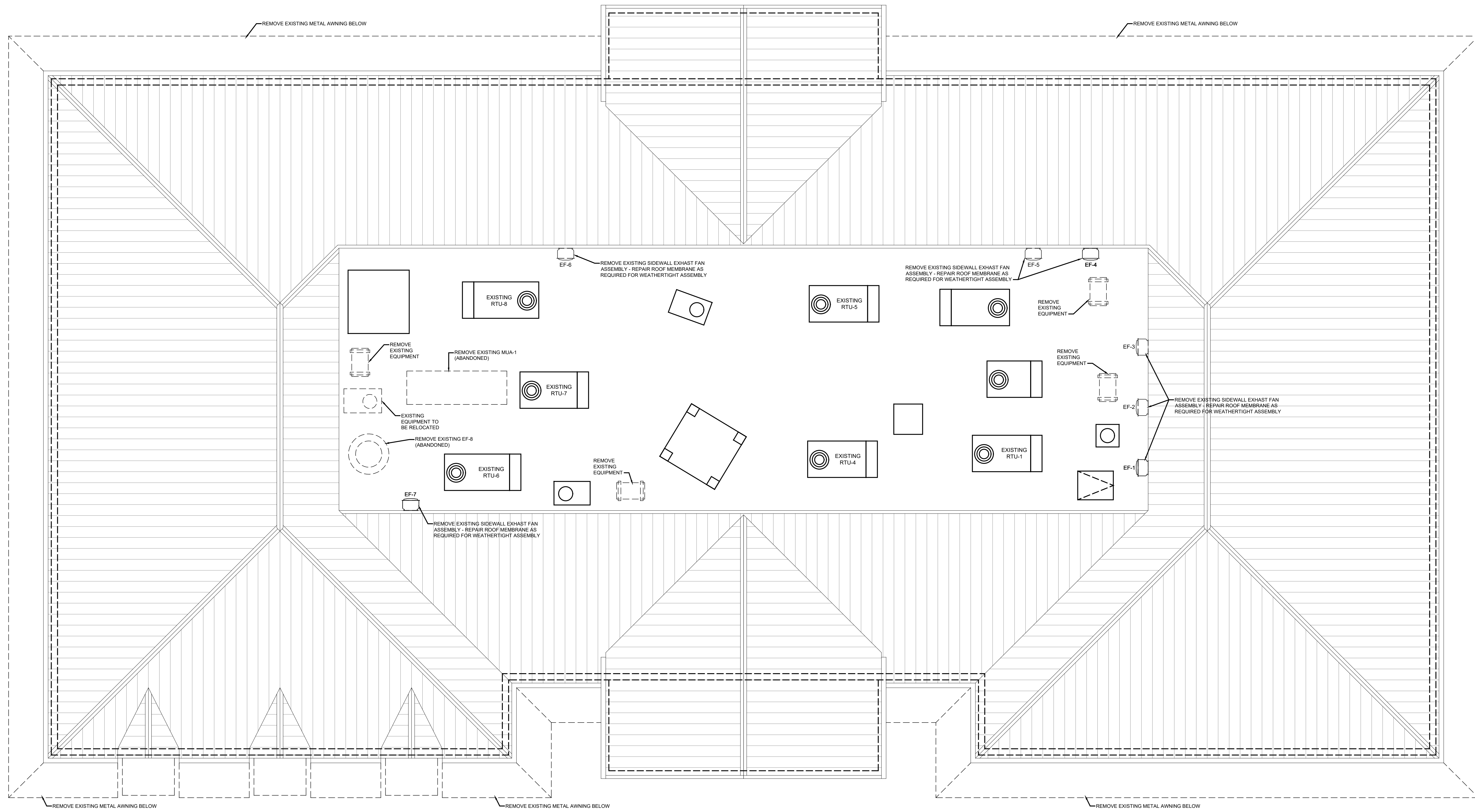


ROOF PLAN - DEMOLITION
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SHEET:
D4

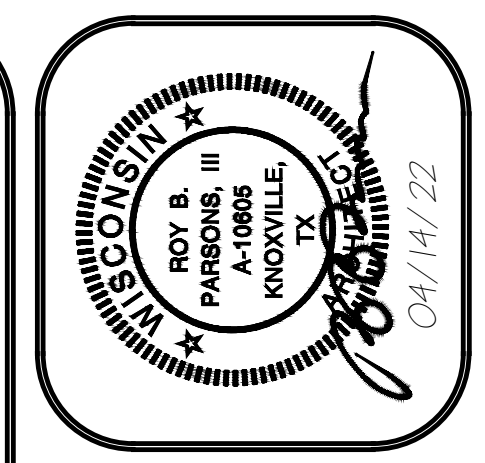


1
A4 **ROOF PLAN - DEMOLITION**
 3/16" = 1'-0"

- GENERAL ROOF NOTES:**
- CONTRACTOR TO INSPECT EXISTING ROOF AND ROOF ASSEMBLIES FOR DAMAGE AND WEATHERTIGHTNESS. ANY REQUIRED REPAIRS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF AND COORDINATED WITH PILOT'S CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF ALL EXISTING ROOF TOP EQUIPMENT. LOCATIONS SHOWN ON PLAN ARE CONSIDERED FOR REFERENCE ONLY DUE TO LIMITED EXISTING INFORMATION.
 - PRIOR TO INSTALLING NEW EQUIPMENT ON EXISTING ROOF CONTRACTOR SHALL PROVIDE DETAILED SKETCH/DRAWING INDICATING THE FOLLOWING:
 -LOCATION AND SIZE OF EXISTING COLUMNS*
 -LOCATION AND SIZE OF EXISTING BEAMS*
 -LOCATION, SPACING, AND WEB CONFIGURATION OF EXISTING ROOF TRUSSES AND/OR FRAMING
 *SIZE OF MEMBERS TO INCLUDE HEIGHT, WIDTH, AND THICKNESS OF WEB AND FLANGES.
 - RE-USE EXISTING ROOF PENETRATIONS WHERE POSSIBLE. REPAIR AND RE-SEAL AS REQUIRED FOR WEATHERTIGHT ASSEMBLY.
 - CONTRACTOR SHALL PREP AND REPAIR EXISTING STANDING SEAM METAL ROOF ASSEMBLIES AND TRIM AS REQUIRED FOR NEW PAINT. SEE SHEETS A6 AND A6.1 FOR COLOR.

PLAN LEGEND

	EXTERIOR INSULATED FRAME WALL
	INTERIOR PARTITION NON-INSULATED
	LEDGERSTONE VENEER
	WALL TO DECK SEE NOTES ON A1.2
	WALK-IN COOLER / FREEZER WALL
	18 GA STUDS @ 12" O.C. AT ALL SHOWER STALLS. SEE DETAILS ON A9.2
	1-HOUR FIRE WALL SEE NOTES ON A1.2
	2-HOUR FIRE WALL SEE NOTES ON A1.2



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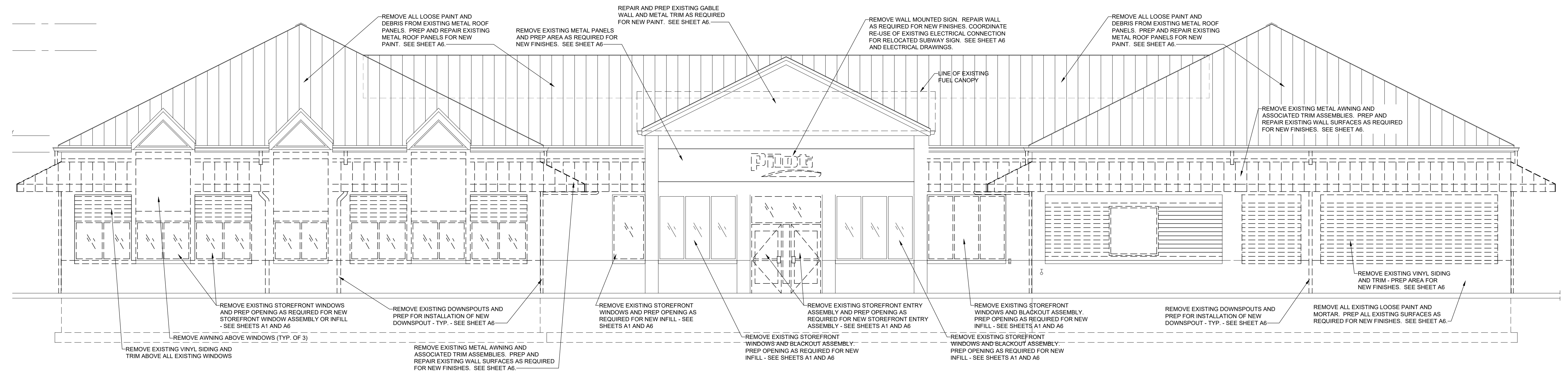
EXTERIOR ELEVATIONS DEMO

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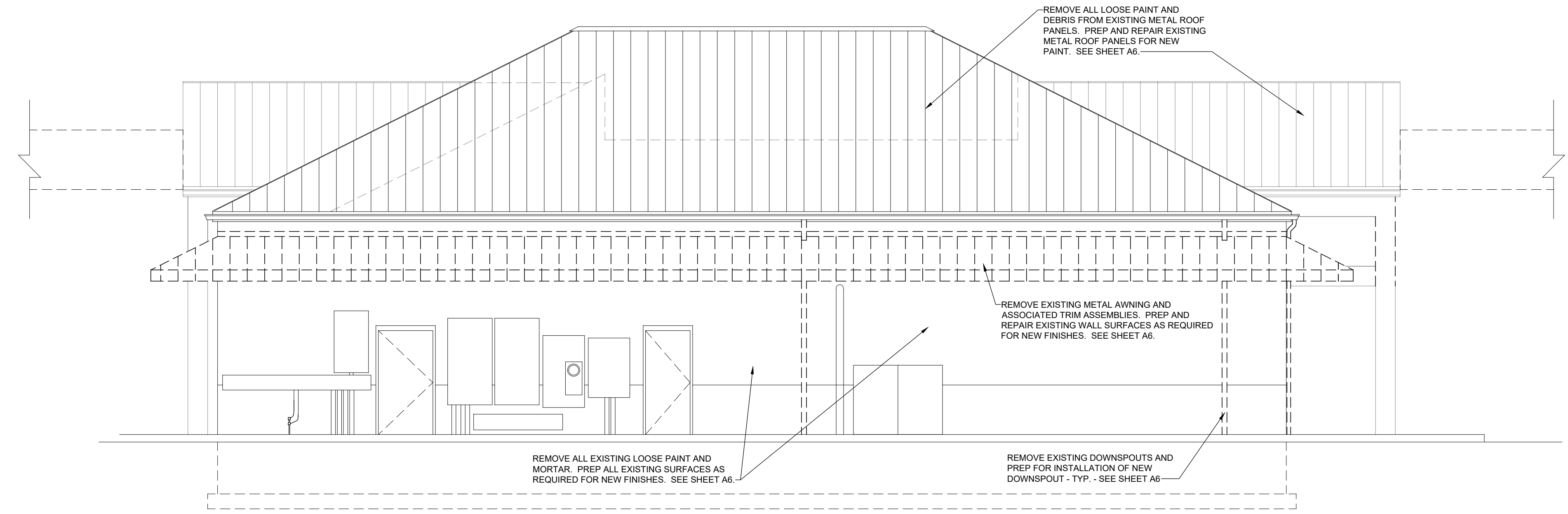
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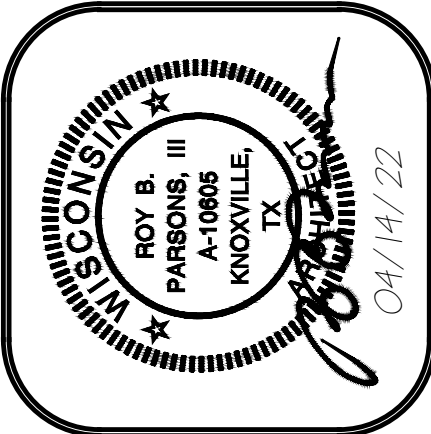
SHEET:
D6



1 FRONT ELEVATION DEMO
 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION - DEMO
 3/16" = 1'-0"



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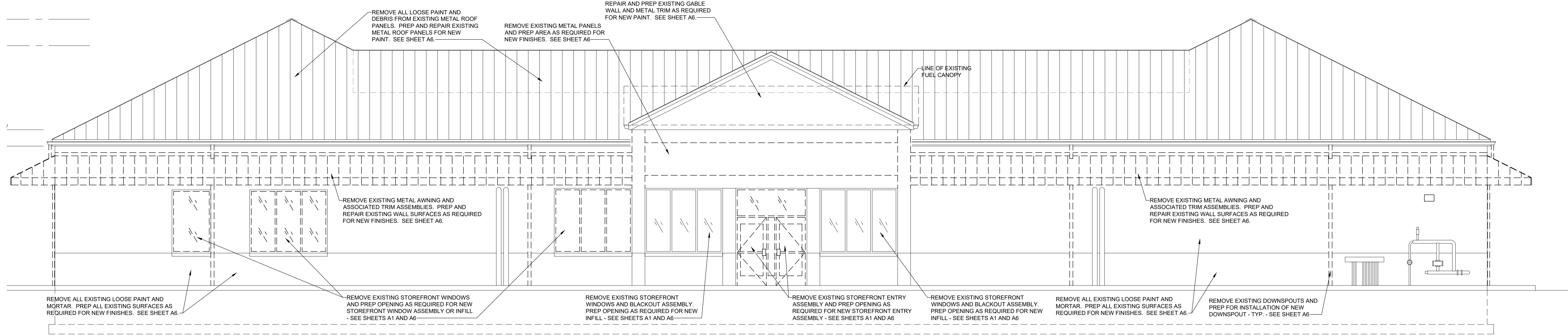
EXTERIOR ELEVATIONS
DEMO

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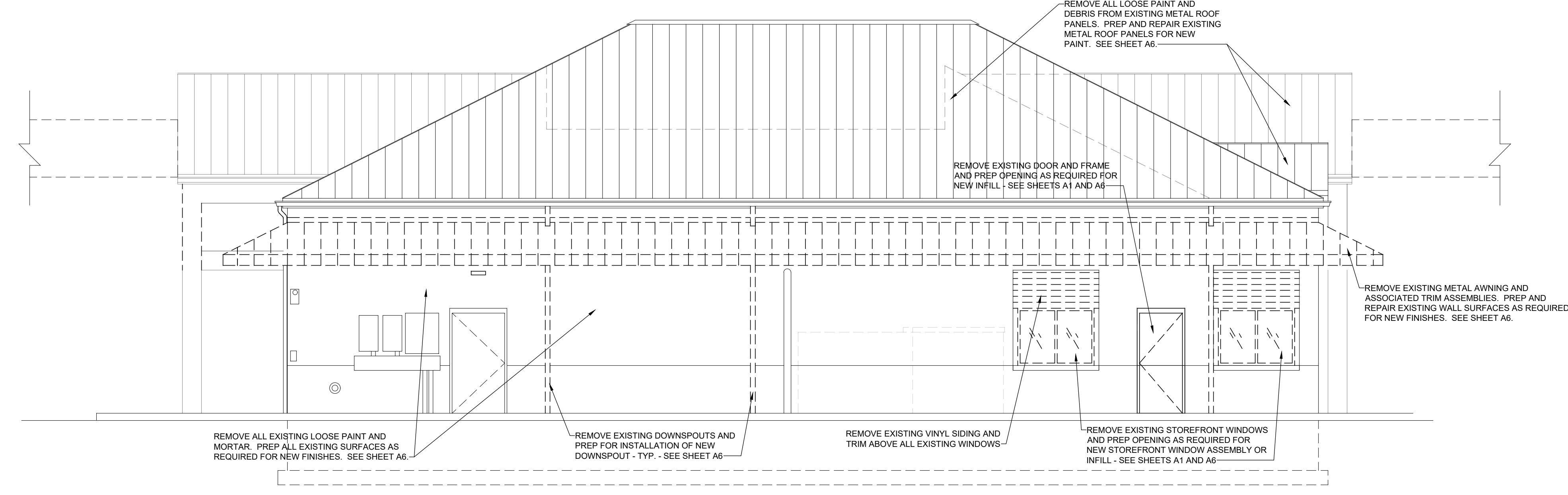
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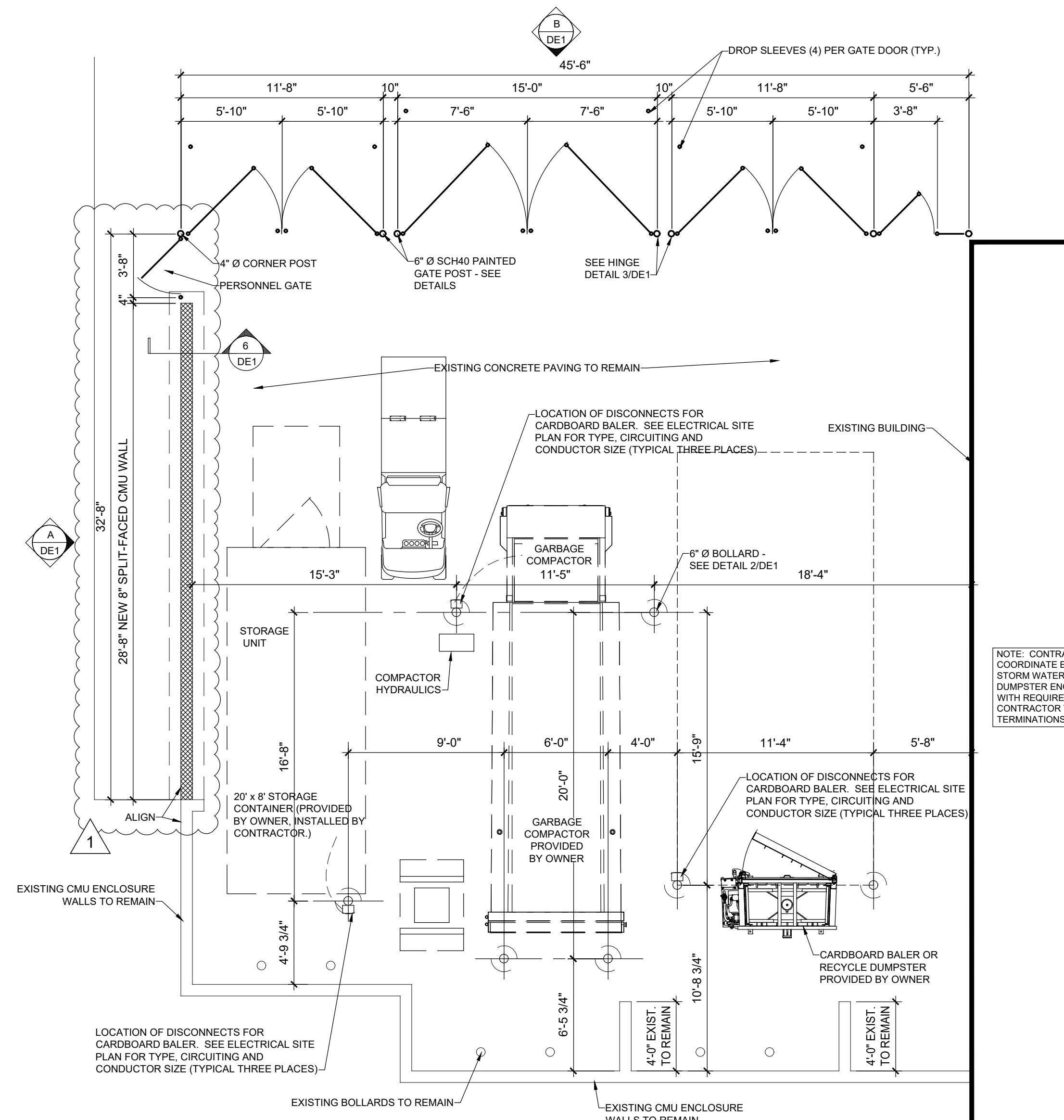
SHEET:
D6.1



1
REAR ELEVATION DEMO
D6.1 3/16" = 1'-0"



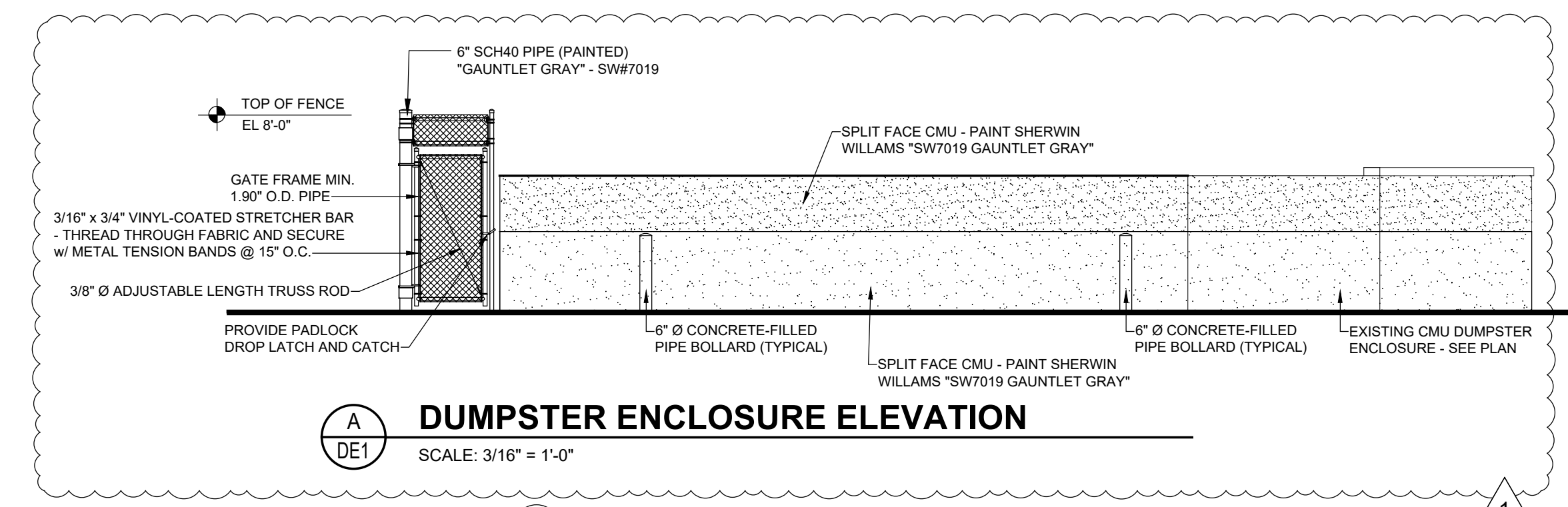
2
LEFT SIDE ELEVATION - DEMO
D6.1 3/16" = 1'-0"



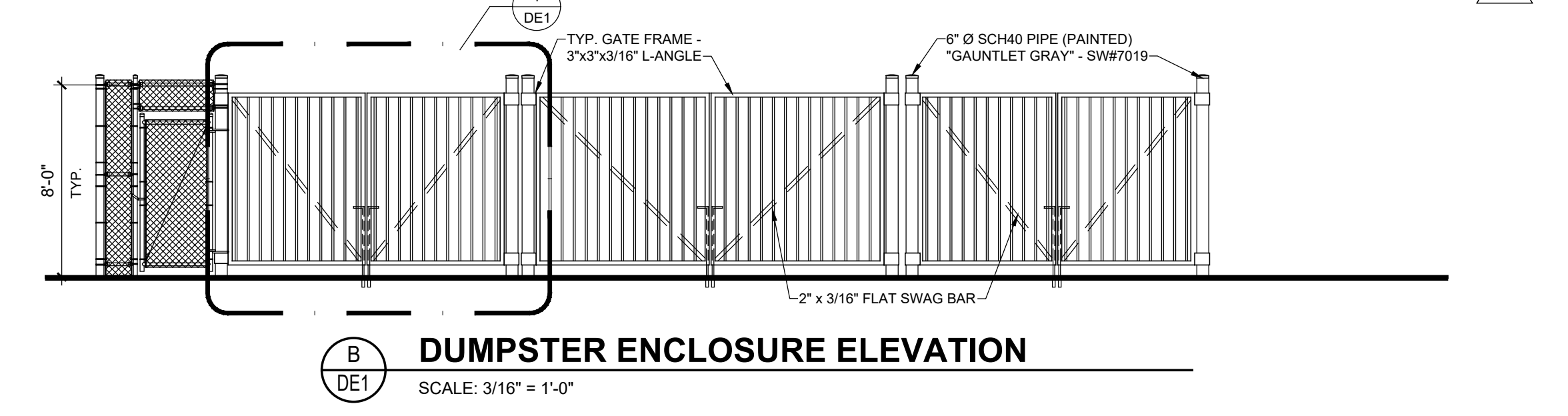
NOTE:
REFER TO THE SITE DRAWINGS FOR THE LOCATION AND ORIENTATION OF THE DUMPSTER ENCLOSURE

1 DUMPSTER ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"

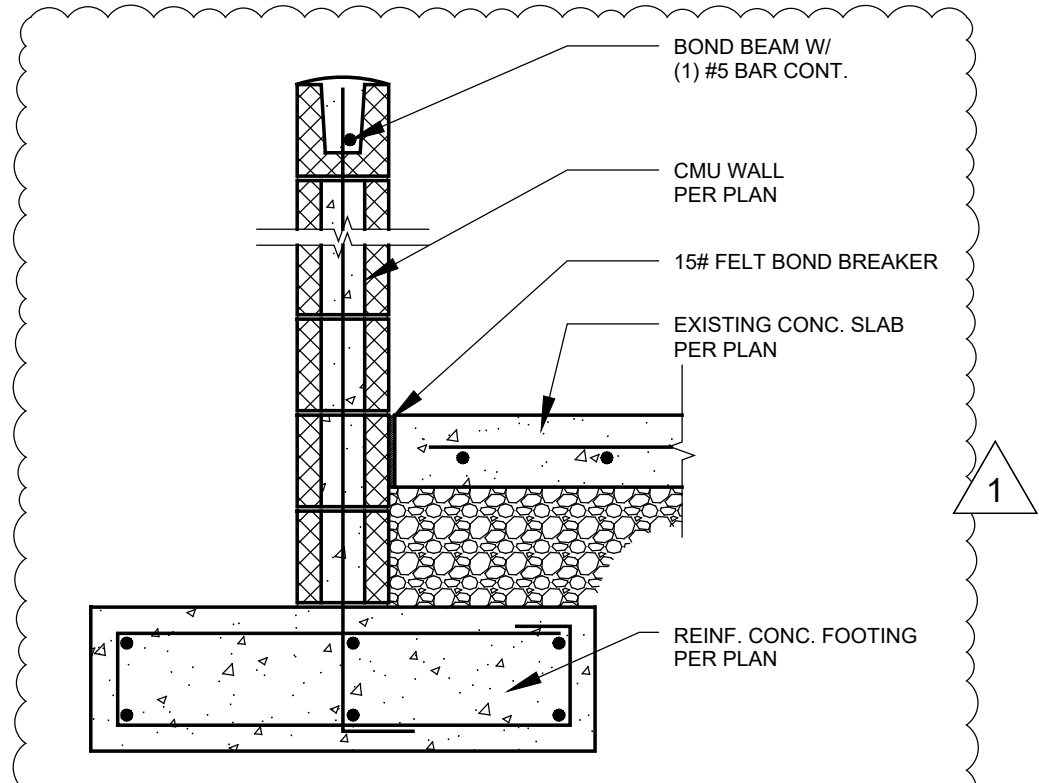
NOTE: CONTRACTOR TO VERIFY AND COORDINATE EXISTING DOWNSPOUT TO STORM WATER CONNECTIONS SUCH THAT NEW DUMPSTER ENCLOSURE DOES NOT INTERFERE WITH REQUIRED DOWNSPOUT DRAINAGE. CONTRACTOR TO MODIFY DOWNSPOUT TERMINATIONS AS REQUIRED.



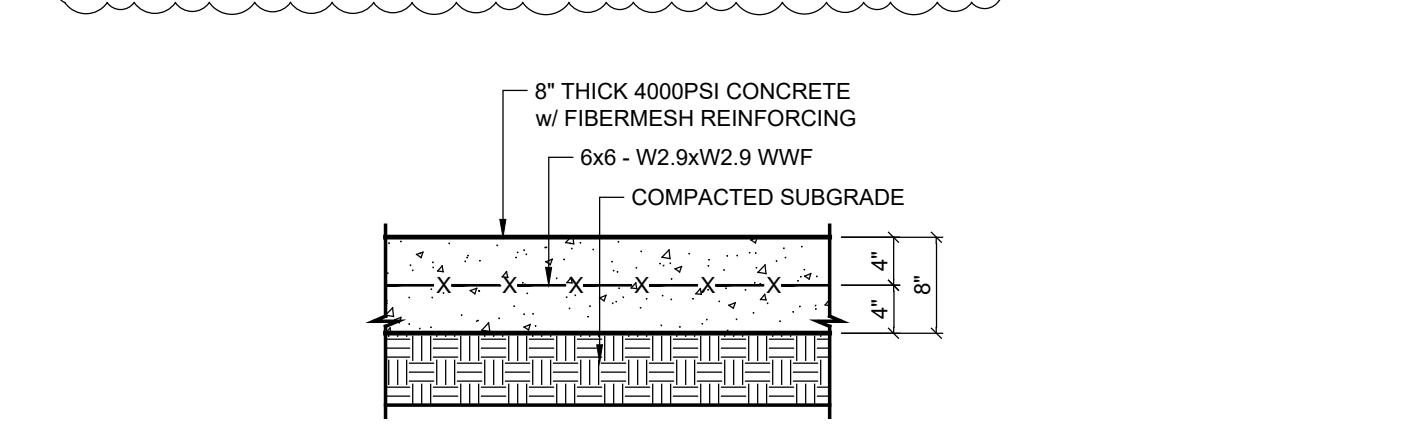
A DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0"



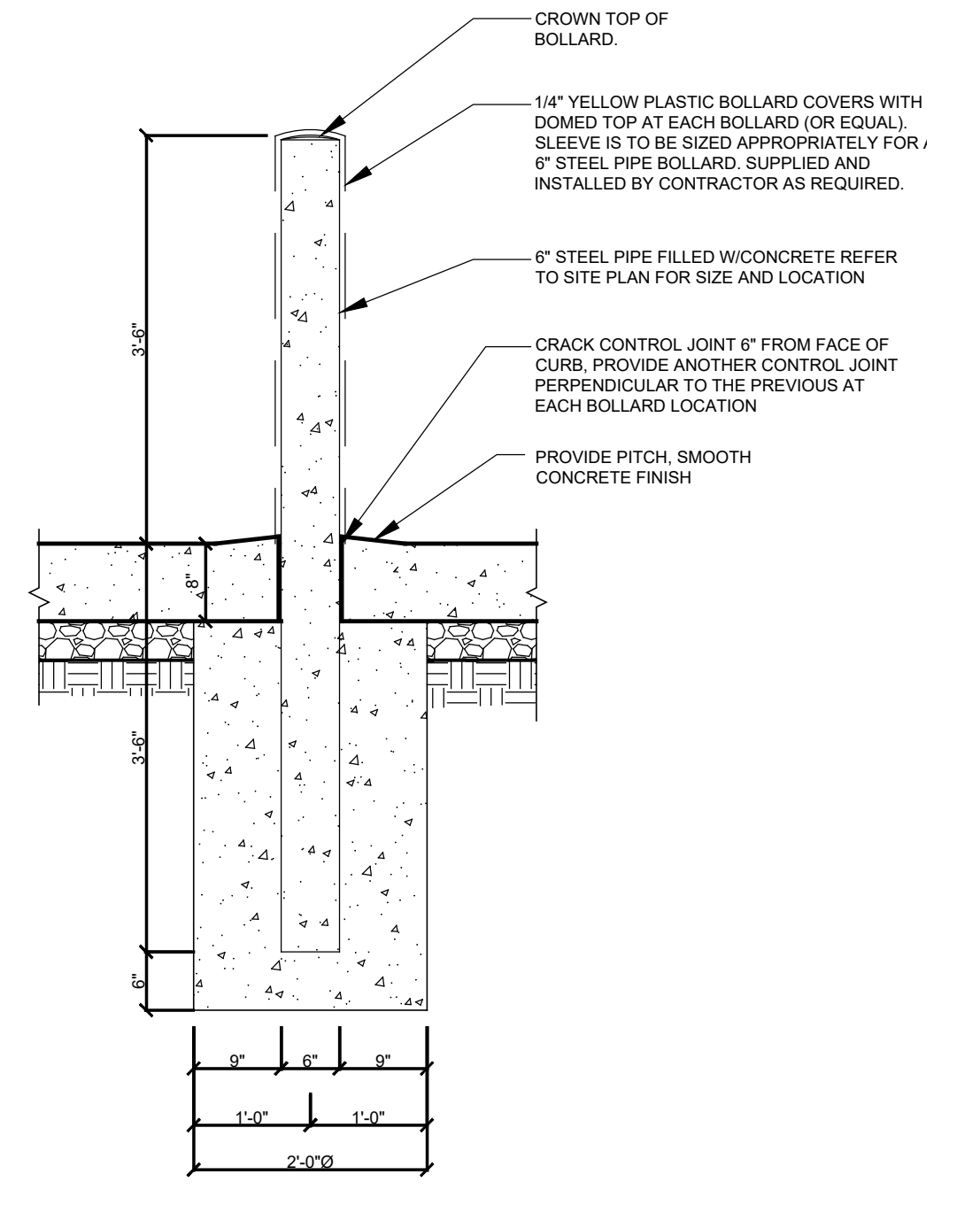
B DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0"



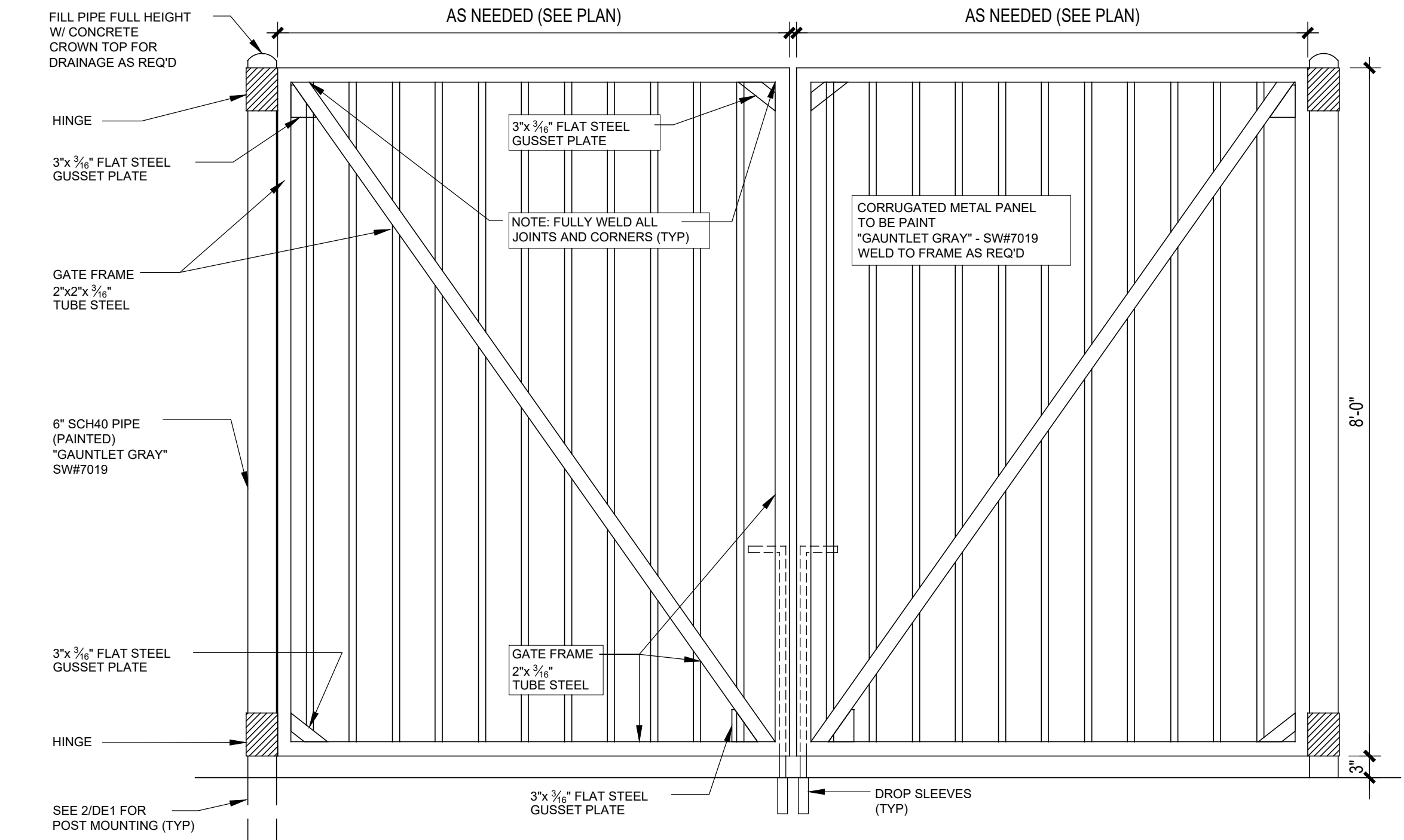
6 DUMPSTER ENCLOSURE WALL
SCALE: N.T.S.



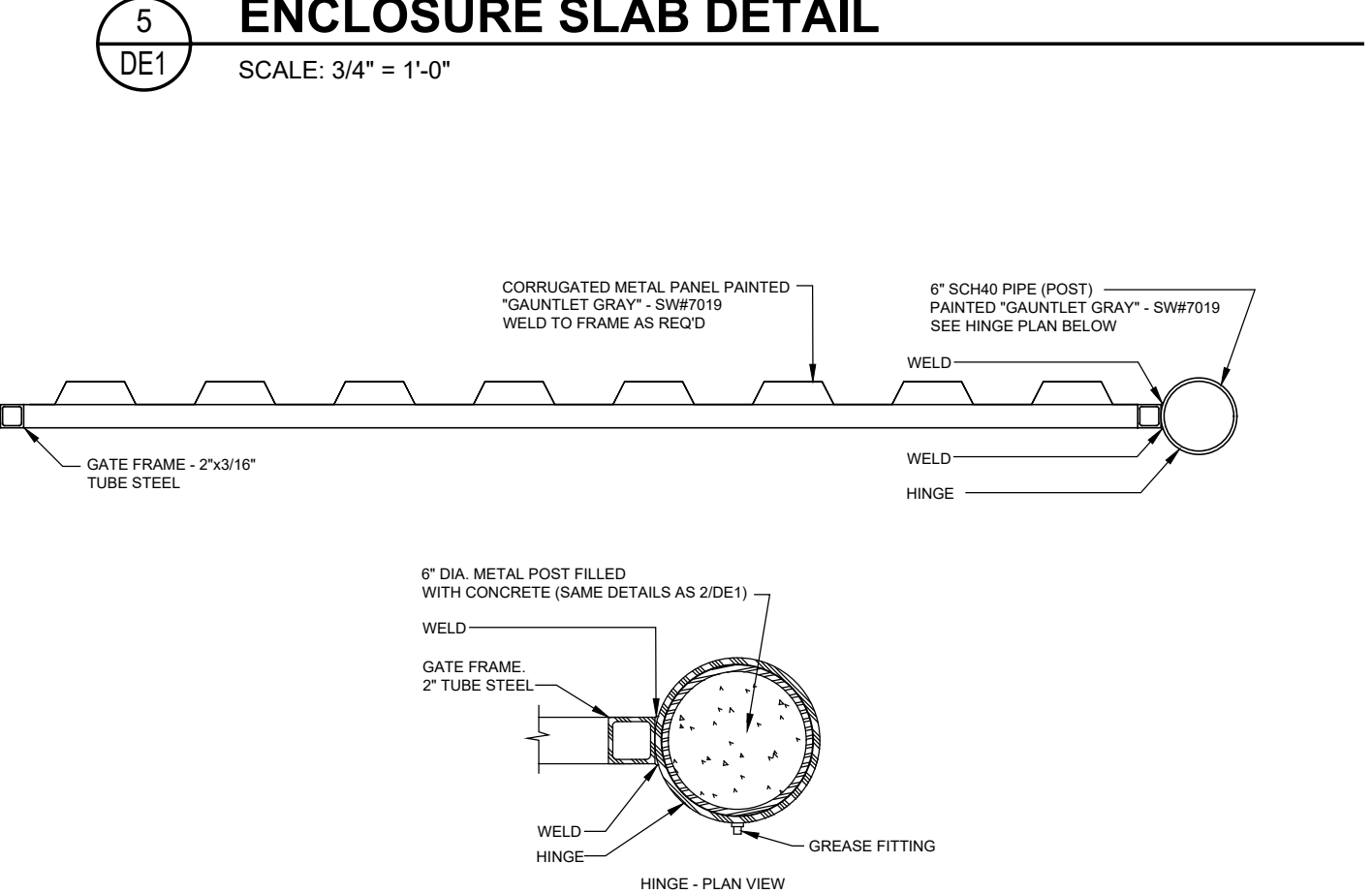
5 ENCLOSURE SLAB DETAIL
SCALE: 3/4" = 1'-0"



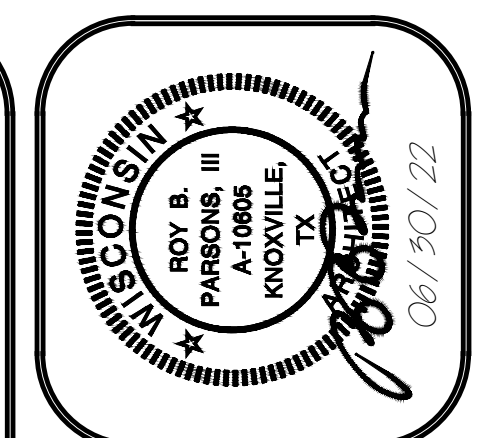
2 BOLLARD DETAIL
SCALE: N.T.S.



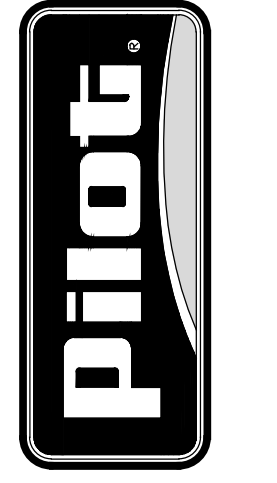
4 GATE FRAMING (REAR VIEW)
SCALE: N.T.S.



3 HEAVY DUTY GATE / HINGE DETAIL
SCALE: N.T.S.



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DUMPSTER ENCLOSURE PLAN AND ELEVATIONS
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OAK CREEK, WI 53154

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SHEET:
DE1